

## **CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT  
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# **F13b**

**2-20-0018 (Dillon Beach Resort)**

**February 12, 2021**

**CORRESPONDENCE**

## Rexing, Stephanie@Coastal

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**From:** Liz Newton <liznewt@pacbell.net>  
**Sent:** Thursday, January 21, 2021 6:50 PM  
**To:** Manna, Jeannine@Coastal  
**Cc:** Rexing, Stephanie@Coastal  
**Subject:** Fw: Dillon Beach Resort Trailer Court

Just in case you did not receive this email below, it is a reply from HCD in regards to a letter with an attachment that I had sent to Brandon Holloway 10-09-2020. Jamie is a manager in Brandon Holloway's office. Jamie's answers do not clarify what I asked. The answers read similar to the emails from Jo Ginsberg when she was asking for clarification from HCD regarding the jurisdiction of the conversion of the trailer park at Dillon Beach...

I know that I can speak for many Village owners and former users of the Dillon Beach. Please don't approve this latest revision of the DBR investors application. How many violations does it take to stop this group of investors. How can they be approved for after-the-fact permit when they were supposed to be approved thru HCD. And, if they were approved by HCD, within the trailer park's footprint, why did the staff at CCC ask so many times for clarification. I am not a planner but I can read and wonder why I didn't see any permit numbers for demolition of former trailers that had not been removed by the former owners. I saw pictures of the dirty sand that staff of DBR dumped on the other side of the dunes. And this sand was not clean. This sand was scooped up with leftover sewage from the old trailers. I can say that I have read way too many pages of these docs and there is something missing.

Thank you for reading this. This whole project and everything that the DBR investors did to the community of Dillon Beach is wrong! So wrong!!

Liz Newton  
108 Cypress Ave  
Dillon Beach  
liznewt@pacbell.net

----- Forwarded Message -----

**From:** Candelaria, Jamie@HCD <jamie.candelaria@hcd.ca.gov>  
**To:** Liz Newton <liznewt@pacbell.net>  
**Cc:** Rhonda Kutter <rkutter@marincounty.org>; Dennis Rodoni <drodoni@marincounty.org>; Cea Higgins <cea@coastwalk.org>; ExecutiveStaff@Coastal <executivestaff@coastal.ca.gov>  
**Sent:** Monday, October 12, 2020, 10:31:01 AM PDT  
**Subject:** Re: Dillon Beach Resort Trailer Court

Hi Liz,

No that is the only one.

Thank you,



**Jamie Candelaria**

Parks Programs Manager, Codes and Standards  
Housing and Community Development  
2020 W. El Camino Avenue, Suite 250 | Sacramento, CA 95833  
Phone: 916-247-2550  
[Jamie.Candelaria@hcd.ca.gov](mailto:Jamie.Candelaria@hcd.ca.gov)



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**From:** Liz Newton <liznewt@pacbell.net>

**Sent:** Friday, October 9, 2020 1:29 PM

**To:** Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>

**Cc:** Rhonda Kutter <rkutter@marincounty.org>; Dennis Rodoni <droni@marincounty.org>; Cea Higgins <cea@coastwalk.org>; ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>

**Subject:** Re: Dillon Beach Resort Trailer Court

Hi Jamie, Thank you for such a quick response. Do you have any Dillon Beach projects under either one of these partner names: Kings Point LLC and/or Portola Beach LLC. Thank you for your help. Liz Newton

On Friday, October 9, 2020, 09:47:07 AM PDT, Candelaria, Jamie@HCD <jamie.candelaria@hcd.ca.gov> wrote:

Hi Liz,

I received your questions and comments regarding this park.

While HCD is the enforcement agency of this park. We only have authority over what happens in the park.

The actual use of the park, length of stay, and number of lots the allowable would all be decided by the local authority via conditional use permit. If the park is changing the type of park that they are, number of lots, or how the spaces within the park are rented out, that would be decided by the City or County and their local ordinances.

In order for the park to have been approved through HCD as a park, HCD would verify with the Coastal Commission and local agencies that the park has the proper sign-offs. However, once we have those, unless the County or City changes the conditional use permit, HCD does not re-verify this information.

Local would only be told "hands-off" for items inside the park and for the issuance of permits for construction to or inside the park. However, that does not mean that they are "hands-off" as far as park approval goes. HCD does not have the authority to make those decisions. We would take the lead on those items, but not the project as a whole which it sounds like is your understanding of what is happening. HCD cannot and will not override the coastal commission or local authority when it comes to the sign-off of the appropriate use for the land. They would still have to have had approved the project and then HCD would have a role.

It sounds like the majority of your questions are questions that would have to be answered by those agencies, along with your question about public comment. Since HCD acts only as the enforcement agency of health and safety, the approval for the land to be used as a park and the public comment need, would be completed at the local level and not the state level.

DBR LLC has been the owner registered with us since 1998, there has been no change in ownership with HCD since then. I am showing that the park has not been issued any permits by our Department within the last year. If there is still construction going on, and you feel that they are not getting permits for this work, then you can file a formal complaint with the Mobilehome Assistance Center and we will send an inspector out to investigate that complaint.

This can be done online at the link below:

<https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-ombudsman/mobilehome-assist-center-filing-a-complaint.shtml#MSOP>

If you have further questions that I can assist with, please let me know.

Thank you,



***Jamie Candelaria***

Parks Programs Manager, Codes and Standards

Housing and Community Development

2020 W. El Camino Avenue, Suite 250 | Sacramento, CA 95833

Phone: 916-247-2550

[Jamie.Candelaria@hcd.ca.gov](mailto:Jamie.Candelaria@hcd.ca.gov)



[\[twitter.com\]](#)



[\[facebook.com\]](#)

January 18, 2021

From: Liz Newton

Owner: 108 Cypress Ave

This doc is a response to a letter from DBR investor Mike Goebel distributed to those people who look favorably at approving DBR's latest application revision. When you read the request on how to respond and what to respond to you will see Mike Goebel feels that he and his investors have been upfront, transparent, good community members and a good steward to the community of Dillon Beach. This instruction sheet is nothing more than a "wish list". I do not agree for these reasons and more:

1. The current owners have changed the whole concept of a park providing an independent small community of trailer owners. The former trailer owners leased a pad from the previous resort owners, the Lawsons and the Clines, by the month and signed a lease for one year. The amount of use was not stipulated by the Lawsons or Clines. But their use of their trailers was restricted and directed by the County. These trailers could not be used every single day. The trailers were not considered to be a permanent residence.
2. The nightly use of the Tiny Homes is much different. Currently on-line you will find the minimum length of stay and the maximum length. But the actual use of the Tiny Homes could still be 365 days a year per Tiny Home. With constant turnover the community of Dillon Beach would experience additional new trip/travel times as compared to the former trailers. The appeal to these tiny homes is that of a San Francisco culture. Which could be 30-40ish age, probably no kids, accustomed to eating out regularly and not interested in cooking. And, have more disposable income than most visitors to the area.
3. A DBR representative has mentioned that their Tiny Homes, at a minimum of \$199/night, is the best deal around. That representative cites several rental homes in the Dillon Beach area that cost more per night then renting a Tiny Home. The Tiny Homes do not have all the additional charges such as deposits, cleaning fees etc. Some big differences between renting a Tiny Home or renting a vacation home is usually the overall size. In the Village a 1 bedroom rental has room for 4 people and has a full working kitchen. The kitchen in the Tiny Homes has limited access to preparing a full meal. And just like the Tiny Homes, renting in the Village you can walk to the beach or walk to the cafe.
4. To address Mike Goebel's statement in his DBR handout that he and his partners have worked diligently to ensure a "good neighbor policy" with their neighbors, the Village. DBR has not been concerned with the uncontrollable traffic impacts on the Village's narrow streets. DBR staff at the entrance gate to the beach has for 2 years directed beachgoers to our Village to park when the beach parking lot is full or the parking price is too high.

5. The resort owners have not addressed the issues of lost views due to the placement of their Tiny Homes. As a homeowner in the Village for almost thirty years the Tiny Homes have reduced our "shoreline vista" by over 50%. We have pictures showing what our view was before the placement of those motel rooms! Having a "shoreline vista" was one of the main reasons my family bought this particular home. My neighbor across the street has lost almost 100% of her view! This neighbor has repeatedly requested staff from our County and staff from our CCC to have an on-site walk through to see and feel the impacts.
6. Now, let's talk about the beach: beach parking fees are the highest in the area. When the investors took ownership of the beach the day use rate for cars went up to \$20/car. The investors tried to charge walk-ins and bike riders a use fee. It is my understanding that the County and/or the CCC staff told them "no" you may not charge walk-ins or bike riders. The investors declare that along with the gate fee they do not charge for use of the bathrooms, fire pits or picnic tables!

There have been many times during this pandemic that the beach litter has been staggering. A fellow who basically was born and raised here, is now raising his own family here. He posted on Nextdoor that DBR staff said "the owners couldn't afford the extra staff needed to keep our beach clean and clear". There comes a time, as a business owner that when "you" feel that you cannot spend the extra money, you pick up the slack. If that means picking up trash - - then pick up the trash!! I have used this beach for over 65 years and I can say there have been recent times when the litter in the parking lot and on the beach have been horrible. The worst litter problem is the dog feces that neither the dog owner or beach staff want to address.

7. And, speaking of dogs on the beach, the population of dogs and dog owners has dramatically increased since the DBR investors started advertising. Dogs are welcome to run free at Dillon Beach. The last beach in the area to allow dogs off lease. A lot of dog owners don't pay to park. They park on the streets of the Village. Irresponsible dog owners allow their dogs off leash in our Village. Running unattended on our streets. There are many local beaches that pay to advertise their beaches are to be respected and expect the dog owners to follow "Dog Etiquette".
8. The DBR investors are so proud of the way they will abide by the rules re: sand management. But that will only happen in the future. The DBR investors had repeatedly misused our beach and dunes. How many chances should these "stewards of our community" be given. How irresponsible is it when their tractors deliberately dump dirty contaminated sand onto our beach. How much sand needs to be removed by the investors before they are given a stop order that they actually STOP. Yes, this did happen. Staff members and community members have pictures of these deeds. How many times should our coastal protection agencies have to hear "we are simply . . ." before these investors are held accountable for all their intended violations. Did these

investors think that they were special, that they could make their own rules, that they could continue telling our protective agencies how our rules don't apply to them. I guess so - - because that is exactly what they have done.

9. The time is now to tell the DBR investors how they will follow the rules and regulations that everyone else would have to do. They will not be able to bring additional tiny homes to 25 because that is what the former owners had. We are not talking about the former owners. We are talking about a group of investors that have used agencies to their advantage. They chose the path that they have taken. And, on that path they committed many misdeeds!!

## Rexing, Stephanie@Coastal

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**From:** Ginsberg, Jo@Coastal  
**Sent:** Tuesday, January 19, 2021 2:52 PM  
**To:** Manna, Jeannine@Coastal; Rexing, Stephanie@Coastal  
**Subject:** Fw: DBR requesting comments  
**Attachments:** IMG\_3279.JPG; IMG\_3280.JPG

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**From:** Liz Newton <liznewt@pacbell.net>  
**Sent:** Tuesday, January 19, 2021 2:47 PM  
**To:** Veasart, Pat@Coastal <Pat.Veasart@coastal.ca.gov>; Haage, Lisa@Coastal <Lisa.Haage@coastal.ca.gov>; Ginsberg, Jo@Coastal <Jo.Ginsberg@coastal.ca.gov>  
**Cc:** Rhonda Kutter <rkutter@marincounty.org>; Dennis Rodoni <droni@marincounty.org>  
**Subject:** DBR requesting comments

Good morning, This is Liz Newton, property owner on Cypress Ave. A local resident found the attached coaching sheets addressed to the local community members and/or previous users of DBR's Tiny Homes to contact staff with the County of Marin and staff of the CCC. The intent is obvious. The intention is to coach letters of recommendations. But most of the information is false. If the DBR investors played by the book we would not have to suffer through, for over 2 years, a coastal application that is allowing DBR to apply for after the fact permitting. DBR deliberately misused the process of approval for their development. And a development it is. These tiny homes are new from the ground up. If I replaced a window and then found out that I needed to take out a window replacement permit that is after the fact. The DBR investors planned the direction they took with the guidance of Steve Kinsey. The worst part of this whole mess is that "we" are allowing them to set a precedence that others will surely follow.

Please, please don't give these investors the opportunity to continue operating by their terms. And please do not approve the addition of any more rent by the night motel rooms!

Liz Newton  
530.219.5347



**RECAP:**

DBR is applying for a Coastal Development Permit to allow for the replacement of 25 pre-existing RV units. We are replacing the old, dilapidated RV's with new Park Model tiny home RV's. Prior to our ownership, all 25 spaces were exclusively leased to 25 families. The park will be managed primarily for short-term occupancies, consistent with the Coastal Act goal of maximizing visitor access to the coast. Although the occupancy and intensity of use on each unit is similar to the past, access by unique individual visitors will expand under DBR's new management. The permit includes septic updates and landscaping improvements around the RV park. The permit addresses how sand blown onto the parking lot is maintained with a Sand Management Plan. The plan has been reviewed and approved by CCC technical staff as well as our biological consultant WRA. Included also, are restoration of the dune area west of the parking lot and the basin between Cliff Street in the DBR well. Details of the restoration will be finalized with CCC staff after the CDP is approved.

**TALKING POINTS:**

-Be honest and sincere with your delivery. Speak (or write) to something that has real meaning to you, like a personal experience you've had, or something special about the property that you value and want to share with the commission.

-You can talk about the overall improvements that have been made to the property- restaurant, General Store, RV's, etc., and how this improves the overall guest experience. The property now looks and feels safer and more inviting for guests.

-You can talk about how the resort is a responsible operator, who listens and works closely with the community to achieve common ground. We listen to our neighbors and incorporate their feedback. We are responsible and attentive and have been a welcoming addition to the community.

- You can mention that the owners have voluntarily agreed to include a number of their historic activities in their permit, even though their operation is pre-coastal and their RV Park is fully permitted. It is apparent that these owners want to do the right thing for not just their customers, but also the natural environment. They will be great long-term stewards, and are committed to cleaning up what prior owners left behind.

**GENERAL:**

-DBR has done a tremendous job as new owners of the property, making significant health and safety improvements throughout the resort. The property now looks aesthetically much more attractive. The pathways and signage have been cleaned and cared for and are much safer. The beach and parking lot are now meticulously maintained with almost no trash or garbage left on the beach or around the property. Overall the property and the improvements they have made have significantly improved our overall experience at the coast.



the coast much more often now. Previously there was a limitation on affordable lodging in the area, but with the addition of the nightly rentals that the resort offers our family has been enjoying the beach much more often. Now we bring other friends and family members to share in our experience.

-The resort has worked diligently with the neighboring residents to ensure cohesiveness with existing visual aspects of the community, as well as responsibly address any visual impacts as best as possible while staying within the limits of the code requirements. They have spoken with the neighbors, listened to their concerns, and incorporated their comments into their plan.

-This permit application is not proposing to expand the existing permitted development footprint at all.

#### **BEACH**

-We especially appreciate that the beach parking fees have been tailored so that we can go for an early morning or sunset walk without paying the day rate. The owners have been thoughtful of the locals when putting together their parking fee structure to be fair and reasonable

- There are more staff members at the beach assisting in parking cars, picking up trash and keeping the bathrooms cleaned and stocked. The beach is the cleanest it has ever been. The extra staff members have helped make our visit a better overall experience.

#### **TRAFFIC**

-The current owners have consistently demonstrated responsible behavior with the overall operations of the business. When traffic has become overly congested on sunny weekends, the resort has consistently assigned additional staff to help manage the traffic and increase communication to visitors around the property. I see them consistently working with the local CHP and Marin County Sheriff's office to assist in any traffic concerns they have. The resort has been attentive and responsive to the community's concerns about the weekend traffic. It's this kind of responsible behavior that creates a safe and enjoyable experience at the beach.

#### **COMMUNITY**

-The resort has given particular attention to working closely with the Dillon Beach residents, striving to create a cohesive and collaborate relationship between the two. I have seen first-hand the resort attend and participate in community meetings, listening to public comment and working hard to address any neighborhood concerns. The resort has been an active participant in the newly formed Dillon Beach Neighborhood Group (DBNG), which has allowed for open lines of communication and quick response times to address any community concerns. The resort has held several community meetings at their restaurant and encouraged community input on any of the resort's activities.

**THANK YOU FOR YOUR SUPPORT OF DILLON BEACH RESORT!!**

Please send letters to:

**Commission Chair, Stephen Padilla ([Stephen.Padilla@coastal.ca.gov](mailto:Stephen.Padilla@coastal.ca.gov))**

**North Coast District Supervisor, Stephanie Rexing ([Stephanie.Rexing@coastal.ca.gov](mailto:Stephanie.Rexing@coastal.ca.gov))**

## Rexing, Stephanie@Coastal

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**From:** Manna, Jeannine@Coastal  
**Sent:** Monday, January 4, 2021 1:38 PM  
**To:** Rexing, Stephanie@Coastal  
**Subject:** FW: Plenty of Parking?

FYI

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**From:** Scott Miller <handmadeinmarin@gmail.com>  
**Sent:** Monday, January 4, 2021 9:17 AM  
**To:** Steve Kinsey <steve@civicknit.com>  
**Cc:** Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>  
**Subject:** Plenty of Parking?

Hey Steve,

Your application says there's plenty of parking for the cabins and cottages.  
Short term rentals are currently banned, except for a *very* limited number of circumstances.  
So why is it that the Resort was parking overflow cars at the old marine lab site this weekend?  
-Scott

## Rexing, Stephanie@Coastal

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**From:** Ginsberg, Jo@Coastal  
**Sent:** Monday, December 14, 2020 10:33 AM  
**To:** Manna, Jeannine@Coastal; Rexing, Stephanie@Coastal  
**Cc:** Veasart, Pat@Coastal  
**Subject:** Fw: DBR Sand Removal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI, more emails from Scott Miller coming.

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**From:** Scott Miller <handmadeinmarin@gmail.com>  
**Sent:** Sunday, December 13, 2020 3:06 PM  
**To:** Ginsberg, Jo@Coastal <Jo.Ginsberg@coastal.ca.gov>  
**Subject:** DBR Sand Removal

Hi Jo,  
March 9 appears to be the first day of "sand dumpsters". Two got dropped off (it's hard to tell in first photo, they are end-to-end), then the truck would drop off two empties and pick up the full ones. 2 dumpsters x 37 pick-ups from 3/9 until 6/30. Then they switched to hiring transfer dump trucks from Toby's Feed Barn. They would remove about 15 trucks per day a few days at a time, on and off from 8/10 to 9/28. I will send some photos and a tally of those next. My wife and I kept a log and photos. Some probably came and went without us seeing. I don't know how many cubic yards the trucks or dumpsters are. The blue things on the right are regular dumpsters like a restaurant would have.

-Scott

P.S. I have photos and dates for all 37 pickups, plus the Toby's trucks.

March 9:









March 11:







## Rexing, Stephanie@Coastal

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**From:** Manna, Jeannine@Coastal  
**Sent:** Wednesday, December 16, 2020 4:23 PM  
**To:** Rexing, Stephanie@Coastal  
**Subject:** FW: CCC - DBR Coastal Development Permit #2-20-0018

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**From:** Alan McLaughlin (G2) <amclau500@gmail.com>  
**Sent:** Wednesday, December 16, 2020 4:22 PM  
**To:** Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>  
**Subject:** CCC - DBR Coastal Development Permit #2-20-0018

Jeannine  
Manna  
  
District  
  
Manager  
  
North Central Coast  
  
District  
  
California Coastal Commission

Dear Jeannine,

My family has been enjoying family activities at Dillon Beach for over 50 years. We started as guests, changed to renting, and then became owners. We have owned in the Village and in Oceana Marin and have enjoyed both. We have observed four sets of management of Lawson's Resort (Dillon Beach Resort).

I am writing regarding the DBR Coastal Development Permit coming before the CCC in January 2021. I have been part of a group of concerned individuals that became active in 1Q2020 and started interfacing with DBR about the content of the Application and our concerns. I am writing you as an individual for my family (11 members).

After working for almost a year with DBR to discuss the issues that the initial Application presented to the community, I am happy with the revised content and direction of the current Application. This is a result of discussions with DBR about concerns and the work of the CCC staff.

- I CONCUR WITH THE SCOPE THAT HAS BEEN ELIMINATED:
  - Request for a live music venue at the RV Park
  - Request for a live music venue at the Beach
  - Request for Food Trucks at the RV Park
  - Request for Food Trucks at the Beach
  - Request to park cars at the old UOP site

I support the movement of some of the key issues like the Septic Design and the water well permit/usage/etc. out of the application and into the purview the other suggested channels. I also have confidence that the CCC and its staff will work out the other open issues.

DBR has worked with its neighbors within the Dillon Beach community to try to mitigate some of the lighting, view, traffic and other issues. They have demonstrated more and more openness over the past year. I give them high marks

for where they are today with their community relationship. They are telling us what they plan to do ahead of time, and they have been open to listening to the concerns of the community.

In summary, our family is in support of the approval of this Development Permit.

Sincerely,

Alan and Geri  
McLaughlin

39 Kailua

Ave.

Dillon Beach,

CA

707-999-8550

## Rexing, Stephanie@Coastal

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**From:** Melinda Bell <mkbcpa@sonic.net>  
**Sent:** Thursday, December 17, 2020 5:54 PM  
**To:** Manna, Jeannine@Coastal  
**Cc:** Rice, Katie@Coastal; Pfeifer, Sara@Coastal; Rexing, Stephanie@Coastal  
**Subject:** January 2021 CCC Meeting CDP Application Dillon Beach Resort Comment

VIA EMAIL

December 17, 2020

Jeannine Manna, District Manager

North Central Coast District

California Coastal Commission

455 Market Street Suite 300

San Francisco, CA 94105

RE: CCC January 2021 Agenda Item Dillon Beach Resort CDP Application

Dear Ms. Manna,

I have been working with the Dillon Beach Neighborhood Group since the early days of its foundation on the problems facing Dillon Beach such as traffic, water, septic, and development at the Dillon Beach Resort. I represent Dillon Beach in the Alliance of Coastal Marin Villages and in the Coastal Communities Working Group. In the Neighborhood Group's work on our issues and on input to the collaborative groups, the Dillon Beach Resort has been an active participant in the discussions and the suggestions put forth for the community.

In their original Coastal Development Permit application submitted in January 2020, there were many elements to which the Dillon Beach community objected strongly. The Dillon Beach Resort has removed those elements and modified others. There are members of the community who still object strongly to their current plans. These objections seem to focus on the individuals' loss of view and the points for which the Dillon Beach Resort has been found in violation of the Coastal Act by the California Coastal Commission Enforcement Analyst.

The Dillon Beach Resort has told Dillon Beach Neighborhood Group members that they are working on mitigation of the impact on coastal resources from the unpermitted development. They have been contributing ideas for our other problems such as traffic, water and septic. I would therefore recommend that the California Coastal Commission conditionally approve the revised Coastal Development Permit subject to the Dillon Beach Resort's agreement to cease unpermitted activities and follow a restoration/mitigation plan approved by the California Coastal Commission. I am hopeful that they will work with those whose views have been impacted and continue to work with the community on traffic, septic and water problems, including the submission of a separate Coastal Development Permit application for the unpermitted well on the property.

Very Truly Yours,

Melinda K Bell

21 Maui Lane

Dillon Beach, CA 94929

707-878-2478

CC: Stephanie Rexing, CCC, North Central Coast District Supervisor

Sara Pfeifer, CCC, Coastal Program Analyst

Katie Rice, CCC Commissioner

## Rexing, Stephanie@Coastal

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**From:** Eileen Hayes <artescapes415@gmail.com>  
**Sent:** Thursday, December 17, 2020 1:46 PM  
**To:** Manna, Jeannine@Coastal  
**Subject:** Dillon Beach Resort Proposal

.Hello Jeannine.I am a 30 year resident at Dillon and live here fulltime in the village directly across from the store parking lot.Our family bought this home for the peacefulness ,views and quaintness of a small coastal town.I use to have a view of the entire peninsula as the trailers were smaller.Actually the view of the Point Reyes Peninsula is no longer available to visitors as the enter Dillon Beach as a result of the height of the new homes.We thought that our views and village were being protected by the 1989 DB plan which the CCC signed off on , but it looks like "money rules ."I am very surprised how outsiders with big bucks are able to sway the CCC from the original 1989 plans and get away with after the fact permits.The homes and the configuration were never planned with the community We never saw what the large single units on the backside would look like particularly since the grid is higher on the backside next to the parking lot by the store.Where we once looked at expansive skyline and a green peninsula we now look at ugly grey roofs.Since these are supposedly mobile trailers they should be able to be moved further down where the grid is lower.I guess that is why they were put up unpermitted.Their agent figured that they would be able to do whatever they wanted after the fact . The new 14 cabin hotel is busier and not affordable except to those with big money. How many families can afford to spend \$400 to \$ 500 a night?Where is the socioeconomic diversity in that?The prior trailers were \$500 a month.There is barely enough parking now for nightly renters .Where is the additional parking going to come from?. Who is going to oversee an additional 15 cabins. There is no nighttime manager.Parking across from the homes is already full during full rental times.Where do they plan to park cars?In the store parking lot?Thats already a parking nightmare. .The density issue affects us living in the village considerably more than those living in Oceana on the hill who may support this project. I personally don't know one villager who does. What is the big rush to push this through during Covid 19?The CCC owes it to the villagers to assess the situation over time and to make an effort to get out here to observe first hand after Covid concerns die down. Thank you,Eileen Hayes. 4 Beach Ave. (415 606 3389

**RE: Dillon Beach Resort  
Coastal Development Permit #2-20-0018**

Dear Stephanie,

I am writing regarding the DBR Coastal Development Permit coming before the CCC in January 2021. They have listened to the concerns of the residents' and have made virtually every change requested. They continually strive to improve the quality of the beach and the village of Dillon Beach. They have our full support.

Mark & Christie Malpiede  
26 Summer St.  
Dillon Beach, CA 94929

## Rexing, Stephanie@Coastal

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**From:** Ginsberg, Jo@Coastal  
**Sent:** Thursday, December 17, 2020 10:25 AM  
**To:** Manna, Jeannine@Coastal; Rexing, Stephanie@Coastal  
**Subject:** Fw: Dillon Beach Resort 2011 NOV #11-06

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

**From:** Scott Miller <handmadeinmarin@gmail.com>  
**Sent:** Wednesday, December 16, 2020 7:29 PM  
**To:** Ginsberg, Jo@Coastal <Jo.Ginsberg@coastal.ca.gov>  
**Subject:** Dillon Beach Resort 2011 NOV #11-06

Hi Jo,

This may be pertinent to the upcoming CDP since the 2011 Notice of Violation is included in the application, or it may be considered water under the bridge.

Marin County issued a Notice of Violation on September 14, 2011.

The NOV was lifted because Marin DPW decided "A lot of the work was done some time ago" and everything was "routine maintenance".

The photos below show some of the work going on at that time. It doesn't seem like "some time ago" based on the dates and these activities are not on the list of "routine maintenance" supplied by management.

-Scott

September 12, 2011 (Two days before the Notice). Grading of the beach within the CCC retained jurisdiction.





9/14/2011 (the same day as the NOV). Additional grading within CCC jurisdiction.



September 13, 2011 (one day before the NOV). New leach lines for the parking lot bathrooms.



September 16, 2011 (After the notice was issued, before it was lifted).





## Rexing, Stephanie@Coastal

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**From:** Liz Newton <liznewt@pacbell.net>  
**Sent:** Thursday, December 17, 2020 3:24 PM  
**To:** Ginsberg, Jo@Coastal; Ginsberg, Jo@Coastal; Manna, Jeannine@Coastal; Manna, Jeannine@Coastal; Rexing, Stephanie@Coastal; Rexing, Stephanie@Coastal; Mary Kay Patton  
**Cc:** Eileen Hayes; Ellen Leshner; Debbi Ramey; DENNIS RODGERS  
**Subject:** DBR

Good afternoon, I am Liz Newton and I have owned a beach house in Dillon Beach for almost 30 years. My address is 108 Cypress. My family has been coming to Dillon Beach since the 1950s. I have had grave concerns re: DBR investors starting from their first BIG violation. The investors are not new to construction projects. According to a quote printed in The Press Democrat, April 10, 2018, Fred Cline, the former owner of the Dillon Beach Resort, states that the new ownership team operates several real estate ventures and successful food and beverage operations. Doesn't this description make you pause and think something is wrong if the investors received a red-tag order because they failed to take out permits for the remodel of the store in January 2019.

According to information online the DBR investors used Diego Bros Inc for the store remodel. This construction firm states on their impressive website that "their expertise includes project management in a wide variety of general contracting such as:

Commercial & Tenant Improvement, Restaurants & Bars, Kitchen and Bathroom Remodels

All of which the above require taking out permits. We can only assume this company knows how important follow-thru is, how timely and accurate the permit process must be in order to not cause delays.

Question - - then why did the construction company work at night and failed to take out permits beforehand? Complaints were submitted to the County regarding the work at night. And the remodeling had to stop until the red-tag was satisfied.

Question: Failing to take out permits, isn't that a violation with the CA Contractors Board? Diego Bros Inc general contractors license number is available online. Was this oversight, the failure to pull a permit, given a pass because the contractor has family connections with the DBR investors?

Question - - why are we here, December 2020, still trying to save a coastal community from irresponsible investors who have right from the minute this real estate transaction closed shown that they are not behaving like "good stewards" of Dillon Beach.

Question - - to all County staff, all CCC staff and all staff from HCD not asking enough questions has put this coastal area and coastal community at risk. At what point will our governing agencies live up to the regulations that they helped put in place and protect one of the last coastal communities along the Californian coast?

Liz Newton  
liznewt@pacbell.net  
530-219-5347

Please attach this to the December 2020 staff report to the CCC.

## **Rexing, Stephanie@Coastal**

---

**From:** Mary Kay Patton <mk.patton@gmail.com>  
**Sent:** Thursday, December 17, 2020 10:29 PM  
**To:** Manna, Jeannine@Coastal; Rexing, Stephanie@Coastal  
**Cc:** Ginsberg, Jo@Coastal  
**Subject:** Coastal Development Permit #2-20-0018

### **RE: Dillon Beach Resort**

#### **Coastal Development Permit #2-20-0018**

#### **Sent on behalf of all signers of this letter**

I live at 112 Cypress Avenue in Dillon Beach and have been a resident since 2014. I have concerns about several items in the Coastal Development Permit Application submitted by the owners of the Dillon Beach Resort which you will be hearing soon. In this letter, I will be focusing on just the density aspect as I believe it is the underlying issue for several others. I do not believe that the change in use to nightly rentals coupled with the proposed increased density to occupants of the trailer park is in the best interest of our community or visitors to Dillon Beach. Prior to the purchase of the Dillon Beach Resort by its current owners, the trailer park consisted of individually owned units used occasionally. While I will concede that some of these units were in need of attention and upkeep, the underlying occupancy model was sound and had a minimal impact to the community. The conversion to larger units that are nightly rentals will result in an increase in density by allowing more individuals in each unit and aiming toward full rental capacity. The numbers below were provided to me by a former resident of the trailer park and the comparative numbers are estimates but it is apparent that there will be an impact on aesthetics, infrastructure, public health and safety and traffic.

#### *Prior use:*

*25 Trailers (usually 2 People/trailer)*

*Busy Holiday weekends- 50-75% occupancy*

*Summer Weekdays- 20%*

*Summer Weekends- 30-40%*

*Winter Weekdays- 0-10%*

*Winter Weekends- 10-15%*

#### *Proposed new use*

*25 units (some with occupancy up to 6)*

*Anticipated summer occupancy (per the application) – 75%*

*Assumed annual goal for nightly rentals as identified by the hotel industry as optimum – 50% - 80%*  
([LittleHotelier.com](http://LittleHotelier.com))

More people results in more cars to park, more traffic, more impact on water supplies, and more stress to septic systems.

These units are longer and wider than what was there before and this larger footprint leaves less open space around each unit and reduces the clear space along the sidewalk for walkers' safety. This configuration also results in a considerable visual impact not only due to increased heights (decreased water views) but also gives a “pack them in” impression which is not an aesthetically pleasing approach to Dillon Beach.

Your upcoming decision on the Dillon Beach Resort's Coastal Development Permit will be something our community will have to live with for decades and I urge you to consider limiting the number of units allowed in the trailer park to accommodate fewer total people and to require them to be rearranged so as to minimize both the visual impact of water views and to provide more open space and a community feel.

Thank you,

Mary Kay Patton

112 Cypress Avenue

Dillon Beach, CA 94929

707-599-6064

Ellen Leshner and Dennis Rodgers full time residents since 1986

29 Park Avenue

Dillon Beach, CA 94929

707-327-6431 and 707-888-2584

Jack & Debby Ramey

49 Park Avenue

Dillon Beach, CA 94929

415-730-6100

Carolyn Moore

125 Cypress Avenue

Dillon Beach, CA 94929

707-878-2557

Eileen Hayes

4 Beach Avenue

Dillon Beach, CA 94929

415-606-3389

Mike & Lisa McGuire

31 Park Ave

Dillon Beach, CA 94929

Liz Newton

108 Cypress Ave

Dillon Beach, CA 94929





December 17, 2020

**SENT VIA EMAIL ONLY**

([Jeannine.manna@coastal.ca.gov](mailto:Jeannine.manna@coastal.ca.gov))

Jeannine Manna  
District Manager, North Central Coast District  
California Coastal Commission  
45 Fremont Street, Ste 2000  
San Francisco, CA 94105

**RE: Dillon Breach Resort; CC Permit App. #2-20-0018**

Ms. Manna:

Our firm has been retained to represent local property interests regarding the above referenced coastal permit application. I am writing to request that the Coastal Commission continue this action and defer any decision on the merits until the February meeting, or at the Commission's convenience thereafter. The continuance request is both procedural and substantive in nature. Procedurally, the notice and review period coincide with the winter holidays as well as, coincidentally, a peak resurgence in COVID-19 infections. Substantively, there are aspects of the project that must be further developed and reconciled before it is ripe for a public hearing and decision making process. The substantive issues are identified and discussed further below. Accordingly, I respectfully request that this matter be continued from the January meeting.

*The "Tiny Home" RVs violate the 1969 Use Permit Approval*

The new "Tiny Home" RVs deviate from the 1969 permit approved by the County of Marin for travel trailers. The current application appears to be DeJa'Vu from 1969; at that time, the then owner of the property illegally demolished the legal conforming pre-existing cabin structures and illegally installed his preferred infrastructure to support the travel trailers, which the County reluctantly granted a retroactive permit for the non-conforming use. Similarly, the current owners removed the legalized non-conforming travel trailers and replaced them with the Tiny Home RVs. Same as 50 years ago, the current owner is seeking a retroactive coastal permit to perfect this change in use and structures. Staff recommended denial of the 1969 retroactive permit for a variety of reasons. Those same reasons, and more, remain applicable to the current application.

The new Tiny Home RVs are a change of use. Specifically:

1. Local history informs us that the trailers were occupied by their separate independent owners in contrast to the new "Tiny Home" RVs which are owned by the Dillon Beach Resort and expected to be rented on a short-term rental basis. This change in occupancy will result in an unjustified overcrowding and intensity of practical density

LAND LAW LLP

1010 B Street, Suite 200 San Rafael, CA 94901  
T. 415.483.0050 E. [chris@landlawllp.com](mailto:chris@landlawllp.com)  
[www.landlawllp.com](http://www.landlawllp.com)

for this area, which already suffers from narrow roadway, limited parking, and high demand for public access.

2. The parking provided under the 1969 use permit has not been maintained with the new “Tiny Home” RVs, due to the removal of the parking previously provided under the 1969 permit. A copy of the 1969 use permit documents are attached.
3. Under Marin County Code section 22.78.020I, if any building in or on which any nonconforming use is conducted or maintained is hereafter removed, the subsequent use of the land on which such building was located shall be in conformity to the regulations specified by this title for the district in which such land is located. An RV park is not a permitted use under the current C-RCR zoning for the property. Although the property previously benefitted from the legal nonconforming trailer use, that was effectively abandoned by the Dillon Beach Resort changing both use and structures.
  - a. It is noted that in 1990, the County relinquished its authority to regulate mobilehome parks under resolution No. 90-255. However, the County did not, in the same breath, relinquish its land use control or other police powers. This is an important distinction since a change in use or removal of structures previously permitted would fall within the County’s purview whereas ensuring compliance with trailer court emergency plan would not.

#### *Code Enforcement*

The applicant’s attorney chastised Marin County Code Enforcement on January 11, 2019 for issuing a stop work notice in the middle of the drastic changes to the property pursued without any permits. Specifically, the response to Code Enforcement states that Marin County CDA has no jurisdiction or authority over the property. Although the Dillon Beach Resort Owners hired an expert out of Southern California with over 30 years of experience in mobilehome residency law, it is difficult to reconcile the contention that the County has no authority over the property with Health and Safety Code §18300.1, which appears to grant local agencies regulatory authority over mobilehoms based on conditional use permits. In light of the above changes to the nonconforming conditions to the 1969 use permit, it would appear that the Resort must obtain a new conditional use permit (or other necessary local approval) before the now existing tiny home RVs can be legalized. Accordingly, it seems ripe for Marin County CDA to first hold a public hearing on the issue of conformance with the entitlement issued in 1969, assuming the owner will argue that there is no change in use, and/or reconcile the provision of Marin County Code 22.78.020I articulated above before the Coastal Commission take action on the merits of the coastal permit application.

It is curious that HCD’s code enforcement officer visited the property in March of 2019 to investigate allegations of manipulating the RVs such that they no longer satisfy the strict definition that partially immunizes the structures from local review. Upon review and with supporting photo documentation from County of Marin Code Enforcement, the officer confirmed that the wheels and axels had been removed. This finding documented in the March 7, 2019 activity report by HCD affirms the concerns shared by local residents as well as demonstrates the disappointingly deceptive practices the Owner/Applicant took in manipulating a narrow statutory framework. Such conduct should not be rewarded after-the-fact.

### *Health & Safety Regulations*

The Coastal Commission should defer any action on the permit application pending review and approval by the County of Marin of a septic system for the proposed 25 tiny home RVs. The existing septic system for the property has been in a perpetual failing condition. Prior to granting any right to the new RVs, it is appropriate to first verify that the property can accommodate the septic demand in conformance with modern environmental health and safety regulations, not to mention the practical increase in septic from the change in character to the use of the property. Despite best efforts, a copy of the County approved plans for the existing septic system could not be found. It is expected that there is universal uncertainty regarding the current conditions and location of leach lines and other supporting systems for septic. Again, it seems premature for the Coastal Commission to act on the submitted application seeking approval of 25 RVs on the property, when it is not clear that the property can accommodate a septic system that supports the intended future RV use.

Separately, I respectfully request that the Coastal Commission reconcile whether the septic permit previously issued to the Dillon Beach Resort, or an affiliated company, for service to the 3 cabins on the adjoining property, was issued in error without the required coastal permit. It appears the separate septic permit has been characterized as a maintenance permit of an existing septic system, but there is no documentation that the existing system received any permit from the County of Marin. Regardless, it seems that the septic system to serve these 3 cabins should have required a coastal permit. Further, the leach field for this separate septic system is located at the bottom of the bluff, adjacent to Dillon Creek, and subject to regular inundation; the flooding is caused in part from the unpermitted dumping in and around the creek bank of sand removed from the parking lot across the street. If appropriate, I am requesting that the Coastal Commission require that the pending Coastal Permit application be amended to capture the entirety of the project, including the septic system improvements for these 3 cabins.

In light of these various procedural and substantive elements, the public hearing tentative set for January 2021 seems premature. It appears that a conscientious effort to piecemeal the project into smaller digestible bites is being pursued to evade the cumulative impact and wholistic review of the project. Such an approach is contrary to both CEQA as well as the Coastal Act. At this critical juncture, there is inadequate information in the record to enable a fully informed decision making process. Accordingly, a continuance and supplemental information is requested.

Thank you for your consideration.

Respectfully,



Christopher A. Skelton

cc: Sara Pfeifer ([Sara.Pfeifer@coastal.ca.gov](mailto:Sara.Pfeifer@coastal.ca.gov))  
Brian Crawford ([BCrawford@marincounty.org](mailto:BCrawford@marincounty.org))

NOTE: Please complete and submit this application in duplicate.

For assistance, please call 415-112- Extension 304.

APPLICATION FOR DESIGN REVIEW

Pursuant to Chapter 22.82 of the Marin County Code

\$ 10.00 under \$50,000  
40.00 between \$50,000-\$100,000  
70.00 between \$100,000-\$1,000,000  
100.00 over \$1,000,000  
(Payable to the  
County of Marin)

TO: THE MARIN COUNTY PLANNING DEPARTMENT  
ROOM 304, CIVIC CENTER, SAN RAFAEL, CALIFORNIA 94503

1. The undersigned, DILLON BEACH INCORPORATED, hereby applies for  
(owner of land)

Design Review and requests that action hereon be made by the PLANNING Commission. (Choose  
either the Planning Director or the Planning Commission. See Section 22.82.090 for the different procedures  
provided by this choice.)

2. The subject property is located and described as follows:

(a) Assessor's Parcel No. 100-762-01  
(b) Street Address: Beach Avenue (c) Community: Dillon Beach  
(d) Between East of Cliff Street Street and \_\_\_\_\_ Street  
(e) Lot area 1/3 acre sq. ft./acres. Zone: R-C-R

3. The purpose of this application is to obtain approval of plans to add seven trailer spaces  
existing 15-unit adjacent Travel Trailer Court.  
(here state kind of use, building or structure)

4. The architect or designer is Self Townes 5282  
(name and address) (phone)

5. The builder is \_\_\_\_\_  
(name and address) (phone)

6. The property owner is \_\_\_\_\_  
(name and address) (phone)

*Kent W. Lowman*  
President

(continued on reverse side)

For Planning Department Use Only

Application received  
for checking by: \_\_\_\_\_

Application accepted  
for processing by: \_\_\_\_\_

Date for action, unless extended  
by the applicant is: \_\_\_\_\_

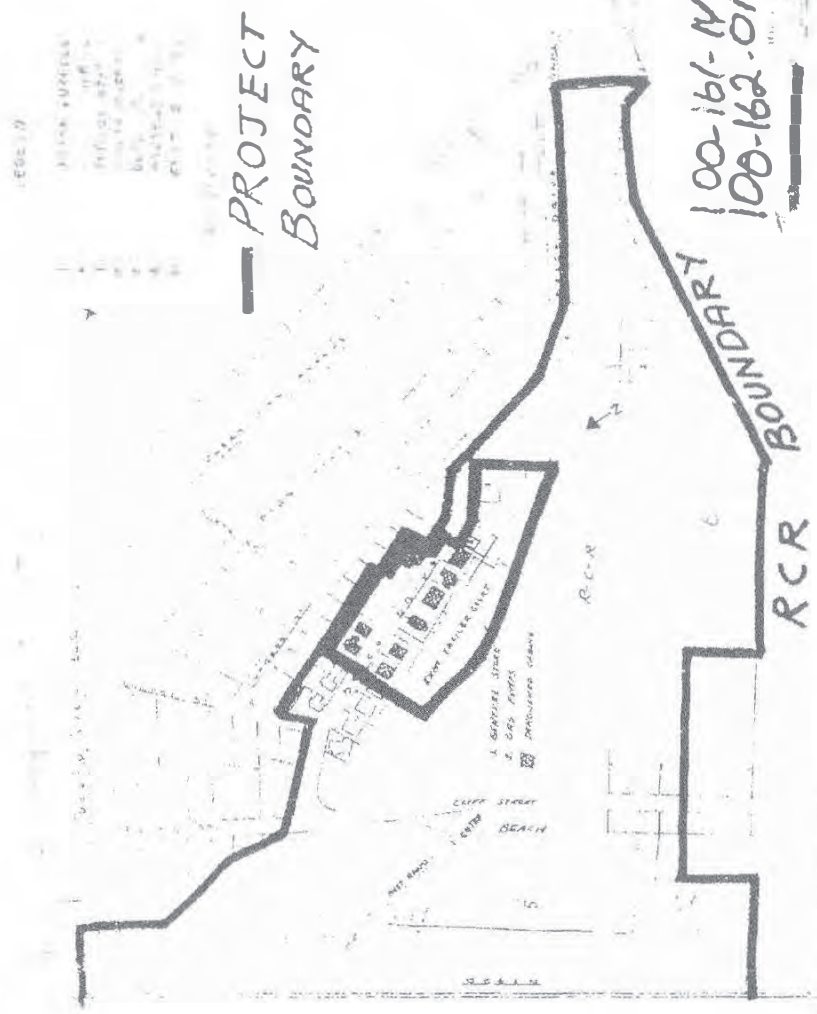
Date: \_\_\_\_\_

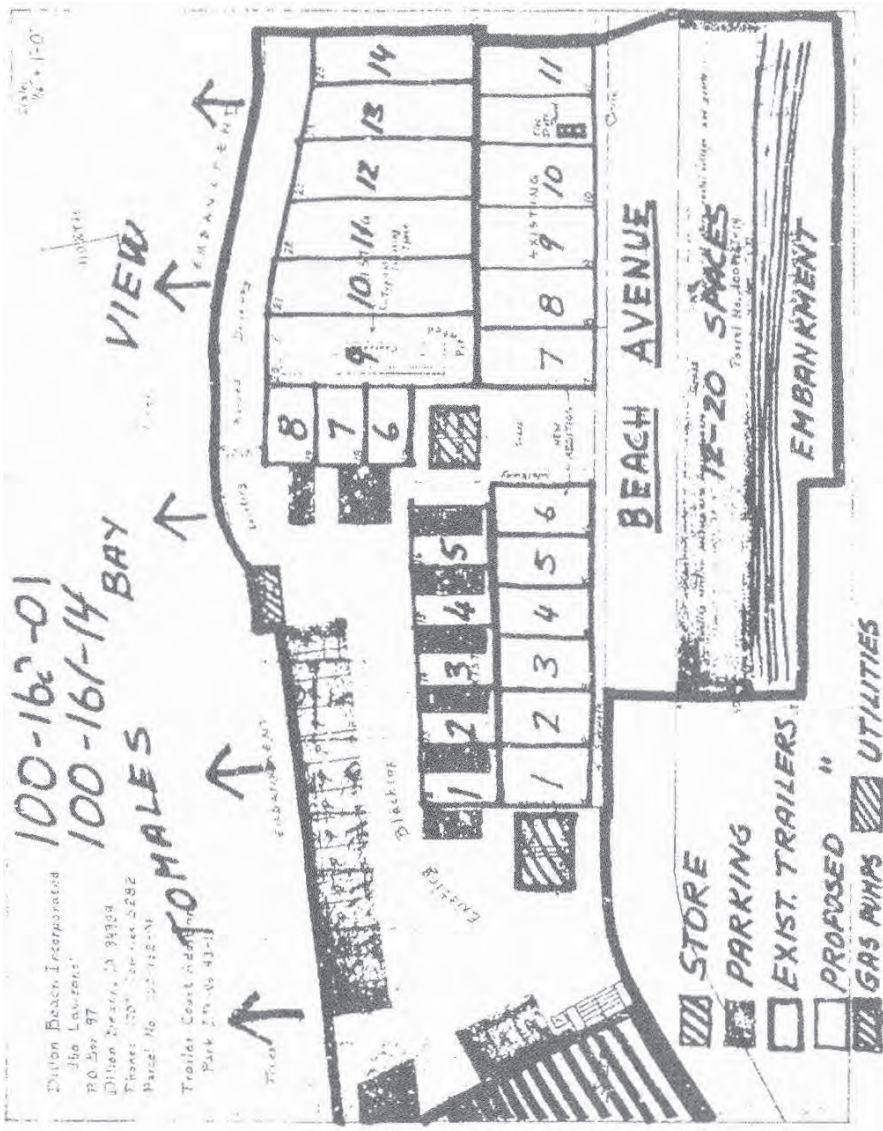
Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_

Planning Director: \_\_\_\_\_

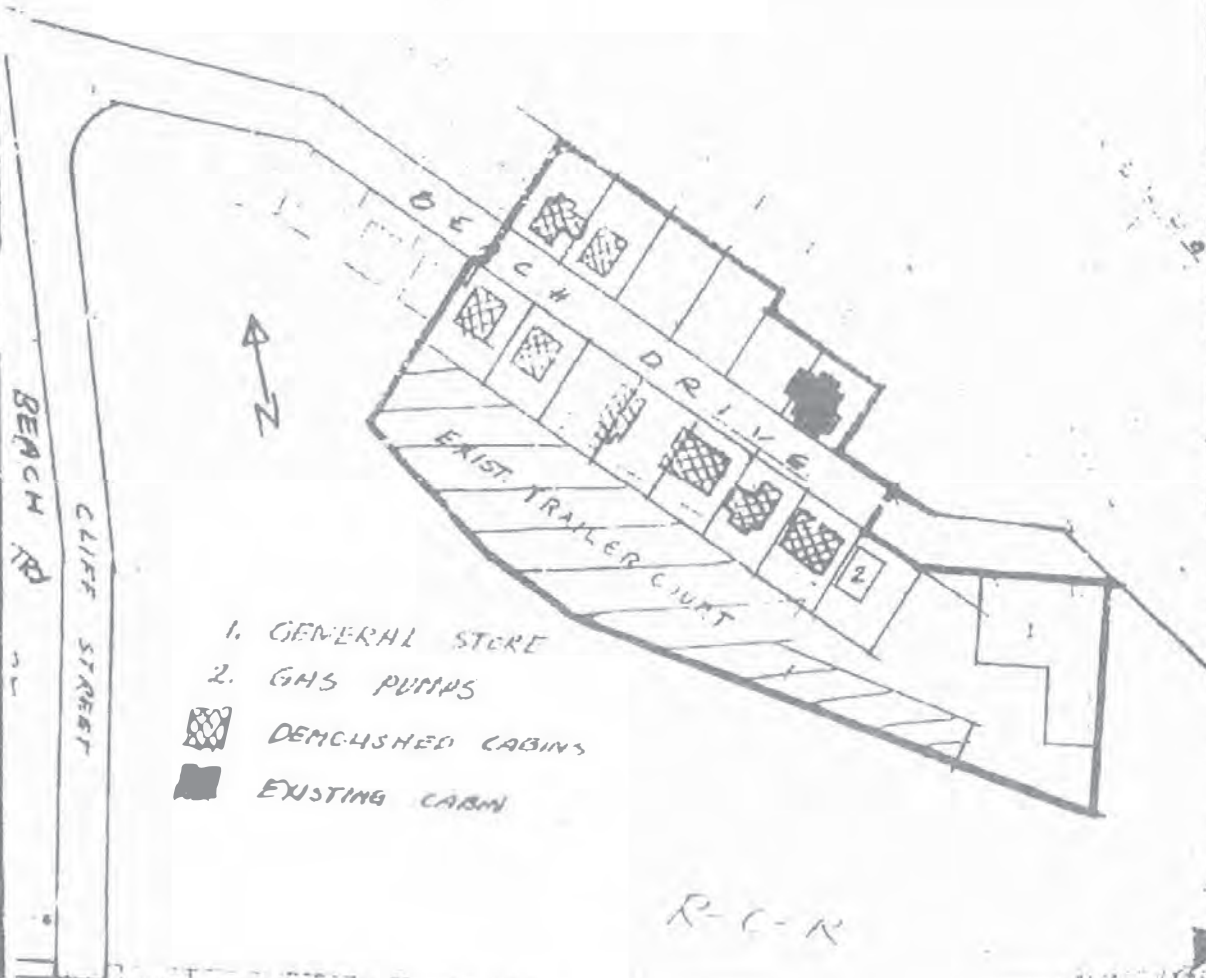






10. R-C-R PLAN APPROVAL: DILLON BEACH: Dillon Beach Incorporated  
A.P.'s 100-161-14 & 100-162-01

Hearing to consider Plan Approval for the addition of eleven trailer spaces to an existing fourteen-unit travel trailer court on Beach Avenue, east of Cliff Street, in Dillon Beach.



INFORMATION

Lot Area: Approximately 1/3 acre.  
Zoning: R-C-R (September 20, 1966).  
Existing Uses: Fourteen travel trailers, public toilets.  
Adjoining Uses: Beach cabins, gasoline pumps, general store.  
Surrounding Uses: Single-family.  
Proposed Uses: A total of 25 travel trailers, public toilets and a separate parking area directly north of the trailers, across Beach Avenue.

(Cont.)

10 Mar 69  
12a.



## RECOMMENDATION

That this application be denied for the following reasons:

1. The site is inappropriate for this type of high density development. Beach Drive, which is 20 feet wide, is the major access road to the beach areas; when the resort is in season, the Drive is heavily congested with pedestrian and vehicular traffic. The proposed density is about 27 trailers per acre, which compares with 11 trailers per acre in the recently opened trailer park in the R-C-R District in Olema. This crowding is unjustified in view of the applicant's angle land reserve, which could, with some effort, be developed for additional trailer sites.
2. The site is the most prominent piece of land within the developed area of Dillon Beach and it commands the most spectacular view of Tomales Bay. To overcrowd the site with travel trailers which get little benefit from the superb location is an insensitive use of the land.
3. The proposed plan does not provide any of the amenities normally associated with a resort development of this type.
  - a. The best view areas from the site are used for parking spaces.
  - b. There are no provisions for outdoor areas for sitting, eating, viewing, etc., either for private or for group usage.
  - c. There are no significant areas for landscaping; the majority of the existing area is blacktopped; there is no landscaping provided in the new areas.
4. The proposed parking area on the north side of Beach Drive will contribute to the already congested condition of this road. The plan proposes a 200-foot strip of perpendicular parking with vehicles backing directly into Beach Drive.

## BACKGROUND

The R-C-R rezoning in 1966 covered a 25 acre parcel which included the area of this application. At that time there were nine beach cabins on the property in addition to the general store, gasoline pumps and a travel trailer court of 9 - 12 spaces.

Since 1966, all of the cabins, except one, have been demolished. The remaining cabin on the north side of Beach Drive will be demolished to accommodate the parking area.

The existing uses - beach cabins, travel trailer court - conformed to the R-C-R zoning. However, the extension of the trailer court required R-C-R Plan Approval. The applicant was not aware that such approval was necessary; he had constructed a public toilet facility, demolished eight cabins and proceeded to install new trailer spaces including utilities and sidewalks. To date, four new trailer spaces have been completely installed and are occupied, a new sidewalk has been constructed and the utilities have been retained for the seven new spaces. These utilities originally served the demolished cabins. This new construction has been done illegally in that R-C-R Plan Approval was not obtained.

The Department of Public Works notified us of these activities; our zoning enforcement section investigated, which resulted in this application. The Department of Environmental Health has approved the proposed sanitary facilities.

(Cont.)

16 Mar 69  
106



## PLAN ELEMENTS

The existing legal trailer court has fourteen spaces with nine designated parking spaces. Additional parking spaces are available in front of the trailers in the driveway at the rear of the trailer court, and at the area of the general store. However, it is not possible - from our information - to determine how much of the store parking is used by trailer owners since it is a continuous blacktopped area. In the past, the street has been used for overflow parking.

The proposed plan indicates eleven additional trailer spaces, four of which are existing but illegal, and fourteen new parking spaces overlooking the beach area to the south. The complete plan, therefore, designates 25 trailer spaces and 28 parking spaces, which includes parking for the store. Additional parking is proposed across Beach Drive on a strip of land 20 - 22 feet wide and 200 feet long. It is the intent to park perpendicular to the Drive with direct, continuous access. This area will not be blacktopped but will remain in its natural state.

The four existing new trailer spaces fronting on Beach Drive are designed with alternating areas of white and red gravel. The trailers sit on concrete pads; there is approximately 6 - 8 feet of red gravel between each trailer. These spaces will be kept open which, in this area of the plan, allows views of Tomales Bay in the background. The proposed seven additional trailer spaces fronting on Beach Drive will be similar in arrangement but, because of a row of trailer and parking spaces abutting them on the south, will not have views of the Bay.

## CONCLUSIONS

We are recommending denial of this proposal because of the reasons listed at the beginning of this report. In summary, the site is inappropriate for this type of high density trailer court development which will contribute to the congestion of Beach Drive. The plan does not provide any screening or landscaping for a resort development and the open view areas are usurped for parking spaces. The plan proposes trailer spaces clustered in the middle of a parking lot through which Beach Drive, the major access road to the beach areas,

10 R-C-R PLAN APPROVAL: DILLON BEACH: Dillon Beach Incorporated

The Planning Commission held a public hearing to consider Plan Approval for the addition of eleven trailer spaces to an existing 14-unit travel trailer court on Beach Avenue, east of Cliff Street in Dillon Beach.

Speakers:

Gibbs H. Lawson, Applicant

Discussion:

Using diagrams, Mr. Smith described the proposed plan contained in this meeting's Staff Report. He indicated the location of the proposed additional spaces and an existing cabin which would be demolished to accommodate parking spaces. He said Staff had recommended denial of the plan because the addition of more trailer spaces overcrowded the site, Beach Drive was already heavily congested with pedestrian use, parking as proposed by the applicant showed cars backing into Beach Drive, and no landscaping or other amenities were proposed for the site.

Mr. Lawson pointed out to the Commission that by replacing the cabins with trailer spaces he was lessening the problem rather than increasing it. The trailer spaces accommodated fewer people than did the cabins, therefore lessening the density.

Brief discussion among Commissioners centered around the newly installed utilities and sidewalks and the proposed parking facilities, which was followed by the hereinafter action.

Action:

M/s Freitas-Schultz: That the R-C-R Plan be approved.

AYES: Freitas, Praszkier, Schultz, Trombley, Dougherty

NOES: Upton

ABSENT: Azevedo

Commissioner Upton voted No because he felt the land could be put to better use, and the density was too high.

## Rexing, Stephanie@Coastal

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**From:** Maureen Farrell <maurfar@yahoo.com>  
**Sent:** Wednesday, December 23, 2020 1:02 PM  
**To:** Padilla, Stephen@Coastal  
**Cc:** Rexing, Stephanie@Coastal  
**Subject:** Dillon Beach Resort

To The Coastal Commission,

Wow what a difference new owners and management makes! I have lived in Dillon Beach for over 10 years and can't believe how the new group of owners and managers have transformed the Dillon Beach Resort. We used to walk our guest by those ratty old RV's on the way down to the beach from the Post Office and tell them that the cabins at the end were the Dillon Beach "Resort". We had to use air quotes with our fingers, because those cabins looked like run down shacks. Now they are beautiful and I was proud to put up my overflow Thanksgiving guests there last year. And my guests were able to contribute to our meal by using the full updated kitchen in the cabin. They even ran over to the General Store for spices and foil they forgot for their dish.

Everything these new owners have done is beautiful and has really made me so proud to share with my guests. But the real kicker is how they have treated us locals. They go out of their way stock what we need and to stay open everyday for our essential items. I have saved so much time and money by not driving all the way into Petaluma for groceries and supplies. The store manager is there most days and she is so ready to help and accepts special requests. She even ran back to ask the Chef if he had some fresh herbs I could buy for a recipe I was making. They have saved many a meal for me in the past couple of years.

And when we had extend power outages due to the fires, they were open everyday and let us charge our cell phones and laptops because they were running on a generator. It gave me an extra piece of mind that they were able to house all the CalWater guys in their tiny homes because Cal Water hooked up their own generator to power the tiny homes where the guys slept in shifts while they guarded our water supply and the generators that kept the water flowing. A huge Thank You is due to the Dillon Beach Resort from the community on that one!

This year their restaurant, now called the Coastal Kitchen, even made Thanksgiving Dinner for folks who were pin down here as a result of the pandemic. They even had pies and Sides that we could purchase at the store to supplement our Thanksgiving dinner for just 2 this year. That just goes to show how tuned into the community they are. They have truly become an extension of my Coastal Kitchen.

In short these new owners are a fantastic addition to the quality of life out here in Dillon Beach. And I want to make sure you hear from a full time resident, what a huge support they have been to me and the rest of our community. They have kept all the charm and improved the whole experience of living here at the beach. Clean, tidy and maintained daily. What more could you ask for?

Please support them in any way you can to continue being the best stewards this property has ever known.

If you have any questions or need my help in any way please contact me directly at [maurfar@yahoo.com](mailto:maurfar@yahoo.com)

Sincerely,

Maureen Farrell

435 Oceana Dr

Dillon Beach, CA 94929

April 5, 2020

Dear Ms. Pfeifer,

This letter is to share my concerns, as a member of DBNG, regarding the impact of Dillon Beach Resorts' non-transparent, unprecedented, and unpermitted "improvements" at Dillon Beach.

Let's begin at the beginning... My grandparents vacationed at Dillon Beach over 100 years ago. In the early 1930's my grandfather, William Rominger, purchased the 129 Cypress Ave. property. Since then, 6 generations of our family have enjoyed this uniquely remote, bucolic village. This home, and a century of memories, have passed down to me. I submit this letter in support of the culture, solitude, and unique character of the Dillon Beach village and community. Please help our village defeat DBR's threat of expansion, development and urbanization. They will not protect or enhance this coastal resource or our well being. The previous 2 owners over the past 100 years made improvements according to needs of operation and maintained harmony with the community.

DBR's past actions and future plans demonstrate the depth of their indifference towards the people of Dillon Beach. For example, units are occupied during this covid-19 shelter in place order! We are witnessing people entering and leaving units with suitcases. We took a picture of a "tiny home guest" parking permit which was displayed on the dashboard and valid 4/1-4/3.

The following list explains the effects of DBR's development:

**Tiny Homes & Cabins:**

~ Obstructed view of beach:

Former trailers were 8' vs tiny homes at 13' 10"

Trees between the cabins are 10 feet above the roof line and growing.

~ Metal roofs create extreme bright glare to homes above.

~ The interior and exterior LED lighting creates excessive light pollution, which the window treatments do not mitigate. In addition, placement of the units have the picture windows, glass doors and porches facing the village, exacerbating the light issue. (The front porch & large windows should face the ocean as does every home in the village)

**Occupancy impact:**

~ Historic occupancy in the trailer park was single owner, long term rental at 2 week maximum stay.

~ DBR's current 2 night minimum occupancy is a significant change of usage which impacts the solitude and culture of the village through the additional traffic, car alarms, slamming doors, car lights, and loud conversations. Transient lodgers create a constant cycle of disruption.

**Traffic Concerns:**

~ Increased fees for beach parking have resulted in visitors entering into the village neighborhood and causing road congestion, unsafe speeding, emergency vehicle gridlock, and parking in front of our homes which limits our parking spaces. This creates further animosity.

We want you to know how DBR's development will impact the people who have paid taxes, maintained our homes, supported our community, and hold this unique and special place in our hearts. Help us preserve the character and history of Dillon Beach as a gift to the next 6 generations.

As DBR pursues development of Dillon Beach with little challenge, restraint, or legality we fear the worst is yet to come. Will the coastal commission advocate for the people of Dillon Beach as we navigate the regulations, power structures, and politics of this situation?

I will send photos in a separate email. They include 6 generations of family at Dillon Beach, tiny home issues, and occupancy evidence. Thank you for your attention to this matter.

Sincerely,

William H. Campbell

(406)314-8304



## Stop Dillon Beach Resort!

Mary Pepper <mary.pepper@shorelineunified.org>

Mon 4/6/2020 10:34 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>; mary\_hadwiger@yahoo.com  
<mary\_hadwiger@yahoo.com>

Dear Ms. Pfeifer:

I am a 35 year resident of Tomales/Dillon Beach and have taught at Tomales Elementary school for 33 years. I am writing to implore you to preserve Dillon Beach as five generations of families who live there and in the greater West Marin Community have spectacularly done. The Village in Dillon Beach is a NO GROWTH community. Dillon Beach is one of the most sacred and untouched waterways in the world. It is not up for sale.

The West Marin Community has successfully protected Dillon Beach through waves of greed ranging from east coast developers, trust fund babies, wineries, and now a corporation 'Dillon Beach Resort' made up of unknown individuals using a once public representative, Steve Kinsey, to find loopholes, house on wheels created for the homeless, to turn a profit off of what a community has created. The Dillon Beach Community Plan must be followed. Any plans for growth must be done publicly, posted, and include neighboring villages of Tomales, Marshall, and Valley Ford.

All little houses placed at Dillon Beach need to be removed. The Disneyesque Pirate needs to be removed. The community plan states NO GROWTH. It has a height and density requirement that the wheeled houses have broken. A pirate with a weapon is not in the community plan.

The ONLY ALLOWED GROWTH, which is outside the Dillon Beach Resort Area, is the Lawson Family Resort. This resort has been strongly supported by the community over the years. The Lawson Family has provided 5 generations of meaningful caretaking of Nature along with opportunities for Bay Area residents and families to study, enjoy, and learn from Nature. The Lawson Family and Resort have worked with the schools, small businesses, local clubs, and nonprofits to build a stronger community, and a protected/cleaner natural environment. During the last two fires, Lawson's opened their doors giving **free shelter to as many as 200 families at a time**. The Lawson Family has provided my school children and all the students at Tomales Elementary with endless, truly meaningful, fieldtrips that taught environmental studies and ethics to generations of children. Some of these students, today, are actually professional and working environmentalist. The Lawson Family has labored to work within Marin County environmental codes and within the respect of the West Marin Community. I fully support what the Lawson Family is doing as this is the type of low profile resort that not only creates a



meaningful community, but teaches all how to interact with Nature, learn from Nature, and protect Nature. There is no greed, big profits, corporate self-righteousness involved. Only true fishermen and community members.

I urge you to demand that Dillon Beach Resort follow all processes other 'out for profit only' groups have had to follow:

- Follow the Dillon Beach Community Plan
- Follow Coastal Commission
- Discuss ideas, profits, plans, etc. through a series of community meetings in all surrounding villages including but not limited to Tomales, Valley Ford, Marshall.
- Post all meetings, plan drafts, contact information, names of corporations and members, etc. in the post offices of each village effected: Tomales, Dillon Beach, Marshall, Valley Ford, etc.
- Public elected representatives like Steve Kinsey, have no business manipulating communities that they once represented, for profit! Steve Kinsey no longer speaks for West Marin.
- Include and discuss wheeled houses as the loophole was intended by law to do, for the homeless and permanent low-income dwellers - not twisted by ex-representatives for the creation of high end, airbnb, resort type weekend rentals.
- The original, charming quaint trailers in front of Dillon Beach store need to be returned. The only structures allowed should be ones directly replacing the original vintage trailers. No more. Structures need to follow height and density as defined in Dillon Beach Plan.
- Dillon Beach residents have lost 40% of their views from the wheeled houses that

have broken community plan height mandates. If wheeled houses are not removed, they must be lowered to height requirements.

- Parking. The current parking lot fills up by noon on most weekends, sometimes leaving a line of traffic that goes past Elephant Rock. More parking lots are not the answer as that effects traffic on Dillon Beach Rd. When the parking lot fills up, the beach is operating at it's maximum capacity and needs to close. I encourage that the number of maximum capacity for Dillon Beach Resort to be reviewed and lowered.
- Traffic on Dillon Beach Rd. is already dangerous. There is only one way in and out of Dillon Beach given an emergency situation (earthquake, fire, etc.).
- We do not need loud music, "destination place" venues (bars, beer events, music, etc.) as this draws alcohol/drug behavior and crime in a rural area where we have very little police protections.
- I live on Dillon Beach Rd and have witnessed car accidents, frequent people parking in my driveway to eat my blackberries or paint my horses. Once someone set a fire in my driveway. During one exceptionally hot day last year, I had what looked like gang members from the East Bay in my pasture w/my horses and wandering around our ranch looking for a wrench, supposedly. When my husband came out, they went away.
- Daily I pick up trash along Dillon Beach Rd.: soiled baby diapers, beer cans, whiskey bottles, etc.
- The biggest issue is septic. Dillon Beach Resort needs to solve that first. Environmentalists need to monitor this process.

Dillon Beach Resort is a for profit corporation attempting to redefine our beach as a 'destination place'. It does not respect the traditional beauty and life style of The Village in Dillon Beach nor does this corporation have any sense of the natural beauty and wisdom our sacred beach possesses. Please stop Dillon Beach Resort! Return our village to what it was.

Please keep me informed of all meetings and actions around any proposals by Dillon Beach Resort.

Sincerely,

Mary Pepper, M.Ed

707-878-2241

[mary\\_hadwiger@yahoo.com](mailto:mary_hadwiger@yahoo.com)

## Re: Trucking sand out of DB

Solange Rocine <solange.rocine@gmail.com>

Mon 4/13/2020 12:58 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Hi Sara..

Thank you for your response..

1. Mike Goebel does Not have a No Trespassing sign ..  
When I asked him, he said You would hang him !

2. He only owns to mean high water table ... There is a lot of liberty being taken with the rest of the land

Dogs off lease chase wildlife and run into the dunes

AND attack humans & other dogs ..

It's all kept quiet!!!

What is going to done about this ?

3. I question the integrity of the volume of sand being removed ...

SO Many containers !!

They are most likely profiting from it..

This is a piece of Nature that needs stewardship and preservation

Will you facilitate this ?

Best,  
Trina

## Dillon Beach Issues

Debbi Ramey <rameydebby@gmail.com>

Mon 5/11/2020 6:46 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Cc: Westhoff, Alex <AWesthoff@marincounty.org>; rkutter@marincounty.org <rkutter@marincounty.org>

Sara,

Two items of interest at the Dillon Beach Resort:

1. We, and several of our neighbors, have very recently witnessed the **two dumpsters** in the Dillon Beach parking lot being filled with SAND that has blown into the parking lot from the beach and sand dunes (from recent wind storms). The dumpsters were picked up by a semi rig and **the sand was hauled away**. We then witnessed the semi bringing the dumpsters back and repositioning them in the parking lot. Presently, they are refilling the dumpsters with more sand to be hauled away. We're concerned about losing our sand dunes and beach.

Is it true that they have been told by the CC to remove any sand that blows onto the parking lot due to contamination? There are so many rumors flying, we don't know what's accurate.

2. In the resort parking lot (behind the store and cafe) the owners constructed a ledge (35-50' wide) with pavers and railing, and possibly reinforced the hill it's sitting on. This was done about a year ago. When we were out for our daily walk yesterday, we noticed that the hill is bulging and the pavers are shifting/lifting in a straight line across the entire ledge. It appears they have put a single jerry-rigged 2x4 up to hold the hill (reminds me of the little boy who put his finger in the dyke to hold the water back). We don't know much about construction, but it looks like the entire ledge is unstable and needs to be properly engineered and redone. This one may not be a Coastal Commission issue. This may be Marin County. It's hard to know where one agency starts and another one stops. I've copied our Marin County supervisor's office for this item.

Thank you for your attention to this.

Deborah Ramey



Virus-free. [www.avast.com](http://www.avast.com)



## Human Excrement at Dillon Beach

Elle Solange Rocine <trina.rocine@gmail.com>

Tue 5/26/2020 7:07 AM

To: Rebecca Gondola <RGondola@marincounty.org>; Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>; Ginsberg, Jo@Coastal <Jo.Ginsberg@coastal.ca.gov>; Mike Goebel <mike@dillonbeachresort.com>

Hello!-

Public washrooms are closed in Dillon Beach

Swarms of people were out here on the weekend..

Who is in charge of Public Health & Safety at this time ??

These are serious issues that need to be addressed ASAP ...

Trina

415.299.5558

## Re: Human Excrement at Dillon Beach

Elle Solange Rocine <trina.rocine@gmail.com>

Wed 5/27/2020 5:04 PM

To: Mike Goebel <mike@dillonbeachresort.com>; Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>; Rebecca Gondola <RGondola@marincounty.org>; Rhonda Kutter <RKutter@MarinCounty.org>

The Sheriff is telling people the beach is open.

He said Bolinas and Stinson have porta potties and hand washing stations..

If you are Private , why do you not have NO TRESPASSING signs ?

Mike, your children play under the Cypress trees where the public are defecating.

They are also using the outside of the bathrooms too, the sand dunes etc etc

If You are cleaning bathrooms daily as you said in your email, why is there evidence of human waste ?

You are also not cleaning the beach.  
Several locals have been doing this !

You told us your group were Stewards of the land..

Your actions clearly demonstrate You are not..

What are you going to do about the Human waste ?

More and more people are coming to the beach, it's hot inland and many don't mind paying a measly \$100 ticket..

Trina

On May 26, 2020, at 8:18 AM, Mike Goebel <mike@dillonbeachresort.com> wrote:

Good Morning Trina,

There are actually no public restrooms at Dillon Beach. The restrooms in the beach parking lot are privately owned by the resort. Due to the county wide ordinance the parking lot and bathrooms are both closed at this time. The resort still manages, maintains and keeps clean both the parking lot and bathrooms during this shutdown. We have noticed beach guests trying to use the closed bathrooms and have put up signage explaining the county mandated closure. The Resort also follows a detailed routine to monitor and clean the bathrooms, parking lot and beach multiple times a day. If there is a specific Public Health and Safety issue that you are referring to, let us know and we will look into it if it is something we can remedy. Otherwise, a call to the Sheriff's Office would may be more prudent.

Thanks for reaching out, and please let me know if we can be of any further assistance.

Regards,  
-Mike Goebel  
415.271.5760

On May 26, 2020, at 7:06 AM, Elle Solange Rocine  
<[trina.rocine@gmail.com](mailto:trina.rocine@gmail.com)> wrote:

Hello!-

Public washrooms are closed in Dillon Beach

Swarms of people were out here on the weekend..

Who is in charge of Public Health & Safety at this time ??

These are serious issues that need to be addressed ASAP ...

Trina  
415.299.5558

## Sand Removal at Dillon Beach

Melinda Bell <mkbcpa@sonic.net>

Tue 6/9/2020 4:53 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

I know that you have been hearing a lot about the sand removal at Dillon Beach, but I am sending this to inform you that the removal continues. They keep sending trucks every day. If someone from the California Coastal Commission or Marin County is monitoring the activity and is aware of the extent of removal, that's fine. But if no one from planning agencies is observing, beach nourishment and dune enhancement to adapt to sea level rise could be made much more difficult in the future.

Thank you for your work to protect our coastline.

Melinda Bell

Dillon Beach Neighborhood Group



## FW: Dillon Beach

Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>

Fri 6/12/2020 9:07 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

FYI-another sand removal email.

Can you get back to her and tell her I forwarded?

**From:** Terry Woodard <trixiew77@gmail.com>

**Sent:** Friday, June 12, 2020 6:20 AM

**To:** Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>

**Subject:** Dillon Beach

Hi Stephanie

Thank you for what you do. I'm passionate about our coastal health and appreciate those who work in that goal.

Not sure where to take this, but myself and many other permanent residents of Dillon Beach are highly disturbed by the recent activity of the new owners of the parking lot. Over the past 6 months, they have been removing sand from the parking lot and taking it to Petaluma, i suspect to sell. The former owners always took the sand back to the mid tide line for return to the coastline. I was told yesterday that up to 72 large containers (like big industrial trash bins) have been removed.

We are hoping there is some better explanation than selling it, and we are hoping the activity has been reviewed and approved by your body.

Any insight/help you can provide would be awesome.

Terry Woodard  
221 Oceana Dr  
Dillon Beach

## Re: Sand Removal at Dillon Beach

Melinda Bell <mkbcpa@sonic.net>

Mon 6/15/2020 2:33 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Sara,

Thank you for confirming your work on long-term sand management strategy with the Resort owners for the beach parking lot. We are very glad to know that you continue to monitor the situation and are aware of developments.

I have also had inquiries about CEQA review. I am assuming that CEQA compliance is an important part of your daily work.

As you know, Marin County is making sand management an important part of their sea level rise adaptation. Their evaluation of the impact of dune resources along the coast will be coordinated with your work on the impact on the parking lots and roadways. We know it will be a long-term process.

Thank you,  
Melinda

On 2020-06-15 13:25, Pfeifer, Sara@Coastal wrote:

Hi Melinda,

Thank you for sharing your concerns. We are in contact with the owners of Dillon Beach Resort about this issue and are working with them to develop an improved long-term sand management strategy to maintain the beach parking lot.

Regards,  
Sara

Sara Pfeifer | Coastal Planner  
CALIFORNIA COASTAL COMMISSION  
North Central Coast District  
(415) 904-5260 | [sara.pfeifer@coastal.ca.gov](mailto:sara.pfeifer@coastal.ca.gov)

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**From:** Melinda Bell <mkbcpa@sonic.net>  
**Sent:** Tuesday, June 9, 2020 4:53 PM  
**To:** Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>  
**Subject:** Sand Removal at Dillon Beach

I know that you have been hearing a lot about the sand removal at Dillon Beach, but I am sending this to inform you that the removal continues. They keep sending trucks every day. If someone from the California Coastal Commission or Marin County is monitoring the activity and is aware of the extent of removal, that's fine. But if no one from planning agencies is observing, beach nourishment and dune enhancement to adapt to sea level rise could be made much more difficult in the future.

Thank you for your work to protect our coastline.

Melinda Bell

Dillon Beach Neighborhood Group

My name is Liz Newton. I own a house in Dillon Beach which is within 100 feet of the Dillon Beach Resort Tiny Homes Trailer Park which falls within your jurisdiction, Housing & Community Development (HCD). I am very concerned about the process used for approving this trailer park and the ability of the Dillon Beach Resort (DBR) investors to conduct their business in the way that they have. I do realize that in 1969 Marin County did not want to oversee the trailer park anymore and that your agency was a better fit. And it was, until there was a change in ownership mid year 2018. The new owners, Dillon Beach Resort (DBR) investors used Steve Kingsley, a former Marin County Supervisor and a former member of the CA Coastal Commission, to help the investors navigate through new ownership changes. Steve Kingsley, was and still is, being investigated by the CA Coastal Commission and the CA Spotlight on Coastal Corruption.

I started researching this trailer park transformation in January 2019 after I attended a meeting at the DBR Resort Cafe sponsored by Marin County for discussion and updates on local water issues. The topic switched to the unexpected activities of the DBR investors. The new owners of the trailer park, located at Dillon Beach, chose not to behave responsibly in their operations on our coast. The DBR investors proceeded with their project without the proper checks and balances, they acted dishonestly, were not transparent and were not ethical in their actions.

The DBR should not be allowed to use HCD to legitimize their trailer park. This was not a "new" housing development designed to shelter or offer housing opportunities for Californians from all walks of life. These tiny homes will not be used for anything more than an additional revenue source. It will act solely as a 25 room motel being rented nightly. How many trailer parks under your jurisdiction and on our CA coast are privately owned and rent trailers by the night?

How does the DBR trailer park fall within your Mission, Vision and what you do: To promote individually owned recreational vehicles to lower income populations. Therefore, increasing the possibilities of Californians, be they veterans or seniors to enjoy ownership of affordable second homes. It doesn't in any way.

Was HCD aware that DBR had plans to kick out the trailer owners and demo their trailers? Demo, remove all visible signs of the former trailer park, install new necessary infrastructures, prepare the park for the delivery of the tiny homes and ignore all public hearings that the Dillon Beach community should have been allowed? Then rent the tiny home "trailers" by the night? This changed the whole concept of the park which was providing an independent small community of trailer owners. DBR increased space fees forcing the previous trailer owners to leave. In our CA Coastal Act 30107.3 environmental justice is very important. This was added to the Act in order for fair treatment of people of all races, cultures and income with respect to a development. Once again the DBR investors chose not to honor our Ca Coastal Act by greatly increasing rents ultimately forcing existing trailer owners out. One could assume the investors had a demographic profile where neither the trailers nor the trailer people were included in their vision.

Why was HCD the lead agency for a project on our coast that differs greatly from all that HCD stands for? At that January 2019 meeting, sponsored by the County of Marin, Supervisor Dennis Rodini, stated very clearly that the local jurisdictions, the County agencies, the CA Coastal Commission were told “hands off”. Also at this meeting Supervisor Rodini announced that the State Housing & Community Development would be used for all permits and approvals of this project. By using HCD for the authorizing agency the DBR investors were able to bypass the above mentioned agencies plus the CA Coastal Act and ignored the 1989 Dillon Beach Community Plan. I feel that with the help of Steve Kingsley, the investors partnered with HCD to undermine the ability to implement uniform policies governing our coastal development.

When did the DBR investors contact HCD for a change in ownership and the plans for the demo of the old trailers? Did any office within HCD provide the necessary environmental documents for demolishing the existing trailers? How did HCD handle the supervision of disposal of scrap metal, sewer lines etc? Did DBR notify HCD of the “new” construction? Did DBR pass all the necessary permits needed for new electrical, new sewer lines and new sewage containers? Did DBR notify HCD the delivery cycle of the new tiny homes?

As stated in an HCD document, Alterations of a park: prior to altering an existing utility facility or permanent building within the park, you must obtain a “Permit to Construct”. When the form is submitted it must include plans depicting the proposed project. At this time, did HCD notice the proposed alterations changing from a park with individual trailer ownership to a park now owned and rented by the night by the DBR investors? If HCD did recognize the operational changes, why was there no public comment time made available?

Did DBR declare on their application that all evidence of the former trailer park would be removed? Construction began as “new” construction from the ground up. Was this new construction permitted and approved by HCD? Did DBR’s application meet all necessary coastal permits? Did DBR provide an environmental impact report? If so, what agency was used? And, did DBR meet all required septic, water and wastewater requirements?

Did DBR provide an approved permit from our CA Coastal Commission for development within our Coastal Zone? Did DBR receive written approval from our health department on plans relating to water supply and sewage disposal for the anticipated and necessary increase in use? Was that approval submitted?

I have another concern re: DBRs violation of our CA Coastal Act. The Act includes “development is not just typical land activities but also the changes in the intensity of land use where no construction is involved”. The investors and their representative Steve Kingsley have maintained that they are simply swapping one trailer park for another. The changes from small limited use by the former trailer owners to high unit turnover in order to maintain profitability must and is happening! The new tiny homes will not “just replace with like-kind use”. As predicted recent huge increases in rentals and increased use of utilities have already started. The investors needed to alter the description of their “park” in order to “legally” generate income during this Covid-19 nightmare. Was HCD informed of the change in description to camping?



That description was from “word on the street”. The overuse of water and their wastewater systems shows that an increase in use is happening. Smells are happening! The sewage smell is very evident below the Pirate statue. This location, for years, has created a swampy hillside with a distinct smell of a septic system not performing properly. It was common knowledge that the septic systems for the former park had wastewater failures with band aid fixits. There should be grave concerns that this hillside will collapse from over saturation be it rain driven or septic overuse. If the DBR investors had upgraded the trailer park to current septic codes, this smell and soggy hillside would not be happening.

Over many decades, the Village and the former trailer park had generations of families passing down their trailers and homes, becoming part of the flavor of these communities. The home that my husband and I own was built in 1914 and we have owned this house for almost 30 years. Back in the 1950s my grandfather owned a cabin on Park Avenue.

Sixty years ago the cliffs seemed higher, the sand dunes were more than less and the tide pools were not filled with sand. But, all in all, the flavor and opportunities of this quaint, quirky area has stood the test of time --- until now!

This change in use, here in Dillon Beach, is because people who have money, people who have connections have been allowed special considerations. This project has changed the community of Dillon Beach . And that change may be forever.

Today, tomorrow and into our future, is this how the Housing & Community Development wants to handle their mission and visions, by protecting and allowing such developments to proceed? These investors chose their own route to proceed. The investors decided that they were “special”. “Special” because they could use channels that they were not entitled to, they had money and have been allowed to by-pass all that is legal because they could! It should not matter how large their investment loss might be in this project. The DBR investors decided to use whatever means would be needed to maximize their bottom line. What road they took and the agencies allowing them the ability to proceed is wrong. Very wrong!

Please help right this wrong!

Liz Newton

## FW: Dillon Beach Community Traffic

Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>

Thu 9/10/2020 11:56 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Cc: Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>

FYI

-----Original Message-----

From: Michael Goebel <mike@bloodhoundsf.com>

Sent: Tuesday, September 8, 2020 10:25 AM

To: Justin Lawson <justin@lawsonslanding.com>

Cc: Dennis Rodoni <droni@marincounty.org>; Rhonda Kutter <RKutter@MarinCounty.org>;

Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>; Manna, Jeannine@Coastal

<Jeannine.Manna@coastal.ca.gov>; Rice, Katie@Coastal <katie.rice@coastal.ca.gov>;

dillonbeachert@gmail.com; jeff Stafford <jeff@futureofdb.com>; emailthefishbowl@gmail.com;

judgeret@aol.com; bill@trentadue.com; DBR Innkeeper <stay@dillonbeachresort.com>;

info@dillonbeachresort.com; Mike Lawson <mikelawson60@gmail.com>; Willie Vogler

<wvogler@gmail.com>; kneedle@sbcglobal.net; Tom Flynn <tomflynn@sonic.net>; Husband

<mickeyrocks@att.net>

Subject: Re: Dillon Beach Community Traffic

Justin,

Thank you for taking the time to craft this email and express your concerns. I am encouraged to see that Lawsons Landing is contemplating some potential options. Unfortunately though, your email is not accurate and/or outdated in regards to DBRs management of traffic and includes outdated photographs that do not depict the current traffic situation. Under the circumstances I think DBR has done a fantastic job of managing the increased visitor traffic this season.

Coupled with the COVID19 health restrictions, abnormally high temperatures, and the regions smoke pollution, this summer has seen an increase in visitors accessing the entire coast. This is not limited to Dillon Beach, as there were traffic issues this weekend and during the pandemic throughout the Bay Area at virtually every coastal access point in California, as noted in media outlets. We communicate with both the CHP and Tomales Bay Fire Department on a weekly basis to ensure all parties are prepared for busy weekends and both agencies needs are met from a public service stand point. I would suggest one option for Lawson's Landing to consider is repairing and utilizing Sand Haul Rd. This is the only accessible road that would allow vehicles to circulate through Dillon Beach and reduce the backup of traffic. I encourage the owners of Lawsons Landing and the Coastal Commission staff to revisit this option and would provide direct visitor access to your property.

Ultimately the weekend traffic is a burden shared by DBR, Lawsons Landing and residents of Dillon Beach. Recently the neighbors of Dillon Beach created a working group called Dillon Beach Neighborhood Group (DBNG), which DBR works closely with regarding important community issues, including traffic concerns. DBR and DBNG would encourage Lawsons Landing to be more involved with these discussions, as such I will shoot you an email directly so

we can coordinate our efforts to resolve this issue.

Thanks again for your input, I am confident we can work together to manage this situation as effectively as possible.

Sincerely,  
-Mike Goebel  
415.271.5760

> On Sep 7, 2020, at 1:36 PM, Justin Lawson <justin@lawsonslanding.com> wrote:

>

> Local Community Members, Supervisor Rodoni, Coastal Commission Staff, D.B.E.R.T., and Dillon Beach Resort.

>

>

> I am reaching out for answers and suggestions as a representative of Lawson's Landing, of which we provide both overnight & day visitor coastal recreational access, and also as a community member that resides here in Dillon Beach. I'm greatly concerned about the traffic issues that have been occurring here in our small town over the past several years and have only worsened. This traffic greatly impacts both resident and visitor safety when emergency services are frequently needed and also generates a negative customer experience for my guests.

>

> Our family has been active in the community for generations between both the campground, and up to the year 1999 when our cousins passed the privilege of running the resort on to a new owner. I know our traffic has been the topic of concern for years in the past and required a traffic management study in conjunction with our California Coastal permit that was issued in 2011. The result of that permit ultimately addressed concerns for public safety and environmental impact and it reduced the occupancy which our facility is able to accommodate.

>

> My first question is for Coastal Staff-

>

> My understanding with our Coastal permit is to address and manage traffic backups that impact our neighbors outside the entrance of the Lawsons Landing. With the introduction of our camping reservation system years ago we very rarely build up a back-up of Rv's and continue to evolve that system to expedite that check in with most recently due to COVID-19 a contactless check in process. Our last remaining hurdle is around our day visitors which we share the same dilemma as our neighbors at Dillon Beach Resort but for very different reasons. Seasonally our business is very popular for guests to access Tomales Bay for clamming on the mud flats by boats that they launch from our property. This has gotten so popular that we were turning away as many as 75 vehicles a day when we reached our occupancy of 100 vehicles. Pictures 1,2,3,4 help visually show the backup. So I introduced a reservation system 4 years ago that greatly reduced the number of vehicles we turn away, often only 2-5 cars (that's a huge success). But to my dismay we have been unable to stop guests with reservations from arriving as early as 3 a.m. to be in line for us to open at 6 a.m. This lineup can span 1/2 a mile even, on rare occasions, a mile to the general store, and causes a great amount of noise and

litter in front of our homes and that of our neighbors. I have issued warnings to repeat guests that we will cancel future reservations if this habit continues, sent reminder emails to guests with reservations to not arrive prior to 6 am, and started removing guests that we catch intentionally littering, but the issue remains and we have been unable to resolve it. Leading me to my question for Coastal staff: If I were to program our reservation system to stagger the allowed time of entry so that only a reduced amount of guests could enter the property at specific times, would that be infringing on coastal access? The idea is that the, say, 25 cars allowed to enter at 6:00 AM would not stretch back up the road far enough to bother the neighbors and the line of cars would be gone by the time most of the 7:00 AM arrival cars would arrive. This would also make access more available for other user groups that would arrive later in the morning and still accommodate the 100 day use vehicles that we have been permitted.

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> My second question is for Dillon Beach Resort, Coastal Staff, Supervisor Rodoni, and emergency responders.

>

> How can we resolve the all day long backups of vehicles lined up to park at Dillon Beach resort? When my cousins managed the parking lot in the past, when that lot reached capacity they would simply turn around vehicles. One of my current staff members used to work for the resort back then under Helen Lawson and can still attest to that. I have suggested to Mike Goebel in the past to turn around vehicles as that was done historically, and even most recently asked staff members 2 weeks ago at the resort why can't they turn around vehicles, and the response is "they can't do that"???. I have an even smaller turn around radius at our gate and have no issue turning around vehicles towing boats. They may not be happy but it's pretty simple. While we may not have the right to control access on a public road, we do have the right to deny entry to our parking lots to anyone not doing as we ask. Removing the reason for the car to be there removes the car. Pictures 5-8 below shows the backup spanning multiple miles out of town.

>

> Often I hear comments back from staff at Dillon Beach Resort that their line up is a result of vehicles trying to go in and out of Lawson's Landing. Yes, we do generate traffic and will not argue that. But to have traffic at a standstill at the entrance to the day beach reduces the public road to one lane that is difficult for anyone to manage. We have tried sending our staff off of our property to manage the traffic, only to be told by CHP to not direct our traffic out of that line. Also our insurance carriers state that our staff is not covered off property. We see that CHP does get calls to come but they are unable to do very much if vehicles are just sitting there idling.

>

> I now find it insulting that the Resort does not manage their traffic, and even more so during this pandemic when our business was completely shut down taking a financial hit of no income

for 3 months while not allowing a single short term visitor on our property. Even now we are open but at a substantially reduced camping capacity due to distancing requirements. But then this line up occurs and the vehicles are not directed away and it actually impacts us daily as we often have the ability to accommodate some of that coastal daily business but not getting that exposure. Finally, yesterday some of our limited number of guests with paid reservations were getting turned away by the CHP and are now demanding refunds.

>

> If and when vehicles are turned away this may increase the amount of illegal parking in our town, but also send many away back home. At that time the roads will be open to tow trucks to get in and tow vehicles and CHP and sheriff will have the ability to write tickets instead of managing Dillon Beach Resorts traffic at the top of the hill by Elephant Rocks. Right now the sign saying "BEACH LOT FULL" means you have to wait a while to park in Dillon Beach. Turning people away will make the sign mean what it says and ultimately direct a portion of that traffic elsewhere. It worked on our clammers.

>

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> This email chain is to provide thoughtful discussion and provide resolution.

>

> Thank you,

>

> Justin Lawson

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## Dillon Beach Resort

Scott Miller <handmadeinmarin@gmail.com>

Mon 7/20/2020 9:14 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>; Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>; Steve Kinsey <steve@civicknit.com>

Hello Sara, Stephanie, and Steve,

The CDP for Dillon Beach Resort needs to address the storage containers placed at the former marine lab site in the summer of 2009. If retained, this development South of Dillon Creek is subject to Policy CD-12.1 in the Dillon Beach Community Plan.

Hope everyone's staying healthy.  
-Scott



## FW: Ongoing Sand Removal at Dillon Beach

Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>

Thu 8/13/2020 12:55 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>; Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>; Ginsberg, Jo@Coastal <Jo.Ginsberg@coastal.ca.gov>

 2 attachments (2 MB)

IMG\_1385 Picture taken 8.12.2020.jpg; Sand Hauling from Dillon Beach parking lot 8.12.2020.jpg;

**From:** Debbi Ramey <rameydebbi@gmail.com>

**Sent:** Thursday, August 13, 2020 12:28 PM

**Cc:** Black, Abigail@Coastal <abigail.black@coastal.ca.gov>; Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>; maria.brown@noaa.gov; max.delaney@noaa.gov; DConnolly@marincounty.org; krice@marincounty.org; ksears@marincounty.org; jarnold@marincounty.org; Dennis Rodoni <info@dennisrodoni.com>

**Subject:** Ongoing Sand Removal at Dillon Beach

To Whom this Should Concern,

Neighbors and I have witnessed major sand removal from Dillon Beach, recently. Yesterday (8/12/2020), it was witnessed that at least 4 very large dumpsters full of sand were hauled away by 2 Toby's tandem trailers (see attached pictures). Today, the same scenario was witnessed again, with 2 tandem trailers full of sand.

A couple of months ago, I reported this to Sara Pfeifer at the Coastal Commission. Her response on 5/19/2020 was: "we have agreed to allow Dillon Beach Resort to temporarily remove sand from the parking lot, until a long-term sand management plan is in place. I will speak with the applicants again to make sure that we are still all on the same page in regard to what is allowed."

It is my understanding that it is not legal, in California, to mine sand without a permit, and in the Coastal Zone, any permit needs to be vetted (i.e. public notice and opportunity to comment). I'd like to see copies of any notices or the records of any permissions granted by the Coastal Commission for this sand removal.

I have a couple of questions about the Dillon Beach sand removal:

1. What permits have been granted?
2. Has there been an environmental review of the impacts of the sand removal? If not, I'd like to request all agencies involved to do a study of those impacts before any more sand can be removed.

From the attached pictures, it looks like they are removing sand directly from the beach, not just the parking area!!! Please note that the parking lot at Dillon Beach gets flooded yearly and there seems to be an issue as to where the mean High tide line is. This causes concern to the Sanctuary and also alteration of the creek bed through these unpermitted actions by the Dillon

Beach Resort Owners.

Thank you for your prompt attention to this matter.

Debbi Ramey  
49 Park Avenue  
Dillon Beach, CA 94929  
415.730.6100



Virus-free. [www.avast.com](https://www.avast.com)

## Dillon Beach resort

Scott Miller <handmadeinmarin@gmail.com>

Mon 8/24/2020 8:35 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Cc: Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>

Good morning Sara,

Hope you are staying safe during the crises.

I am curious if there has been any progress with the resort's application.

They have been removing quite a bit of sand, which normally would have required a CDP.

Also, after watching them allow bonfires on consecutive no-burn days, I was reminded that the new owners increased the number of fire pits when they bought the place and relocated them. Not a big deal under normal circumstances, but watching them chog extra smoke into the community for the past week is another reminder of how little the new owners care about much of anything.

The smoke is obviously a BAAQMD issue, but the addition and relocation of rings is a CDP issue. Please "add them to the list".

Thank you, stay safe, and please let me know if anything has changed.

-Scott M

## HCD/DBR Tiny Homes

Liz Newton <liznewt@pacbell.net>

Fri 9/18/2020 8:10 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Sara - My name is Liz Newton and I own a home approximately 100 feet up from the Resort Trailer Park. I am and have been very concerned with the methods used by the Dillon Beach Resort investors and their representative, Steve Kinglsey. This project appears to be designed to eliminate public comment, groups of people were probably identified and targeted by lifestyles. I sent you a couple of emails in 2019 re: DBR and using the CA Coastal Act, CA Coastal Commission and the 1989 Dillon Beach Community Plan. A lot of hard work, by many concerned citizens and agencies have come together to map out how to respect our region, our coastlines, to maintain consistencies between agencies and preserve our beautiful beach communities that are literary being repurposed by people with money, connections, entitlement and just because they can. Please read my attached document based on the research I did on HCD and DBR investors. This whole approach was wrong right from the start and should be stopped! Thank you for all the calls, emails and pleas would have had to respond to.

Liz Newton

liznewt@pacbell.net

530-219-5347

## FW: Zooming with DBNG

Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>

Mon 9/21/2020 5:15 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Cc: Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>

FYI as it relates to DBR.

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**From:** Scott Miller <handmadeinmarin@gmail.com>

**Sent:** Saturday, September 19, 2020 2:07 PM

**To:** DBNeighborhoodGroup <dbneighborhoodgroup@gmail.com>; Rhonda Kutter <RKutter@marincounty.org>

**Cc:** jeff Stafford <jeff@futureofdb.com>; Bonnie Smetts (bonnie@futureofdb.com) <bonnie@futureofdb.com>; Justin Lawson <justin@lawsonslanding.com>; Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>; DRodoni@marincounty.org

**Subject:** Zooming with DBNG

Dear Melinda and Rhonda,

Thank you for setting up the office hours yesterday. It was my first zoom since watching on PBS as a kid (and it was educational).

I would like to share these follow-up ideas with the neighborhood group *et al.* :

First: *Enough* with the excuses already.

"It's because of the COVID and it was hot." and "It was bad everywhere so we just have to live with it," sentiments expressed by Supervisor Rodoni and Mike Gobel are pathetic.

Gridlock created by the Resort predates COVID-19.

Just because other communities have the same problem doesn't mean we should accept it as OK. ("But Johnny's parents let *him* do it." "If Johnny jumped off the bridge would *you*?)

Hot weather isn't going to decrease in the future.

We are experiencing Traffic Change and our leaders are Traffic Deniers.

(Except for the Lawsons. They have acknowledged the situation and continue to work to mitigate negative impacts.)

Second: There *is* a solution. Go with the flow.

Tom Nunes and Dennis Rodoni both commented that "there are no easy solutions", yet Officer Salaun laid out the protocols for a *very* easy solution.

The only thing preventing it from happening is Mr. Gobel.

As Mr. Stafford pointed out, there will be some negative effects that will also need to be addressed.

But we can't enter Phase 2 until we initiate Phase 1.

Dillon Beach Resort has the authority to initiate Phase 1.

Third: The Digital Divide.

"Notification is Key." - Sgt. Brennan Collins.

Dillon Beach Resort uses social media to encourage vehicles to "Get. Out. Here."

Then they use a sandwich sign to tell them it's full.

Both messages should be conveyed using the same platform.

Followers on instagram don't read signs. They're too busy staring at their phones.

Dillon Beach Resort has *never* posted “Lot Full” on their instagram.  
It was discussed that once people have driven out here they aren’t likely to give up and drive away.  
The internet travels farther and faster than *any* sign, even a shiny electronic one at the new firehouse.

Thank you for setting up a dialogue. I hope something constructive comes from your efforts.  
-Scott M.

P.S.- Traffic is backed up today.



## Taking a pause before renewing Dillon Beach proposal adding 12 more homes to the trailer park..

Eileen Hayes <artescapes415@gmail.com>

Mon 9/21/2020 3:17 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Hello Sarah. Its been many months since we have communicated. During this time we have all experienced Covid and the resulting shutdown . At our last public meeting in March we were told that the Coastal Commission would be willing to take an in person look at how the new rental housing at the trailer park was. not only obstructing views for the village but also for visitors entering dillon beach. I believe you had expressed taking a walk here pre Covid .The entire Point Reyes Peninsula is no longer visible as these so called tiny homes are much taller and larger than the trailers. We were told that we would be able to have input before any plans were finalized. Now we are hearing that final plans are about to be approved. WHEN AND HOW CAN WE VOICE OUR CONCERNS BEFORE FINAL APPROVAL?

1.Can these homes be constructed without placing them on useless wheels that are covered since that adds a few more feet. There is no point to that since these homes are not trailers and are not replacing "like for like." 2.Who is in charge of overseeing guest and guest noise in the evening hours after d.b.employess leave. ?Currently there are at least 50 guests some evenings THIS IS WITHOUT ADDING ADDITIONAL HOMES TO THE PARK 3.Why the hurry to rush through plans for an additional 12 homes without first addressing the community concerns regarding traffic, parking, noise, and scenic disruption. We beg of you to take our concerns seriously and not allow big money and investments to quickly railroad this proposal through at a time when we are not able to have a full voice due to covid concerns. Please be a voice for the people who live here! Thank you, Eileen Hayes

**RE: Dillon Beach Resort**

Cea Higgins &lt;Cea@coastwalk.org&gt;

Thu 9/24/2020 4:00 PM

To: Pfeifer, Sara@Coastal &lt;Sara.Pfeifer@coastal.ca.gov&gt;

Thank you Sara. I continue to hear from the residents that the sand mining operations continue (twice this week). I have encouraged everyone who has corresponded with me to send their comments to you and to continue to document the actions of the resort owners. Unfortunately, these new owners are more interested in profit than human safety, community relations, equitable public access, or preservation of the environment and in their short tenure of their ownership have completely changed the location for the worse seriously impacting public access options and habitat health.

I appreciate knowing when you believe this will be in front of the Commission and I also wish you the best of health in your 3<sup>rd</sup> trimester. Congratulations!!!!

Kind Regards,

Cea Higgins  
Executive Director  
Coastwalk/California Coastal Trail Association



707 829 6689 office  
707 217 9741 cell  
555 South Main St. Suite 3  
Sebastopol, CA 95472  
[Cea@coastwalk.org](mailto:Cea@coastwalk.org)  
[www.coastwalk.org](http://www.coastwalk.org)



*Coastwalk believes that through stewardship of the California Coast, people find a balance between their profound need to experience the coast and the need to preserve its fragile environment. We are a grassroots non-profit organization that inspires, educates, and advocates for both coastal protection and responsible public access. We create a community of coastal stewards through our unique guided coastal hiking experiences, providing Trail information, and our work to complete and sustain the California Coastal Trail.*

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**From:** Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

**Sent:** Monday, September 21, 2020 4:45 PM

## Re: Dillon Beach Resort video of sand mining

Cea Higgins <Cea@coastwalk.org>

Fri 9/25/2020 11:37 AM

To: Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>

Cc: Cea Higgins <Cea@coastwalk.org>; Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Hi Stephanie and Sara

Thought you might want this for your records.

<https://youtu.be/Aoe1f6JV42s>

Cea Higgins Executive Director Coastwalk/California Coastal Trail Association  
[www.coastwalk.org](http://www.coastwalk.org)

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**From:** Cea@coastwalk.org

**Sent:** September 18, 2020 3:36 PM

**To:** Stephanie.Rexing@coastal.ca.gov

**Subject:** RE: Dillon Beach Resort

Thank you Stephanie! I look forward to seeing the enforcement letter and hope that is possible. Please find attached yet one more letter sent to me by a resident on this matter. So sad to see such a lovely area which has served as a low cost visitor serving amenity and also a sanctuary for habitat-be treated this way by these new owners. I am confident the Commission will work to resolve this issue in a fair way and I stand at your service to help ensure the best outcome for all.

Kind Regards,

*Cea Higgins*  
 Executive Director  
 Coastwalk/California Coastal Trail Association



[707 829 6689](tel:7078296689) office

[707 217 9741](tel:7072179741) cell

555 South Main St. Suite 3

Sebastopol, CA 95472

[Cea@coastwalk.org](mailto:Cea@coastwalk.org)

[www.coastwalk.org](http://www.coastwalk.org)



## Possible walk through at the beach and town.

Eileen Hayes <artescapes415@gmail.com>

Fri 9/25/2020 11:29 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Hello Sara. Thank you for your email. I really hope that we can set up at time for you to take a look out here as we had talked about months earlier. I think the Coastal Commission owes that to the villagers in determining our future with such a massive development project by the new owners. Please let me know any dates or times that would work for you. Thanks, Eileen

## Fwd: Dillon Beach Resort and Parking

Debbi Ramey <rameydebbi@gmail.com>

Fri 9/25/2020 5:50 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>; Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>

Cc: Liz Newton <liznewt@pacbell.net>; Ellen Leshher <ellenlesherre@gmail.com>; Mary Kay Patton <mk.patton@gmail.com>; Jeff Abate <jtabate@icloud.com>

 6 attachments (90 KB)

Dillon Beach Resort - Google Docs.pdf; image004.png; image002.jpg; image005.png; image004.png; image003.png;

Hi Sara & Stephanie,

Please review this entire string of messages regarding issues with the Dillon Beach Resort. There are several issues with the DBR; this is just the tip of the iceberg.

Thank you,

Debbi Ramey  
49 Park Ave  
Dillon Beach, CA 94929  
415-730-6100

----- Forwarded message -----

From: **Liz Newton** <liznewt@pacbell.net>

Date: Thu, Sep 24, 2020 at 4:38 PM

Subject: Re: Dillon Beach Resort and Parking

To: <ellenlesherre@gmail.com>, Cea Higgins <cea@coastwalk.org>

Cc: Debbi Ramey <rameydebbi@gmail.com>, DENNIS RODGERS <beachbumsx4@mail.com>

Cea, Wow that was a quick reply and thank you for that! I am attaching a document re: Housing & Community Development the state agency that had the jurisdiction of the former trailer park. In 1969 the County of Marin was given an opportunity to give HCD the jurisdiction of the trailer park. The DBR does not in any way fit the profile for HCD to have approved any permits. But that is where Steve Kinsey, DBR's representative, started the whole process. And, now after several conversations and emails just in the last 2 days, we find out that the CCC is not interested with what HCD did prior. CCC, per Sara, told me she doesn't even know who, what or why HCD is and does. Sara's project charge starts with the application! Tuesday, when I spoke with Sara, she kept referencing that the CCC staff was only interested in their "charge papers". I am assuming that the "charge" is directions from the commissioners. The project started much earlier than the application date. Could the fact that the CCC were told "hands off" before the application was officially in their hands that maybe the CCC wants to disassociate themselves from the earlier work. I am sure you have all the dates from Ellen and Debbie that I consider pivotal dates. Supervisor Rodoni at a Jan 2019 water meeting held at the Cafe announced that



all local agencies, County offices, Supervisor's office and the CCC were told "hands off". No further explanation. And at a meeting in July 2019, hosted by DBR, Steve Kinsey announced that the Resort was applying for "after-the fact" permitting. Steve Kinsey acknowledged that there would be penalties for not gaining proper permits from the CCC. A question: First Kinsey helps the DBR investors navigate through HCD. And, later "oh it's ok that we now use the CCC to further this project". Never mind where we started! This doesn't smell right!! I have to qualify that this "theory" just occurred to me as I was typing this. I am not including Debbie or Ellen in this "theory" because I haven't checked with them.

Liz Newton  
530-219-5347

On Thursday, September 24, 2020, 03:51:25 PM PDT, Cea Higgins <[cea@coastwalk.org](mailto:cea@coastwalk.org)> wrote:

Hello Ellen, Liz, and Debbi,

Thank you very much for your diligence in recording the actions of the Dillon resort owners. Please also forward all of your correspondence to Sara Pfeifer ([Sara.Pfeifer@coastal.ca.gov](mailto:Sara.Pfeifer@coastal.ca.gov)) and Stephanie Rexing ([Stephanie.Rexing@coastal.ca.gov](mailto:Stephanie.Rexing@coastal.ca.gov)) of the Coastal Commission which has taken enforcement action (attached are the two enforcement letters for your review). The Commission had provided the owners with a waiver to pick up garbage on the beach but not to haul sand.

Please let both Sara and Stephanie know about the continued sand removal and also ask that they do a site visit. It will be very helpful to give them a time window when they would most likely see the owners removing sand and if not-taking videos rather than still photos will also be very helpful. I have attached the only permission via a waiver that the owners have been granted (garbage removal) by the Commission.

Has anyone spoken with the drivers of the sand trucks to ask where the sand is being offloaded and if it is being sold? It is illegal to mine sand in California so it would be helpful to know this.

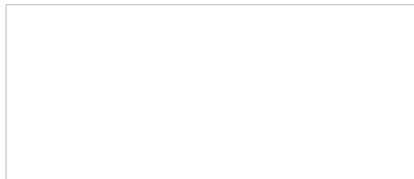
It is my understanding that the owners have applied for an after-the-fact CDP (Coastal Development Permit) for the 12 cabins they installed without a permit and to get permission to build 13 more. The owners believed they did not need any permits so it is very good that the Coastal Commission stepped in to let them know that they could not proceed with any more building. The hearing of that permit will be in front of the Commissioners in November and public comment can be made at that hearing (via Zoom) and also mailed in. As soon as I know the date and agenda item number I will share that information with you (usually this goes online in first week of the month) as well as all the information you need to join the Zoom meeting and how to make public comment at a Commission hearing. All correspondence from residents that are providing accounts of the owners actions prior to that hearing must be included in the record but just in case please re-send everything you have sent to the Commission to Sara and Stephanie and add a line at the end which states that you would like you comment (letter) "to be included and considered in the record for the CDP application review and staff report".

Kind Regards,

*Cea Higgins*

Executive Director

Coastwalk/California Coastal Trail Association



707 829 6689 office

707 217 9741 cell

555 South Main St. Suite 3

Sebastopol, CA 95472

[Cea@coastwalk.org](mailto:Cea@coastwalk.org)

[www.coastwalk.org](http://www.coastwalk.org)



*Coastwalk believes that through stewardship of the California Coast, people find a balance between their profound need to experience the coast and the need to preserve its fragile environment. We are a grassroots non-profit organization that inspires, educates, and advocates for both coastal protection and responsible public access. We create a community of coastal stewards through our unique guided coastal hiking experiences, providing Trail information, and our work to complete and sustain the California Coastal Trail.*

---

**From:** [ellenlesherre@gmail.com](mailto:ellenlesherre@gmail.com) <[ellenlesherre@gmail.com](mailto:ellenlesherre@gmail.com)>

**Sent:** Thursday, September 24, 2020 2:41 PM

**To:** Cea Higgins <[Cea@coastwalk.org](mailto:Cea@coastwalk.org)>

**Cc:** 'Liz Newton' <[liznewt@pacbell.net](mailto:liznewt@pacbell.net)>; 'Debbi Ramey' <[rameydebbi@gmail.com](mailto:rameydebbi@gmail.com)>; 'DENNIS RODGERS' <[beachbumsx4@mail.com](mailto:beachbumsx4@mail.com)>

**Subject:** Dillon Beach Resort and Parking

Good afternoon and thank you for reading this letter.

My husband Dennis Rodgers and I have lived in Dillon Beach full time for over 30 years. I am the local real estate agent and Dennis has his own handyman business.

Since the Dillon Beach Resort took over two and a half years ago, we have witnessed many alarming activities. From doing work without permits to outright lies to the Coastal Commission with Steve Kinsey covering for them...lies about their septic system and lies about the swamp they created on the beach...and more....

Sand is being hauled out on a daily basis....hardly a positive environmental plan.

The DBR really never stopped renting their tiny homes even when there was a Shelter in Place order. Now that the ban has been lifted, they are renting them like crazy and parking is a huge issue.

Many nights I walk by their parking area and notice a dozen cars parked there and when I asked Mike Goebel about it he told me they were employees....hardly the truth...he also told me that they didn't have enough employees to clean up the beach and the locals should take care of that...which is it? what is the truth?

Now they do not limit how many people may access the beach, especially on weekends. This weekend is supposed to be very hot inland so all of us are expecting crowds...bumper to bumper backed up to Elephant Rock and beyond. The DBR initially said that due to COVID, they would have the cars in the parking lot parked six feet away from each other...that is hardly the case. They are packed in like sardines...maybe two feet apart but really just far enough away to open car doors.

Every hot weekend cars constantly drive around the village looking for parking places because they do not want to pay the outrageous fee of \$20 per car or because the lot is supposedly full. It is a virtual nightmare and the sheriff has been called on numerous occasions.

Do they have enough parking places for all the tiny homes? ABSOLUTELY NOT....the overflow people also cruise the village or go park on Oceana Drive wherever they can.

The scene out here Labor Day weekend was incredible...people parking on both sides of the street up to Elephant Rock with litter everywhere. Emergency vehicles, if needed, would not have been able to fit on the road.

These new owners are not good stewards of the land and care not about the full time property owners in Dillon Beach. They would appear to care about one thing....money.

This is really only the tip of the iceberg....there is so much more.

I would be happy to speak with anyone in charge about this horrific situation and so would my husband. We

live at 29 Park Avenue...

Please help and best, Ellen.

**Ellen Leshner**

Realtor

D 707 774 8600

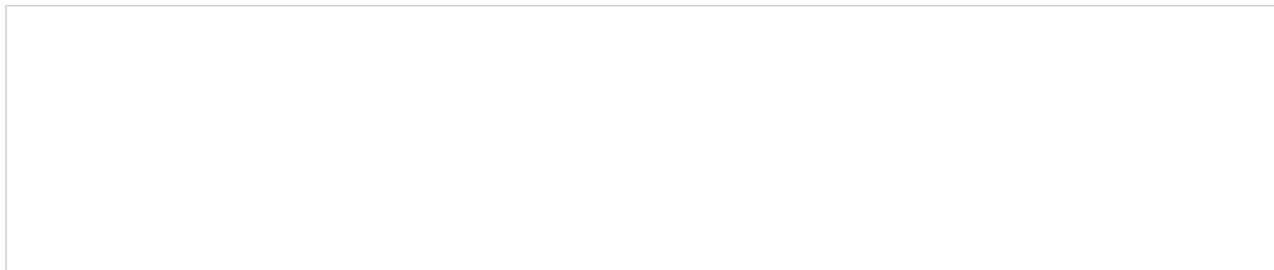
C 707 327 6431

Livingonsonomamarincoast.com

License # 01728566

127 Fourth Street

Petaluma, CA 94952



[Facebook](#) | [LinkedIn](#)

I have not verified any of the information contained in those documents that were prepared by other people.

**Fwd: DBNG**

Scott Miller <[handmadeinmarin@gmail.com](mailto:handmadeinmarin@gmail.com)>

Thu 9/10/2020 8:47 AM

To: Manna, Jeannine@Coastal <[Jeannine.Manna@coastal.ca.gov](mailto:Jeannine.Manna@coastal.ca.gov)>; Rexing, Stephanie@Coastal <[Stephanie.Rexing@coastal.ca.gov](mailto:Stephanie.Rexing@coastal.ca.gov)>; Pfeifer, Sara@Coastal <[Sara.Pfeifer@coastal.ca.gov](mailto:Sara.Pfeifer@coastal.ca.gov)>

Hi everyone,

I know you were included on Justin Lawson's email list and are receiving people's "reply all" responses, (most notably Mr. Gobel's). I sent this (below) semi-privately to Michael, Justin, and Steve. Later I decided it would be good for you to know that Justin Lawson **has** been participating in the Neighborhood Group meetings and discussions, contrary to the picture Mr. Gobel is trying to paint.

As we all know, Lawson's Landing has taken measures to address their traffic issues. Dillon Beach Resort has refused to mitigate the gridlock they create almost every weekend. It's not just holidays. This is a classic case of one finger pointing, with three pointing back at him. Traffic management might not be perfect at L.L., but it's gotten *a lot* better. Justin puts in a lot of time and effort and is willing to be "the bad guy" when guests behave poorly or when there are negative impacts on the community. Mike Gobel, on the other hand, is too chicken to do anything. They aren't willing to turn vehicles away even after they are over-capacity. Sand Haul Road is a solution, but Lawson's Landing is not the problem. Dillon Beach Resort is the problem.

-Scott M

Begin forwarded message:

**From:** Scott Miller <[handmadeinmarin@gmail.com](mailto:handmadeinmarin@gmail.com)>

**Subject:** DBNG

**Date:** September 8, 2020 at 2:12:57 PM PDT

**To:** "[mike@bloodhoundsf.com](mailto:mike@bloodhoundsf.com)" <[mike@bloodhoundsf.com](mailto:mike@bloodhoundsf.com)>

**Cc:** Justin Lawson <[justin@lawsonslanding.com](mailto:justin@lawsonslanding.com)>, Steve Kinsey <[steve@civicknit.com](mailto:steve@civicknit.com)>

Michael-

Justin has spoken to the crowd and answered questions at the DBNG meetings. Lecturing him about the group and encouraging him to "be more involved with these discussions" is arrogant *and* ignorant. That's a bad combo.

You're still clinging to your "not worse than other places" excuse with the traffic?

Do you really have no ambition to do better?

If you raised your standards to "not worse than Lawson's Landing" this would be a functioning town, even on busy weekends.

It starts with **effort** and requires a **backbone**.

Maybe if you had paid attention to Justin at the DBNG meetings you could have learned a thing or two (and avoided this public gaffe).



## New Record!

Scott Miller <handmadeinmarin@gmail.com>

Thu 9/10/2020 9:17 AM

To: compliance@baaqmd.gov <compliance@baaqmd.gov>

Cc: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>; Steve Kinsey <steve@civicknit.com>

Yesterday Dillon Beach Resort celebrated their 23rd consecutive day of ignoring the wood burning ban!

Congratulations Mike Gobel, Kevin Shipsey, and Ben Smith.

Maybe today we can have *all* the fire pits going to celebrate #24!

Sure there's a lot of elderly neighbors, but bonfires are fun.

I'll bring marshmallows and my respirator.

Address (if you want to come to the party):

1 Beach Ave.

Dillon Beach, CA. 94929

TO: John Ainsworth

Executive Director

California Coastal Commission

FROM: Liz and Gary Newton

108 Cypress Avenue

Dillon Beach 94929

The California Coastal Commission's mission is to "protect and enhance our coast and ocean for present and future generations".

On July 24<sup>th</sup> we read an article written by reporter Will Houston of the Marin Independent Journal. The reporter was glorifying the great stewardship the Dillon Beach Resort (DBR) investors are bringing to Dillon Beach. We stand firm that the DBR investors are not good "stewards" of the Dillon Beach community. The investors approached this project with their version of "special".

You are already aware that this tiny homes project intentionally by-passed working with our County and by-passed our CA Coastal Commission. The investors went straight to the State Housing Community and Development for this new, but not so new trailer park. The State Dept. used the CA 1969 Trailer Park rules to oversee this project. By using this route the DBR investors chose to by-pass the County of Marin, by-pass our California Coastal Act, by-pass the California Coastal Commission and ignored the Dillon Beach 1989 Community Plan. To top this off, the former Marin County Supervisor and former member of the California Coastal Commission, Steve Kinsey, is DBR's hired consultant. Mr. Kinsey helped DBR navigate through this process.

At a June 25, 2019 meeting hosted by DBR Mr. Kinsey served as spokesman for the investors. Mr. Kinsey could no longer ignore the questions submitted by interested parties surrounding the permitting process for the tiny homes. The "special" permitting process is called "after the fact". After the fact?! What is that?! According to Mr. Kinsey, the DBR can apply for permits after the work is done. So what if they were fined and hands slapped. If you have money -- you can do it your way? Does that sound like a "good steward" for Dillon Beach? Never in our wildest dreams could I have imagined this project could get this far. This action reinforces that

we are governed by "special" rules for "special people"! And, the "after the fact" permit should be denied!

In order to bring the DBR investors version of "new life" to this "ramshackle" community volume must increase! Volume revolves around 3 key areas:

1. Volume means increasing the number of vehicles driving to Dillon Beach in order to sustain the resort. The resort includes the store, cafe and trailer park and day beach. Marin County has been aware of the dangerously congested traffic gridlock approaching Dillon Beach for several years. Many times traffic is backed up past the water tanks. Yes, the gridlock has been occurring prior to the change in ownership. Though the DBR investors have increased traffic even without renting any tiny homes. The DBR advertises "Dillon Beach, the only dog friendly beach in northern California". However, DBR fails to mention the parking fee and the limited parking. Our tiny streets cannot safely handle the beach parking lot's overflow. In addition, we have owners of vehicles which choose not to pay the entrance fee. Imagine the long wait into the beach parking lot. Imagine the other vehicles in line that just want to get to the Landing. This long line does not make for happy families, happy drivers or a happy community! How does the additional traffic Dillon Beach is currently experiencing, and will experience, fit within Marin County's "low carbon footprint"? Safety issues arise from stop and go traffic. Can the CA Coastal Commission and the County of Marin assure residents and property owners that DBR will provide measures that will address the current and future traffic jams? Can we be assured that the fire dept., the Sheriff's dept. and all emergency vehicles will be able to get through in times of need?
2. Volume means increased water use and sewage storage. The former trailer park did not operate as a "25 room hotel". Therefore, the future water needs will be significantly more than the previous trailer park. Let's not forget that the former trailer park had serious septic episodes. Just upgrading the old systems will not be enough or acceptable. Does DBR have enough water to be self-sufficient now and into the future? Will DBR need to rely on other sources to maintain adequate water supply based on demand? How much water will DBR, if not self-sufficient, need from another source? And, who would that source be? Water usage equals sewage storage.
3. Volume means more parking will be needed. Can the County and the Coastal Commission assure the Village that the Resort will have enough on-site parking for both the beach parking lot and their commercial enterprise? Currently they do not. There are 3 sizes of the tiny homes. They range in size accommodating 2, 4 and 6 people. It is

fair to say the larger homes could have up to 2 cars parking per unit. And, let's not forget the 3 cottages below have had up to 3 cars parking per cottage.

To sum up our concerns we feel DBR violated our CA Coastal Act. The CA Coastal Act declares that development is to include not only typical land activities, but also changes in the intensity of land use even where no construction is involved. The investors have stated that they are simply swapping one trailer park for another trailer park. With no change!

We maintain the investors violated Legislative Section 30006 that finds and declares that the public has a right to fully participate in decisions affecting coastal planning in decisions and development. The Village community was not brought into early stage meetings with the investors until June 25, 2019

We maintain that the DBR investors purposely by-passed the normal course of permit applications. Please review the red-tag incident for the Store's upgrading. DBR did so to "undermine the ability to implement uniform policies governing coastal development". There will be cumulative impacts to the area. The use of the tiny homes will have cumulative impacts changing from a small, limited use trailer park, to a "25 room hotel".

The tiny homes will not "just" replace with like kind use. The debt load the new investors incurred in the real estate transaction, the premature purchasing and delivery of the tiny homes, not yet permitted by the CA Coastal Commission and all upgrades to the electrical, fresh water and waste containment, should be labeled a "new development". The change in use will not minimize energy consumption and vehicle miles traveled to sustain the dollars needed for the investors to realize a profit. The "new development" does not protect the special characteristics of Dillon Beach.

Over the years, visitors to Dillon Beach area have come to enjoy the recreation, the beauty and tranquility of this unique coastal area. Since the mid-1950s five generations of our family have come to love Dillon Beach for the many reasons that the new DBR investors are hoping to change. Our family chose to invest in the Village not once but twice. One home purchased in the 50s, and more recently, 27 years ago. We purchased our home for the beautiful views and sunsets over Point Reyes, the rocky coast, bay fishing, walking and riding bikes to Lawsons Landing, visits with the local characters and the special flavor of the funky trailers at the Landing and at the Village. These and many more reasons are why we hope the "old fisherman's village" will not be tarnished and transformed into a mini Carmel by those who want to change this "gem" by the sea.

Sixty plus years ago not all the streets were paved, there were more empty lots than cabins and not as many rentals. The cliffs seemed higher, the sand dunes were more than less and the tide

pools were not filled with sand. But, all in all, the flavor of this quaint, quirky Village has stood the test of time – till now!

We urge you to put this development process on hold until all negative impacts on the entire Dillon Beach community and surrounding areas are fully evaluated and addressed. In addition, we ask you to insist that this project fully conforms to the specifics outlined in the Dillon Beach 1989 Community Plan, the County of Marin, our CA Coastal Act and finally our CA Coastal Commission before any approval is granted.

Liz and Gary Newton

Homeowners

108 Cypress Avenue

Dillon Beach, CA

## Rexing, Stephanie@Coastal

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**From:** Liz Newton <liznewt@pacbell.net>  
**Sent:** Friday, October 9, 2020 3:23 PM  
**To:** Candelaria, Jamie@HCD  
**Cc:** Rhonda Kutter; Dennis Rodoni; Debbi Ramey; DENNIS RODGERS  
**Subject:** Re: Dillon Beach Resort Trailer Court

Jamie, Sorry, I left off one piece of information: the current owners are new as of May 2018. Which I believe is when escrow closed. Previous owners were the Clines of Cline Winery. Principles of the DBR are Mike Goebel, Shipley family and Smith family. Mike Goebel is face of this project. There is something terribly wrong with this whole project with serious oversteps and oversights. Liz Newton

On Friday, October 9, 2020, 01:29:09 PM PDT, Liz Newton <liznewt@pacbell.net> wrote:

Hi Jamie, Thank you for such a quick response. Do you have any Dillon Beach projects under either one of these partner names: Kings Point LLC and/or Portola Beach LLC. Thank you for your help. Liz Newton

On Friday, October 9, 2020, 09:47:07 AM PDT, Candelaria, Jamie@HCD <jamie.candelaria@hcd.ca.gov> wrote:

Hi Liz,

I received your questions and comments regarding this park.

While HCD is the enforcement agency of this park. We only have authority over what happens in the park.

The actual use of the park, length of stay, and number of lots the allowable would all be decided by the local authority via conditional use permit. If the park is changing the type of park that they are, number of lots, or how the spaces within the park are rented out, that would be decided by the City or County and their local ordinances.

In order for the park to have been approved through HCD as a park, HCD would verify with the Coastal Commission and local agencies that the park has the proper sign-offs. However, once we have those, unless the County or City changes the conditional use permit, HCD does not re-verify this information.

Local would only be told "hands-off" for items inside the park and for the issuance of permits for construction to or inside the park. However, that does not mean that they are "hands-off" as far as park approval goes. HCD does not have the authority to make those decisions. We would take the lead on those items, but not the project as a whole which it sounds like is your understanding of what is happening. HCD cannot and will not override the coastal commission or local authority when it comes to the sign-off of the appropriate use for the land. They would still have to have had approved the project and then HCD would have a role.

It sounds like the majority of your questions are questions that would have to be answered by those agencies, along with your question about public comment. Since HCD acts only as the enforcement agency of health and safety, the approval for the land to be used as a park and the public comment need, would be completed at the local level and not the state level.



DBR LLC has been the owner registered with us since 1998, there has been no change in ownership with HCD since then. I am showing that the park has not been issued any permits by our Department within the last year. If there is still construction going on, and you feel that they are not getting permits for this work, then you can file a formal complaint with the Mobilehome Assistance Center and we will send an inspector out to investigate that complaint.

This can be done online at the link below:

<https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-ombudsman/mobilehome-assist-center-filing-a-complaint.shtml#MSOP>

If you have further questions that I can assist with, please let me know.

Thank you,



***Jamie Candelaria***

Parks Programs Manager, Codes and Standards

Housing and Community Development

2020 W. El Camino Avenue, Suite 250 | Sacramento, CA 95833

Phone: 916-247-2550

[Jamie.Candelaria@hcd.ca.gov](mailto:Jamie.Candelaria@hcd.ca.gov)

## Rexing, Stephanie@Coastal

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**From:** Liz Newton <liznewt@pacbell.net>  
**Sent:** Friday, October 9, 2020 7:20 AM  
**To:** Holloway, Brandon@HCD; Zack Olmsteade; Kirkeby, Megan@HCD  
**Cc:** nao-staff@hcd.ca.gov; nao-staff@hcd.ca.gov; Rhonda Kutter; Dennis Rodoni; Ellen Leshner; DENNIS RODGERS; Debbi Ramey; Westoff, Alex; Westoff, Alex; Eileen Hayes; Carolyn Moore; Cea Higgins  
**Subject:** Dillon Beach Resort and HCD  
**Attachments:** Dillon Beach Resort - Google Docs (1).pdf

Mr. Holloway,

My name is Liz Newton. I own a house in Dillon Beach which is within 100 feet of the Dillon Beach Resort Tiny Homes Trailer Park which falls within the jurisdiction of Housing and Community Development (HCD). I am very concerned about the process used for approving this trailer park and the ability of the Dillon Beach Resort (DBR) investors to conduct their business in the way that they have. I do realize that in 1969 Marin County did not want to oversee the trailer park anymore and that your agency was a better fit. And it was, until there was a change in ownership mid-year 2018. The new owners of this trailer park, Dillon Beach Resort investors used Steve Kinsey, a former Marin County Supervisor and a former member of CA Coastal Commission (CCC) to help the investors navigate through new ownership changes, Steve Kinsey, was and still is, being investigated by the CA Coastal Commission and the CA Spotlight on Coastal Corruption.

Over the years, concerned citizens and local, county and state agencies have come together to map out how to respect our region, our coastlines, to maintain consistencies and preserve our beach communities. These fragile communities are literally being repurposed by people with money, connections and entitlements. And this is wrong! The size of your wallet should not be a game changer.

The DBR investors have been working closely with our CCC since February 2020 to evaluate the after-the-fact permits and their proposed development located in Dillon Beach. The DBR used the State HCD to begin the permitting process. There is confusion. Who approved the conversion of the former trailer park to the current, in place and renting, the tiny homes park? And, here we are, Oct 4, 2020 and the DBR is close to receiving approval of the Coastal Development Permit through the process of after-the-fact permitting because their development is physically in place. Not only has DBR received the tiny homes but they have been renting the tiny homes without permits for months.

Private citizens, like myself, are having to read and research what is Housing & Community Development and what it does. I needed answers to better understand the relationship with DBR. The DBR investors in no way share HCD's Mission and Vision as stated in all the documents that I read.

What I found: DBR used a state agency, HCD. By going this route, DBR was able to use a process to undermine many state and legislative rules and guidelines governing our coast. The investors used HCD to avoid long and costly approvals. The end product of DBR's trailer park in no way represents the Mission and Vision of the State of CA Housing & Community Development.

Mr. Holloway, please read my attachment. I have included many questions and comments that the residents, homeowners and regular visitors of this coastal community of Dillon Beach are interested in knowing. Many of us feel a loss when thinking of the former trailer park residents. These former trailer owners had families, created traditions and fond memories for generations. These people did not deserve the treatment inflicted by the new property investors!

Liz Newton  
liznewt@pacbell.net

I started researching this trailer park transformation in January 2019 after I attended a meeting at the DBR Resort Cafe sponsored by Marin County for discussion and updates on local issues. The topic switched to the unexpected activities of the DBR investors. The new owners of the trailer park, located at Dillon Beach, chose not to behave responsibly in their operations on our coast. The DBR investors proceeded with their project without the proper checks and balances, they acted dishonestly, were not transparent and were not ethical in their actions.

The DBR should not be allowed to use HCD to legitimize their trailer park. This was not a “new” housing development designed to shelter or offer housing opportunities for Californians from all walks of life. These tiny homes will not be used for anything more than an additional revenue source. It will act solely as a 25 room motel being rented nightly. How many trailer parks under your jurisdiction and on our CA coast are privately owned and rent trailers by the night?

How does the DBR trailer park fall within your Mission, Vision and what you do: To promote individually owned recreational vehicles to lower income populations. Therefore, increasing the possibilities of Californians, be they veterans or seniors to enjoy ownership of affordable second homes. It doesn't in any way.

Was HCD aware that DBR had plans to kick out the trailer owners and demo their trailers? Demo, remove all visible signs of the former trailer park, install new necessary infrastructures, prepare the park for the delivery of the tiny homes and ignore all public hearings that the Dillon Beach community should have been allowed? Then rent the tiny home “trailers” by the night? This changed the whole concept of the park which was providing an independent small community of trailer owners. DBR increased space fees forcing the previous trailer owners to leave. In our CA Coastal Act 30107.3 environmental justice is very important. This was added to the Act in order for fair treatment of people of all races, cultures and income with respect to a development. Once again the DBR investors chose not to honor our Ca Coastal Act by greatly increasing rents ultimately forcing existing trailer owners out. One could assume the investors had a demographic profile where neither the trailers nor the trailer people were included in their vision.

Why was HCD the lead agency for a project on our coast that differs greatly from all that HCD stands for? At that January 2019 meeting, sponsored by the County of Marin, Supervisor Dennis Rodoni, stated very clearly that the local jurisdictions, the County agencies, the CA Coastal Commission were told “hands off”. Also at this meeting Supervisor Rodoni announced that the State Housing & Community Development would be used for all permits and approvals of this project. By using HCD for the authorizing agency the DBR investors were able to bypass the above mentioned agencies plus the CA Coastal Act and ignored the 1989 Dillon Beach Community Plan. I feel that with the help of Steve Kingsley, the investors partnered with HCD to undermine the ability to implement uniform policies governing our coastal development.

When did the DBR investors contact HCD for a change in ownership and the plans for the demo of the old trailers? Did any office within HCD provide the necessary environmental documents for demolishing the existing trailers? How did HCD handle the supervision of disposal of scrap metal, sewer lines etc? Did DBR notify HCD of the “new” construction? Did DBR pass all the necessary permits needed for new electrical, new sewer lines and new sewage containers? Did DBR notify HCD the delivery cycle of the new tiny homes?

As stated in an HCD document, Alterations of a park: prior to altering an existing utility facility or permanent building within the park, you must obtain a “Permit to Construct”. When the form is submitted it must include plans depicting the proposed project. At this time, did HCD notice the proposed alterations changing from a park with individual trailer ownership to a park now owned and rented by the night by the DBR investors? If HCD did recognize the operational changes, why was there no public comment time made available?

Did DBR declare on their application that all evidence of the former trailer park would be removed? Did DBR follow instructions to dispose of abandoned trailers? And, did they comply with requirements to do so? Did DBR receive HCD Disposal Certificate? If DBR did not receive the HCD Disposal Certificate, what authorization did DBR receive and from what agency allowed them to dispose and dismantle it? Construction began as “new” construction from the ground up. Was this new construction permitted and approved by HCD? Did DBR’s application meet all necessary coastal permits? Did DBR provide an environmental impact report? If so, what agency was used? And, did DBR meet all required septic, water and wastewater requirements? Did HCD receive recommendations from local agencies and approval from reviewing agencies?

Did DBR provide an approved permit from our CA Coastal Commission for development within our Coastal Zone? Did DBR receive written approval from our health department on plans relating to water supply and sewage disposal for the anticipated and necessary increase in use? Was that approval submitted?

I have another concern re: DBRs violation of our CA Coastal Act. The Act includes “development is not just typical land activities but also the changes in the intensity of land use where no construction is involved”. The investors and their representative Steve Kingsley have maintained that they are simply swapping one trailer park for another. The changes from small limited use by the former trailer owners to high unit turnover in order to maintain profitability must and is happening! The new tiny homes will not “just replace with like-kind use”. As predicted recent huge increases in rentals and increased use of utilities have already started. The investors needed to alter the description of their “park” in order to “legally” generate income during this Covid-19 nightmare. Was HCD informed of the change in description to camping? That description was from “word on the street”. The overuse of water and their wastewater systems shows that an increase in use is happening. Smells are happening! The sewage smell is very evident below the Pirate statue. This location, for years, has created a swampy hillside with a distinct smell of a septic system not performing properly. It was common knowledge that the septic systems for the former park had wastewater failures with band aid fixits. There

should be grave concerns that this hillside will collapse from over saturation be it rain driven or septic overuse. If the DBR investors had upgraded the trailer park to current septic codes, this smell and soggy hillside would not be happening.

Over many decades, the Village and the former trailer park had generations of families passing down their trailers and homes, becoming part of the flavor of these communities. The home that my husband and I own was built in 1914 and we have owned this house for almost 30 years. Back in the 1950s my grandfather owned a cabin on Park Avenue.

Sixty years ago the cliffs seemed higher, the sand dunes were more than less and the tide pools were not filled with sand. But, all in all, the flavor and opportunities of this quaint, quirky area has stood the test of time --- until now!

This change in use, here in Dillon Beach, is because people who have money, people who have connections have been allowed special considerations. This project has changed the community of Dillon Beach . And that change may be forever.

Today, tomorrow and into our future, is this how the Housing & Community Development wants to handle their mission and visions, by protecting and allowing such developments to proceed? These investors choose their own route to proceed. The investors decided that they were "special". "Special" because they could use channels that they were not entitled to, they had money and have been allowed to by-pass all that is legal because they could! It should not matter how large their investment loss might be in this project. The DBR investors decided to use whatever means would be needed to maximize their bottom line. What road they took and the agencies allowing them the ability to proceed is wrong. Very wrong!

Please help right this wrong!

Liz Newton  
[liznewt@pacbell.net](mailto:liznewt@pacbell.net)  
530-219-5347

## FW: Sand Mining at Dillon Beach

Carl, Dan@Coastal <Dan.Carl@coastal.ca.gov>

Mon 11/2/2020 10:11 AM

**To:** Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>; Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>; Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>  
**Cc:** Veasart, Pat@Coastal <Pat.Veasart@coastal.ca.gov>; Ginsberg, Jo@Coastal <Jo.Ginsberg@coastal.ca.gov>

FYI and for file

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**From:** Debbi Ramey <rameydebbi@gmail.com>

**Date:** Monday, November 2, 2020 at 10:02 AM

**To:** Haage, Lisa@Coastal <Lisa.Haage@coastal.ca.gov>, Carl, Dan@Coastal <Dan.Carl@coastal.ca.gov>

**Subject:** Sand Mining at Dillon Beach

Mr. Carl & Ms. Haage,

We live at Dillon Beach and frequently see the Toby's trucks hauling sand from Dillon Beach (as recently as last Friday, October 30th). Our dunes are shrinking more and more every time the Dillon Beach Resort hauls out more sand that they are apparently selling!

Please enjoin the sand removal until the Dillon Beach Resort permit is scheduled for a hearing. I also ask that you notify us when the item will be scheduled. We had been told November, but now see that DBR is NOT on the November Agenda. They should not be allowed to continue the illegal removal of sand (sand mining) until the hearing, especially if it will be months away.

Thank you for your prompt attention to this matter.

Debbi & Jack Ramey  
49 Park Avenue  
Dillon Beach, CA 94929  
415-730-6100



## Rexing, Stephanie@Coastal

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**From:** Ginsberg, Jo@Coastal  
**Sent:** Tuesday, November 3, 2020 12:47 PM  
**To:** Veasart, Pat@Coastal  
**Cc:** Manna, Jeannine@Coastal; Rexing, Stephanie@Coastal; Pfeifer, Sara@Coastal  
**Subject:** Fw: Dillon Beach Resort

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**From:** Debbi Ramey <rameydebby@gmail.com>  
**Sent:** Tuesday, November 3, 2020 12:45 PM  
**To:** Ginsberg, Jo@Coastal <Jo.Ginsberg@coastal.ca.gov>  
**Cc:** Ellen Leshner <ellenlesher@gmail.com>; Rodgers (as of 1/22/2018), Dennis <beachbumsx4@mail.com>; Mary Kay Patton <mk.patton@gmail.com>; Liz Newton <liznewt@pacbell.net>; Veasart, Pat@Coastal <Pat.Veasart@coastal.ca.gov>; Haage, Lisa@Coastal <Lisa.Haage@coastal.ca.gov>; Carl, Dan@Coastal <Dan.Carl@coastal.ca.gov>; Jeff Abate <jtabate@icloud.com>; Eileen Hayes <artescapes415@gmail.com>; trixiw77@gmail.com <trixiw77@gmail.com>  
**Subject:** Re: Dillon Beach Resort

Jo,

I'm a bit confused. I reported that DBR is still hauling sand via **Toby's** trucks (as of last Friday). We're not talking about 1 truck, it's several double semi truck loads in a single day. Each set of doubles is 25 tons of Sand! This has been on-going for many months and we have seen as many as a dozen doubles in any given day and several days in a row. Example: 25 tons x 12 doubles is a minimum of 300 tons of sand in one day (assuming it's only 12 doubles and not more). We're talking 1000's of tons of sand being removed in any given week. Does the CCC consider this Parking Lot Maintenance?

Several of us spoke at the General Sessions of the CCC last month. We thought by bringing this up at last month's General Sessions, the CCC would put a stop to them selling the sand to companies such as Sonoma Marin Landscaping in Petaluma, which was confirmed by the company (one of my neighbors has a Voice Mail stating so). Sonoma Marin Landscaping is no longer buying sand from DBR because the cost is too high for them to make any money. The dairies are now buying the sand DIRECT for their "free stalls". We can take pictures from one of the dairies to provide proof. You said, "We have asked them not to transport sand offsite (or deposit it on the beach or in the creek)." I'm telling you they are Transporting sand offsite, which is against the instructions that have been given by the CCC. I'm just trying to understand why the CCC isn't stopping them from Hauling sand, which is causing the dunes to deteriorate.

I spoke with you by phone on a couple of occasions in 2018 regarding the so-called "park models" that were replacing the former trailers. On a personal note, you seem to really care about what is happening at DBR. Please know that we are not trouble-makers. We just want to preserve our slice of heaven.

Thank you for your attention to this matter.

Debbi Ramey

On Tue, Nov 3, 2020 at 10:31 AM Ginsberg, Jo@Coastal <[Jo.Ginsberg@coastal.ca.gov](mailto:Jo.Ginsberg@coastal.ca.gov)> wrote:

Dear Ms. Ramey,

Dillon Beach Resort (DBR) does not have permission to “mine” sand and transport it offsite. We have been working with DBR for months to get a CDP application completed and to process said application. In the interim we told them that they could clear sand from their parking lot. While DBR charges a fee for parking, many members of the public park here to access the beach. We have asked them not to transport sand offsite (or deposit it on the beach or in the creek). Since you are interested, I suggest that you “attend” our online hearing in December at [coastal.ca.gov](https://coastal.ca.gov) and weigh in on any concerns that you or your neighbors might have.

Thank you, again, for your concern.

--Jo

Jo Ginsberg  
Enforcement Analyst  
California Coastal Commission  
415-904-5269  
[jo.ginsberg@coastal.ca.gov](mailto:jo.ginsberg@coastal.ca.gov)

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**From:** Debbi Ramey <[rameydebbi@gmail.com](mailto:rameydebbi@gmail.com)>  
**Sent:** Monday, November 2, 2020 5:24 PM  
**To:** Ginsberg, Jo@Coastal <[Jo.Ginsberg@coastal.ca.gov](mailto:Jo.Ginsberg@coastal.ca.gov)>  
**Cc:** Veasart, Pat@Coastal <[Pat.Veasart@coastal.ca.gov](mailto:Pat.Veasart@coastal.ca.gov)>; Haage, Lisa@Coastal <[Lisa.Haage@coastal.ca.gov](mailto:Lisa.Haage@coastal.ca.gov)>  
**Subject:** Re: Dillon Beach Resort

Jo,

Thank you for your response. I take it to mean they have permission to MINE sand and sell it for profit. Sad that the beach dunes are deteriorating as a result of their so-called parking lot sand management. All I was asking is that you Please enjoin the sand removal until the Dillon Beach Resort permit is scheduled for a hearing.

Debbi Ramey

On Mon, Nov 2, 2020 at 10:52 AM Ginsberg, Jo@Coastal <[Jo.Ginsberg@coastal.ca.gov](mailto:Jo.Ginsberg@coastal.ca.gov)> wrote:

Dear Debbi and Jack Ramey,

I am responding to your email to Lisa Haage concerning sand removal at Dillon Beach. We are very aware of alleged Coastal Act violations at the Dillon Beach Resort, and we have been working for some time with the property owners and their agent to resolve these issues. We are aware of changes at the resort including changes in the fee structure, including beach parking lot fees and associated traffic impacts, and the placement of new “Park Model” RVs at the site, as well as the removal of sand from the Resort’s paved parking lot to prevent the sand from blocking beach access parking spaces. The property owners currently have a Coastal Development Permit (“CDP”) waiver authorizing trash pick-up activities on the beach, and a pending comprehensive CDP application for various development and activities at the site, including a sand management program. This comprehensive CDP application is tentatively scheduled for the Commission hearing in December of 2020.

Thank you for your concern.

-Jo Ginsberg

Jo Ginsberg  
Enforcement Analyst  
California Coastal Commission  
415-904-5269  
[Jo.ginsberg@coastal.ca.gov](mailto:Jo.ginsberg@coastal.ca.gov)

## Rexing, Stephanie@Coastal

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**From:** Carl, Dan@Coastal  
**Sent:** Tuesday, November 3, 2020 1:10 PM  
**To:** Manna, Jeannine@Coastal; Rexing, Stephanie@Coastal; Pfeifer, Sara@Coastal  
**Subject:** FW: Dillon Beach Resort

FYI and for file

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**From:** Terry Woodard <trixiew77@gmail.com>  
**Date:** Tuesday, November 3, 2020 at 12:54 PM  
**To:** Debbi Ramey <rameydebbi@gmail.com>  
**Cc:** Carl, Dan@Coastal <Dan.Carl@coastal.ca.gov>, Eileen Hayes <artescapes415@gmail.com>, Ellen Leshner <ellenlesherre@gmail.com>, Ginsberg, Jo@Coastal <Jo.Ginsberg@coastal.ca.gov>, Haage, Lisa@Coastal <Lisa.Haage@coastal.ca.gov>, Jeff Abate <jtabate@icloud.com>, Liz Newton <liznewt@pacbell.net>, Mary Kay Patton <mk.patton@gmail.com>, Rodgers (as of 1/22/2018), Dennis <beachbumsx4@mail.com>, Veasart, Pat@Coastal <Pat.Veasart@coastal.ca.gov>  
**Subject:** Re: Dillon Beach Resort

Thank you for looping me in. I can confirm the sand hauling that started at approx 6:30 am and continued, 2 double haulers at a time, until approx 3pm on Friday. In addition to the dune destruction from sand removal, please come witness what the droves of people are doing to the bluffs. The lack of affordable parking has led to people parking along Oceana, and walking down to the end of Tahiti to access the beach. They are destroying the bluffs. One of my neighbors and I are working on removing a picnic bench that was carried up and left on the overlook rock. I would hope the coastal commission would care about that. Happy to send photos/videos.

On Tue, Nov 3, 2020 at 12:45 PM Debbi Ramey <[rameydebbi@gmail.com](mailto:rameydebbi@gmail.com)> wrote:

Jo,

I'm a bit confused. I reported that DBR is still hauling sand via **Toby's** trucks (as of last Friday). We're not talking about 1 truck, it's several double semi truck loads in a single day. Each set of doubles is 25 tons of Sand! This has been on-going for many months and we have seen as many as a dozen doubles in any given day and several days in a row. Example: 25 tons x 12 doubles is a minimum of 300 tons of sand in one day (assuming it's only 12 doubles and not more). We're talking 1000's of tons of sand being removed in any given week. Does the CCC consider this Parking Lot Maintenance?

Several of us spoke at the General Sessions of the CCC last month. We thought by bringing this up at last month's General Sessions, the CCC would put a stop to them selling the sand to companies such as Sonoma Marin Landscaping in Petaluma, which was confirmed by the company (one of my neighbors has a Voice Mail stating so). Sonoma Marin Landscaping is no longer buying sand from DBR because the cost is too high for them to make any money. The dairies are now buying the sand DIRECT for their "free stalls". We can take pictures from one of the dairies to provide proof. You said, "We have asked them not to transport sand offsite (or deposit it on the beach or in the creek)." I'm telling you they are Transporting sand offsite, which is against the instructions that have been given by the CCC. I'm just trying to understand why the CCC isn't stopping them from Hauling sand, which is causing the dunes to deteriorate.

I spoke with you by phone on a couple of occasions in 2018 regarding the so-called "park models" that were replacing the former trailers. On a personal note, you seem to really care about what is happening at DBR. Please know that we are not trouble-makers. We just want to preserve our slice of heaven.

Thank you for your attention to this matter.

Debbi Ramey

On Tue, Nov 3, 2020 at 10:31 AM Ginsberg, Jo@Coastal <[Jo.Ginsberg@coastal.ca.gov](mailto:Jo.Ginsberg@coastal.ca.gov)> wrote:

Dear Ms. Ramey,

Dillon Beach Resort (DBR) does not have permission to “mine” sand and transport it offsite. We have been working with DBR for months to get a CDP application completed and to process said application. In the interim we told them that they could clear sand from their parking lot. While DBR charges a fee for parking, many members of the public park here to access the beach. We have asked them not to transport sand offsite (or deposit it on the beach or in the creek). Since you are interested, I suggest that you “attend” our online hearing in December at [coastal.ca.gov](http://coastal.ca.gov) and weigh in on any concerns that you or your neighbors might have.

Thank you, again, for your concern.

--Jo

Jo Ginsberg  
Enforcement Analyst  
California Coastal Commission  
415-904-5269  
[jo.ginsberg@coastal.ca.gov](mailto:jo.ginsberg@coastal.ca.gov)

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**From:** Debbi Ramey <[rameydebbi@gmail.com](mailto:rameydebbi@gmail.com)>  
**Sent:** Monday, November 2, 2020 5:24 PM  
**To:** Ginsberg, Jo@Coastal <[Jo.Ginsberg@coastal.ca.gov](mailto:Jo.Ginsberg@coastal.ca.gov)>  
**Cc:** Veasart, Pat@Coastal <[Pat.Veasart@coastal.ca.gov](mailto:Pat.Veasart@coastal.ca.gov)>; Haage, Lisa@Coastal <[Lisa.Haage@coastal.ca.gov](mailto:Lisa.Haage@coastal.ca.gov)>  
**Subject:** Re: Dillon Beach Resort

Jo,

Thank you for your response. I take it to mean they have permission to MINE sand and sell it for profit. Sad that the beach dunes are deteriorating as a result of their so-called parking lot sand management. All I was asking is that you Please enjoin the sand removal until the Dillon Beach Resort permit is scheduled for a hearing.

Debbi Ramey

On Mon, Nov 2, 2020 at 10:52 AM Ginsberg, Jo@Coastal <[Jo.Ginsberg@coastal.ca.gov](mailto:Jo.Ginsberg@coastal.ca.gov)> wrote:

Dear Debbi and Jack Ramey,

I am responding to your email to Lisa Haage concerning sand removal at Dillon Beach. We are very aware of alleged Coastal Act violations at the Dillon Beach Resort, and we have been working for some time with the property owners and their agent to resolve these issues. We are aware of changes at the resort

including changes in the fee structure, including beach parking lot fees and associated traffic impacts, and the placement of new “Park Model” RVs at the site, as well as the removal of sand from the Resort’s paved parking lot to prevent the sand from blocking beach access parking spaces. The property owners currently have a Coastal Development Permit (“CDP”) waiver authorizing trash pick-up activities on the beach, and a pending comprehensive CDP application for various development and activities at the site, including a sand management program. This comprehensive CDP application is tentatively scheduled for the Commission hearing in December of 2020.

Thank you for your concern.

-Jo Ginsberg

Jo Ginsberg  
Enforcement Analyst  
California Coastal Commission  
415-904-5269  
[Jo.ginsberg@coastal.ca.gov](mailto:Jo.ginsberg@coastal.ca.gov)



## **Rexing, Stephanie@Coastal**

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**From:** pedersenk@sonic.net  
**Sent:** Sunday, December 13, 2020 1:44 PM  
**To:** Padilla, Stephen@Coastal; Rexing, Stephanie@Coastal  
**Cc:** 'Mike Goebel'; 'Al McLaughlin'; 'tom thornley'; 'Melinda Bell'; christian.baker@yahoo.com  
**Subject:** Coastal Development Permit #2-20-0018

### **RE: Dillon Beach Resort**

Four generations of my family have been members of the Dillon Beach community for over 100 years. My grandfather built the first family home on Cliff Street in the 1920's and purchased a second family home on Cliff Street in the 1940s. I built my home on Kailua Way in 1991 and have been a full-time resident for 29 years. During my lifetime, I have been acquainted with three different owners of the Dillon Beach Resort, the Lawsons, the Clines and now the Dillon Beach Resort Group.

During three generations of the Lawson's ownership, the streets in the village were paved, a small parking area was created on the beach, Oceana Marin was developed, and the café was opened. Most of the homes were second homes. Some were rented occasionally. There were a few full-time residents. The original rental cabins located on Beach Avenue were removed and the RV Park was developed. There was little change in the overall level of use of the resort during this time.

The Clines were mostly caretakers, initially making a few changes like expanding the beach parking. Over time, the Clines seemed to lose interest and allowed the condition of resort facilities to decline. At the same time, the development of the internet, GPS, Social Media, VRBO and Air B&B have had a major impact on Dillon Beach. The number of vacation rentals, day use of the beach and traffic in and out of the resort has exploded. All this expanded use has put stress on the existing infrastructure.

In many ways, I believe Dillon Beach is fortunate to have the current ownership to address the needs created by this significant increase in use of this precious coastal community. DBR is the first owner of the property willing and able to invest in significant improvements throughout the resort. The RV Park has been upgraded in infrastructure and appearance. The beach and parking lot are now maintained daily with almost no trash or garbage left on the beach or around the property. The pathways, restrooms and signage have been cleaned and cared for and are much safer.

DBR has given particular attention to working closely with the Dillon Beach residents, striving to create a cohesive and collaborate relationship between the two. I have seen first-hand the resort attend and participate in community meetings, listening to public comment and working hard to address any neighborhood concerns. For example, they have attempted to minimize the impact of the new Park model RVs on the views of village residents even though the height of the units is within allowable height limits. At the request of the community, they have abandoned their request for event centers and amplified music at the resort. The resort has been an active participant in the newly formed Dillon Beach Neighborhood Group (DBNG), which has allowed for open lines of communication and quick response times to address any community concerns.

My point is that the Dillon Beach usage level has changed dramatically in recent years. I believe DBR is the best option for the community and the California Coastal Commission to partner with in managing the infrastructure and use of Dillon Beach. I urge the CCC to approve the CDP submitted by DBR.

Sincerely,

Ken Pedersen  
35 Kailua Way  
Dillon Beach CA 94929-0021

## Rexing, Stephanie@Coastal

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**From:** abperper@comcast.net  
**Sent:** Wednesday, December 9, 2020 11:59 AM  
**To:** Padilla, Stephen@Coastal; Rexing, Stephanie@Coastal  
**Cc:** jgriache@comcast.net  
**Subject:** Dillon Beach Resort

Dear. Mr. Padilla and Ms. Rexing,

We are writing in regard to the Dillon Beach Resort Coastal Development Permit. We fully support the permit and want to emphasize how much we appreciate all that the new owners have done to improve Dillon Beach Resort.

Our first trip to Dillon Beach was in 2010, when we stayed in one of the three cabins at the Resort. Notwithstanding the rodent-infested cabin, and adjacent rusted, dilapidated campers, we fell in love with Dillon Beach. When a house came up of for sale in 2016 on Cliff Street, we jumped at the opportunity and have since made 35 Cliff Street our permanent residence.

The new owners have transformed the area into a wonderful and vibrant destination: the cabins have been completely redone, with new electric and propane lines; the rusted campers replaced with new ones; the general store updated to carry desired items; the restaurant offerings expanded to serve more than just beach fare. And the changes to the store and restaurant are incredibly important, for it saves us from always having to drive at least 30 minutes to get to a decent store or restaurant. We love the color hues and the coordination of materials throughout the transformed resort.

We live in a harsh environment and many of these maintenance items and improvements were doubtless long overdue. We replaced our exterior lights in 2016, but not with marine grade stainless steel, and they are already rusted. I cannot imagine what years of neglect resulted at Dillon Beach Resort but am in awe of the transformation by the new owners.

We also upgraded our septic system and can appreciate the cost the new owners must have borne when they decided to upgrade the septic system at the Resort.

In short, the new owners have transformed a terribly dated, unattractive and probably environmentally questionable property into a vibrant, attractive and safe village! We say bravo to the new owners and shame on the residents who complain on Nextdoor Neighbor and perhaps elsewhere about change and fight everything it appears simply for the sake of avoiding change. The new owners have encouraged and acted on community input, reaching out early with meetings to solicit feedback and ideas.

We also applaud the new owners for their efforts to keep the beach so clean, by doing daily sweeps, installing proper signage and encouraging beachgoers to be responsible through, for example, providing a coffee or ice cream for filling a bag of garbage.

Traffic is an issue, and living on Cliff Street we know first-hand about it. We have HUGE campers going by our house all day long, many times stopping in front to take pictures because we are on the crest. We have lines of cars parking in front of our house at 5 AM for the fishermen waiting to get into Lawsons for the low tides. What we see as the traffic problem is not Dillon Beach Resort but the large campers coming and going from Lawsons. The campers cannot make the turn at the statute for sure. We had read the Lawson permit application and understand that the feasibility of using Sand Haul road was evaluated but determined to be cost prohibitive and instead improvements were to be made at the

three turns along Cliff Street, including at the statute, which I have since learned have been scrapped. Terribly disappointing to us, because our first-hand experience with traffic is that the large campers create most of the issues.

If you have any questions or need additional information from us, please feel free to reach out.

Best.

Alan Perper and Janet Raiche  
35 Cliff Street  
Dillon Beach, CA 94929  
415-308-2845

## Rexing, Stephanie@Coastal

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**From:** tom thornley <tomthornley@icloud.com>  
**Sent:** Wednesday, December 9, 2020 5:15 PM  
**To:** KRice@marincounty.org; Padilla, Stephen@Coastal; Rexing, Stephanie@Coastal  
**Cc:** Jan McHale; Chris Baker; Ken Pedersen; Melinda Bell; John Bird; Eric Davis; Cherry Grisham; Carole Holley; Kelly Howard; Valerie Kumra; Al McLaughlin; Nichole Vogler; Jeff Abate; Jon Curry; Christine Curry; Ben Smith; Goebel Michael; Linda Schultz  
**Subject:** Dillon Beach Resort Coastal Development Permit #2-20-0018  
**Attachments:** Dillon Beach Past, Present and Future.pdf

My name is Tom Thornley and I am a Dillon Beach History buff who is on a mission to research and then memorialize the history of Dillon Beach dating as far back as 4,500 years ago, when the occupants of the area were the Coastal Miwok Indians, to the present day. I have had my research vetted by Tsim Schneider, a member of the Federated Indians of the Graton Rancheria (Miwok descendent's) and a professor at UC Santa Cruz. I have also had the cooperation and help of several long term Dillon Beach families including the Keegan's (founded, subdivided and built Dillon Beach beginning in 1903), the Pedersen's (4 generations in Dillon Beach) and the Tomales Regional History Center.

Attached are my comments on the proposed DBR Coastal Development Permit. The photos I have included are some of the first few being digitized by the Keegan family that are being made available to me (and the Tomales Regional History Center) in my efforts to document and tell the story of the History of Dillon Beach. Most of these are previously unseen photos and are the earliest photos known to exist of Dillon Beach, including one clearly dated 1905 and one, we think, may be from 1904. Jim Keegan, John Keegan's great grandson, is graciously sharing these with us and it has been the holy grail of Dillon Beach History.

When DBR first submitted their initial CDP I, and a couple of others, organized an instant opposition around my dining room table. We reserved the Tomales Town Hall and notified the members of the Dillon Beach Neighborhood Group and had a standing room only meeting. The day before our meeting, Ben Smith of DBR Ownership, called me and told me they were withdrawing virtually everything we objected to. We met anyway and I announced to the group our unexpected good news. Since that time, that same small group of us has been meeting with DBR to provide input on their new CDP. DBR has been very transparent, responsive and cooperative. I firmly believe that approving the DBR CDP will reweave the historic and architectural fabric of Dillon Beach, help mitigate septic and water issues, provide greater access to the coast and return the resort to its original roots.

Thanks,

Thomas Thornley  
716 Second St. East  
Sonoma, CA 95476

(m) 707 227 9920  
[tomthornley@icloud.com](mailto:tomthornley@icloud.com)



## Dillon Beach Past, Present and Future

In 1868, George Dillon, then 33 years old, purchased 663 acres and settled in what became then known as "Dillon's Beach". He grew potatoes on his ranch, built a barn and for 20 years, farmed the land. Eventually, in 1888, he built an 11 room hotel. He had his son meet the train in Tomales and charged visitors 75 cents to "take in the ocean air" via a horse drawn wagon ride out to the beach. The only other building in town at that time was Reverend Mitchell's house, a small hipped/gabled roof cottage.

In 1903 George Dillon sold to John Keegan on the condition he keep the name, "Dillon's Beach" which was later shortened to "Dillon Beach" in 1911. John Keegan laid out the lots in the "village", built a store inside the hotel, converted George Dillon's potato barn into the Dillon's Beach Dance Pavilion and built the first 40 identical redwood kit cabins. They were 20' wide x 25' long and 17' high to the single gabled ridge line, all in a row, oriented perpendicular to the street with identical setbacks. They were one room furnished cabins that were available to rent by the month, week or day (See Exhibit's E and F). These were the original, of what are now commonly called, "tiny homes". The cabins were located on both sides of Beach Ave. and up Cypress St. (See Exhibits A, B, C, D, G and H). John hired his son, Jim Keegan, to meet the train and advertised "a large new Dillon's Beach Dance Pavilion" and a "hotel and forty furnished cottages" open from June to November.

If you take a look at the attached photo exhibits and the two DBR cover page photos of the CDP Application one from 1940 and one from 2019, two things become very apparent:

- The new DBR "tiny homes" (Park Models) are remarkably similar to the original Keegan cabins in architectural style (single gable roof lines), size, and orientation to Beach Ave.
- The scale and massing of the new "tiny homes" are almost an exact copy of the original Keegan street scape.

The new DBR proposed use of the "tiny homes", rented by the night, week or month, is a carbon copy of the original Keegan use. Even though Keegan sold the property to the California Eucalyptus company in 1911 the cabins were in place until sometime the mid 1940's and continued to be rented as vacation rentals available by the night, week or month.

In the mid to late 1940's and into the 1950's, the cabins were progressively torn down and replaced with trailers and the use was changed from nightly rentals to long term leases. 25 trailers were ultimately placed on the lots and 25 lucky families were allowed to use them as vacation homes but prohibited from living in them full time.

I am in total support of the DBR application that essentially recreates not only the original Keegan Beach Ave. street scape, massing, scale and architecture but also original use. Returning these cabins to their original use will allow far more people to enjoy a night or two at Dillon Beach as opposed to only 25 exclusive families. It will also return a level of historical and architectural integrity, to the entry to our town, that had become a decaying, ghetto like, eyesore of a trailer park.

Tom Thornley  
Dillon Past Property Owner 1990 to 2020 at 25 Summer St.  
Member of Dillon Beach Neighborhood Group  
Member of DBNG Ad Hoc Outreach Group with DBR

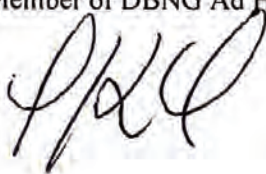




EXHIBIT A: DILLON BEACH KEEGAN CABINS, ca. 1904

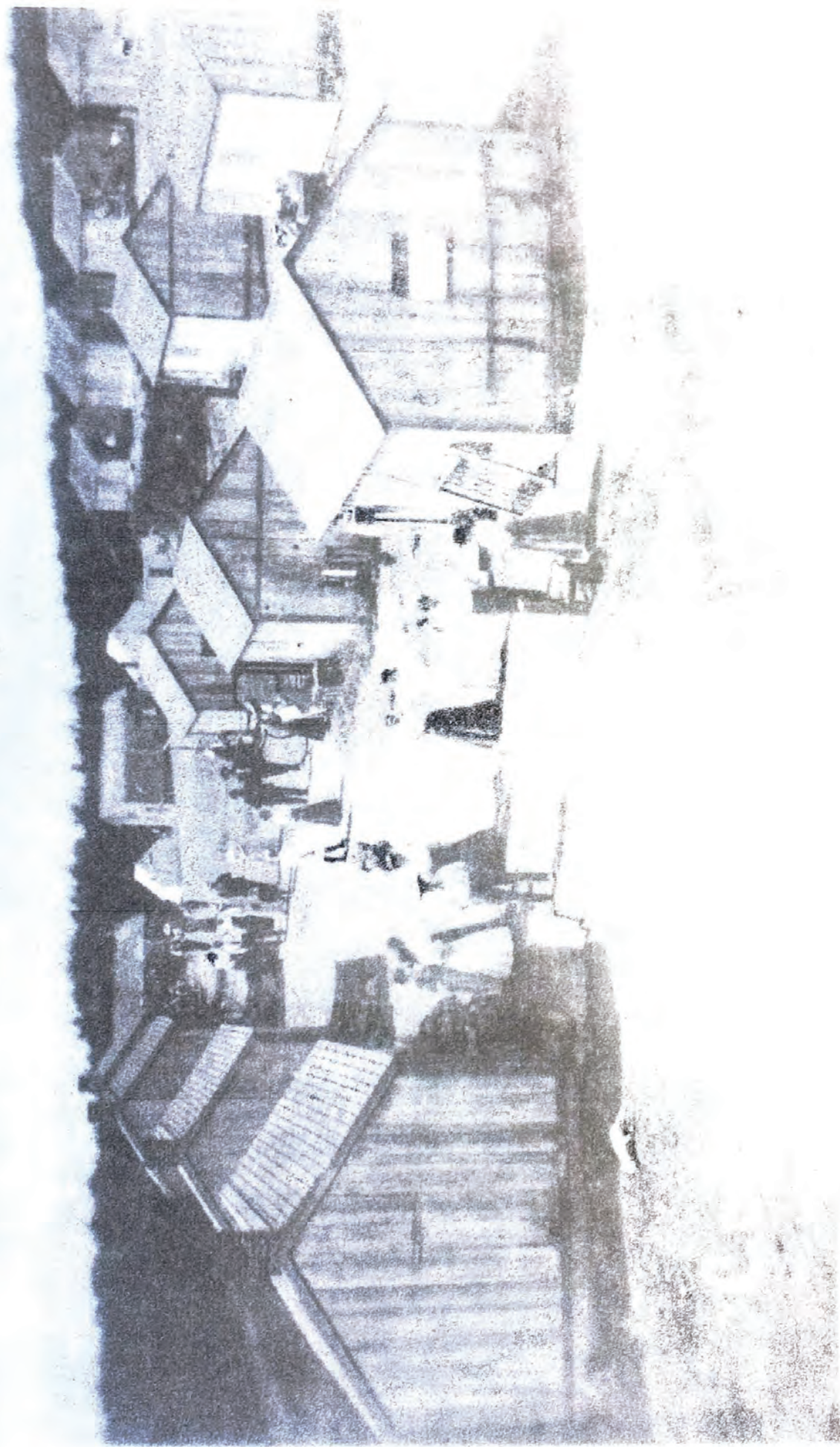




EXHIBIT B: DILLON BEACH KEEGAN CABINS, BEACH AVE. ca. 1905

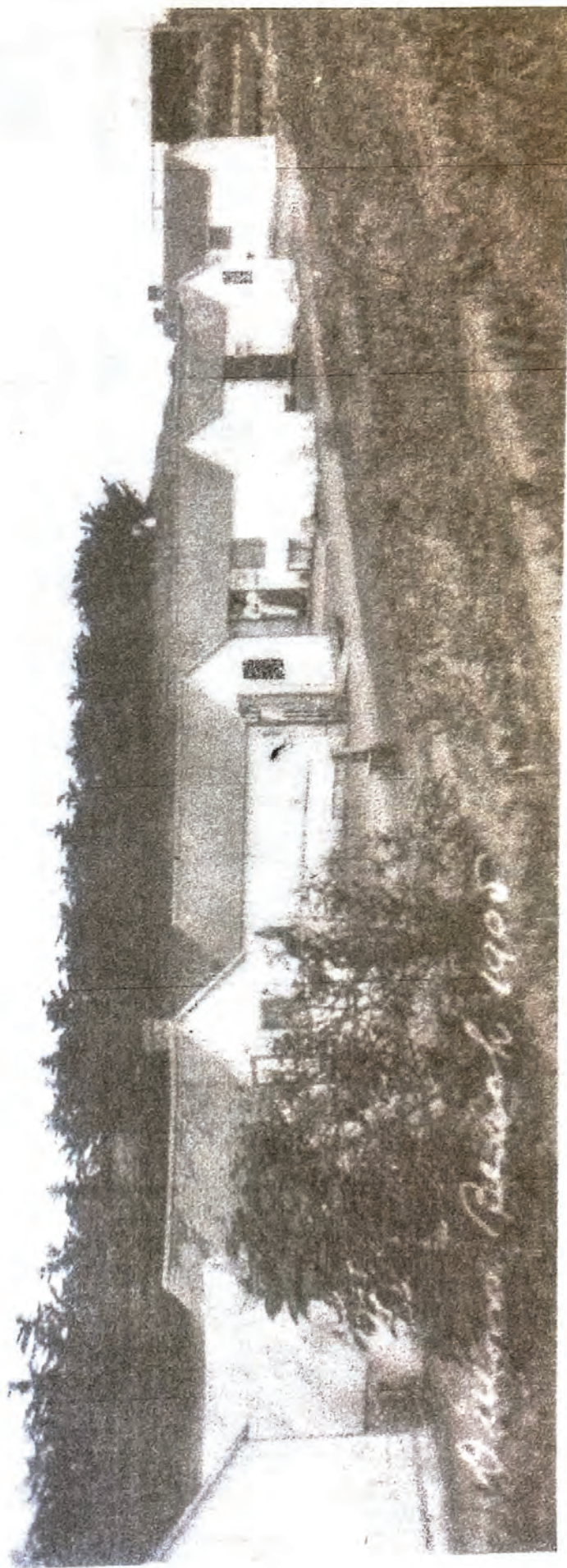


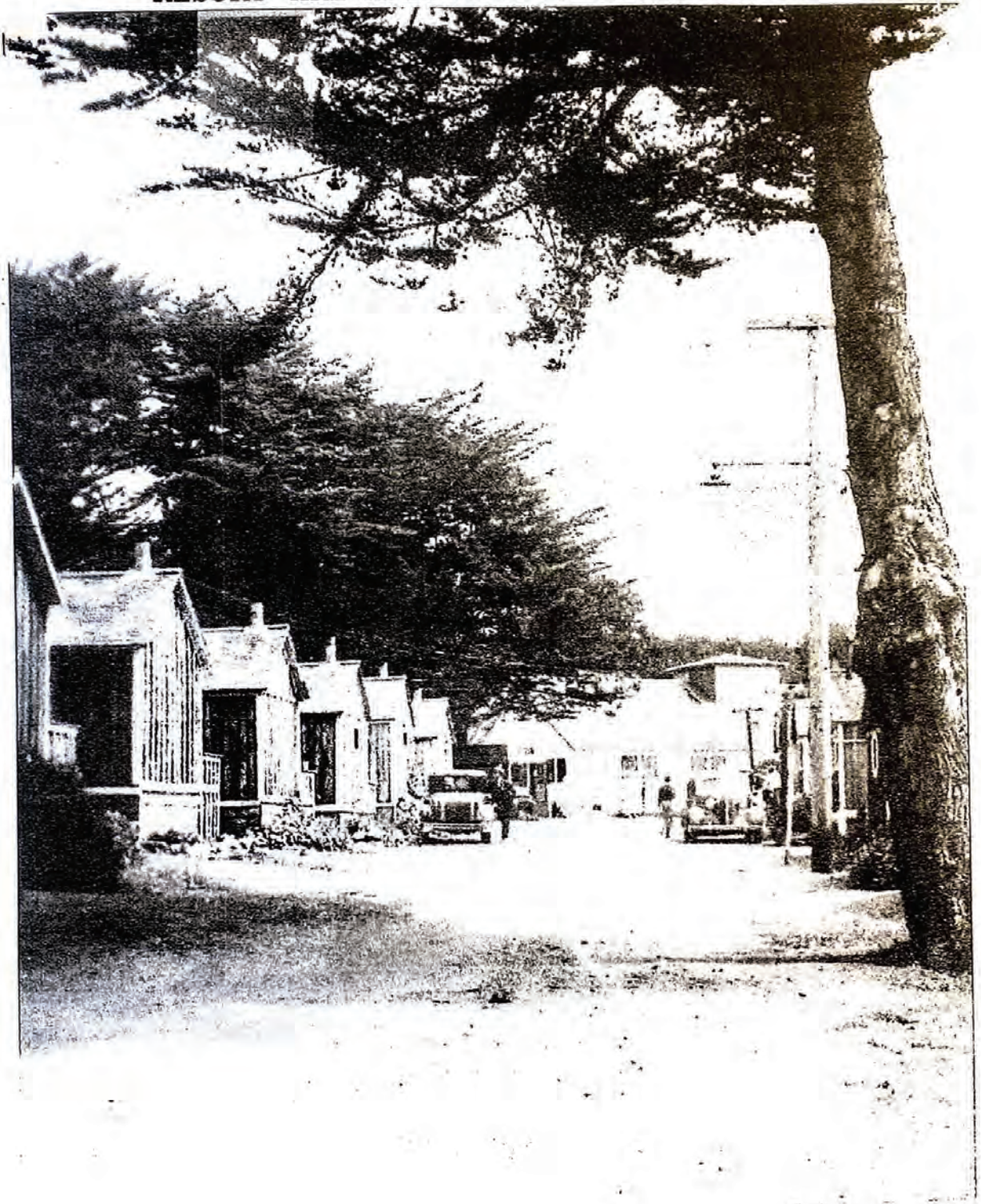


EXHIBIT C: DILLON BEACH KEEGAN CABINS, BEACH AVE. ca 1911





**A VIEW LOOKING UP BEACH AVENUE TO THE DILLON'S HOTEL.  
SOME THE FIRST 40 COTTAGES OF KEEGAN'S "DILLON'S BEACH  
RESORT" ARE ON BOTH SIDES OF THE ROAD.**





**D**ILLON BEACH is a restricted family and sportsmen's resort, picturesquely and advantageously located on the main ocean shore, adjacent to the mouth of Tomales Bay, 20 miles west of Petaluma—a two hours drive from the San Francisco bay area and three hours from the Sacramento valley. Here the cool breezes afford relief from the scorching heat of the valleys during the summer, while the tempering influence of the Pacific makes the winter months warm and pleasant, furnishing an ideal retreat from freezing weather elsewhere.

Below the bluff, where the village of Dillon Beach with its hundred and fifty cottages and summer homes is located, is a mile of perfect shingled bathing beach which, because of its protected location, is free from undertow at all times. Here also great sport is to be had casting for the red-tailed perch.

To the south is beautiful Tomales Bay, with its twenty miles of protected waters for boating, fishing, crabbing and clamming. The Dillon Beach Giant Clams are the most sought-after seafood obtainable, and are dug by the hundreds of thousands each year, and yet seem to remain as plentiful as ever.

Tomales Point, just across the bay and easily accessible by boat, abounds in red abalone. These are also found in large numbers on Bird Island, just behind Tomales Point, the launch ride to which is always a grand excursion.

To the north of the Beach extend miles of rugged, rocky shore, ideal for fishing with rod, throw-line or poke-pole for rock-cod, kelp-cod, capazoni, sea-trout and Pacific eel.

About a mile off the Beach lie the Tomales Point cod reefs and here those deep-sea anglers not given to sea-sickness can catch the red and blue cod. During June and July the King salmon furnish great sport for those industrious enough to troll in deep water outside the heads.

## ACCOMMODATIONS

### Fishermen's Cabins

Our smallest housekeeping accommodations have one room, with wood stove for cooking and heating; two double beds with mattresses, four pillows; dishes and cooking utensils for four persons; electric lights. You must bring your own blankets and linen.

Rates: 1 night, \$2.00; 1 week, \$7.50.  
2 nights, \$3.00; 1 month, \$25.00.

### Two Roomed Cottages

This type of accommodation has a combination

kitchen and eating room, and one bedroom with two double beds, separated by a curtain partition. Each bed is equipped with mattress, pillows and two 4-lb. wool blankets. The kitchen has a wood and coal range for cooking and heating, dishes and cooking utensils for four persons. These houses have running water, sink, toilet and shower. Bring linen and extra blankets.

Rates: 1 night, \$3.00; 1 week, \$12.50.  
2 nights, \$5.00; 1 month, \$40.00.

### Three Roomed Houses

These houses have a bedroom with double bed, a living room with double wall-bed and double day-couch, and a combination kitchen and eating room, equipped with dishes and cooking utensils for six persons, and wood and coal stove for cooking and heating. They have running water, sink, toilet and shower. Beds are equipped with mattresses and pillows, and there are five 4-lb. wool blankets furnished. Each house has its own garage. Bring linen and extra blankets.

Rates: 1 night, \$4.00; 1 week, \$15.00.  
2 nights, \$7.00; 1 month, \$50.00.

### Larger Three Roomed Houses

These are our larger and newer type of three roomed houses. They have two separate bedrooms and a double day-couch in the large dining room and kitchen. Six blankets are furnished. The stoves are equipped with oil burners, with fuel furnished, and there are dishes and cooking utensils for six persons. These houses have bathrooms and running hot and cold water. Bring linen and extra blankets.

Rates: 1 night, \$5.00; 1 week, \$20.00.  
2 nights, \$8.00; 1 month, \$65.00.

### Four Roomed Houses

These houses are equipped with four double beds, accommodating eight persons. El Nido has an electric range and Bay View an oil burner. Fuel is furnished for both. They have running hot and cold water in kitchen and bath. Blankets, dishes and cooking utensils are furnished. Bring linen and extra blankets.

Rates: 1 night, \$7.50; 1 week, \$25.00.  
2 nights, \$12.50; 1 month, \$75.00.

### Five Roomed Houses

These are our largest houses, equipped for ten persons, situated just above the beach, with large living rooms having perfect marine view. Beds are in four separate rooms. Kitchens are equipped with electric ranges and water heaters. Bathrooms have bath tubs. Blankets, dishes, cooking utensils,



## DILLON BEACH

### *"The Family Playground of Marvelous West Marin"* 1926

and electricity are furnished. Bring your own linen and extra blankets.

Rates: 1 night, \$10.00; 1 week, \$30.00.  
2 nights, \$15.00; 1 month, \$90.00.

#### Private Houses

We also have the renting of several privately owned cottages and apartments, descriptions of which are similar to various cottages of our own. They are fully equipped for housekeeping, except for linen and extra blankets, have beds for from four to ten persons, and rent at rates varying from \$12.50 to \$25.00 per week.

#### Hotel and Dining Room

For those wishing other than housekeeping accommodations, our hotel offers a comfortable home-like haven where one may rest and relax away from the usual duties of the household. Our dining room specializes in wholesome home cooking with a menu on which seafood dishes prepared from Dillon Beach's own matchless ocean delicacies hold a prominent spot. We cater to private and organization dinners and week-end parties by special arrangement.

Rates: Room and board per week (3 meals per day), \$18.00; rooms, per day, single \$1.50, double \$2.00. Meals: Breakfast and lunch, 50c; dinner, 75c or a la carte. Special seafood dinners, \$1.00.

#### Store and Shopping Service

Our store carries a complete line of groceries, fresh meat, our own ranch eggs and milk, general merchandise, wood, coal, fishing equipment, and sundries. Anything not in stock is gladly purchased for you through our daily shopping service.

Dillon Beach is a post office with daily mail service.

#### Recreation Hall

Here each evening our guests gather for dancing, cards, and social enjoyment. Each guest is asked to lend his talent toward the general entertainment of all, if he so desires.

#### Reservations

Advance notice of your arrival and instructions as to the special needs of your party enable us to serve you more intelligently. Let us know as far in advance as possible the number in your party, time of your arrival, length of your stay, and, if possible, the type of accommodations desired. Reservations are made in the order received and can be valid only when accompanied by a deposit.

Telephone DILLON BEACH, via San Rafael,  
or address LAWSON & SONS, Dillon Beach,  
Marin County, California.



DILLON'S BEACH, MARIN CO., CAL.



DILLON BEACH DANCE HALL  
BUILT BY JOHN KEEGAN






Dear Coastal Commission,

I am an employee at Dillon Beach Resort and a local to the community. I have been coming to Dillon Beach since I was five and for the past 15 years of coming down here, I haven't been as pleased with my experience as I am now. The new owners of the Resort have flipped the community around. They are attentive to every detail. For the majority of my time living out here, Dillon Beach was enjoyed mainly by homeowners or renters and tourists would only come down every once and a while to enjoy the weather when it was good. Dillon Beach Resort has given visitors and tourists opportunities to come and visit us daily with these tiny homes. As an employee, many have shared their Dillon Beach experiences with me and they are so positive that it gives the resort the motivation to be better and tackle new projects that will pull the Resort together and give locals and visitors the ultimate experience. Projects that will be focused on are adding more tiny homes to the resort and advancements to the beach such as the public bathrooms. With the addition of more units, visitors will have a higher chance to book a stay, because we won't be fully booked out. Due to COVID-19, we do not share our staff bathroom so the public restroom down at the beach is the only option. People have complained about the conditions of the restrooms, such as it's aging appearance and how old fashioned. Getting the approval to improve the resort will benefit everyone here at Dillon Beach.

Best Regards,

A handwritten signature in black ink, appearing to read 'Kenya Romo', written in a cursive style.

Kenya Romo

## Dillon Beach

cullen@atecwatersystems.com <cullen@atecwatersystems.com>

Fri 2/7/2020 5:59 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Dear Ms. Pfeifer,

Our place is close (17 Summer Street) to the resort that is proposing events such as wedding receptions, etc. We understand that they plan events with amplified music. While we hope for the success of the resort, We are utterly opposed to amplified music. It would destroy the ambiance of this quiet and quaint little village. Please add our names to those that oppose of this aspect of the proposal before you.

Has the applicant gone through the EIR process? There is an environmental impact of the proposal. The noise would be harmful to the wildlife in the area (deer, wild turkey, raccoons, etc.) and it would certainly add to the parking and traffic congestion. On a hot weekend the cars are backed up now for more than a quarter mile up the highway. We have had to wait for the line to move far enough to get to the first exit in order to take a back road into our place.

Thank you,

Cullen and Beth Wilder  
Granite Bay, CA  
9167-742-5542

## Dillon Beach use permit

forsooth@sonic.net <forsooth@sonic.net>

Sat 2/8/2020 12:39 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Deary Sara Pfeifer,

As a long-time home owner at Dillon Beach, I am writing to you about my alarm at items included in the pending use permit for Dillon Beach Resort. The specific issue I'm concerned about involve amplified music at events on the parking lot that could go as late as 10:00 P.M. I feel that this kind of use is entirely inappropriate for our community. Any kind of amplified music will adversely effect the entire village. We come to Dillon to enjoy, among other things, the sounds of waves and wind; that's what is so special about the place. There are myriad other places where people can listen to manufactured sound; Dillon Beach should not be one of them. Please consider these thoughts when reviewing the proposed use permit.

Thank you,

Christian Pedersen



## Latest Dillon beach plan,proposal

Eileen Hayes <artescapes415@gmail.com>

Mon 2/10/2020 7:22 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Hello Sarah , I am a Dillon beach village resident who wishes to express my concern over the more recent proposal. My family has owned a house in the village for the past 30 years.Dillon beach has become my fulltime home for the past eight years. I am very concerned that the specialness of this quaint and historic beachtown is being destroyed bit by bit.Not only have the beach views disappeared as you enter our town,but also as you walk along Beach street.Now there are plans to fill in the few vacant spaces with more large homes set up on wheelswhich make them higher even though they are not mobile homes and are covered with plywood and cant be moved.No space or planning for green or trees at all. Evidently the plan is to turn this area into a Vegas like strip,with lights,music and events. This is not going to encourage visitors to our beach or town who come for the views,ocean,and peacefulness of the beach.I cant begin to imagine the issues with alcohol ,drinking and driving on our winding roads. I would imagine there might also be septic issues.It seems like these developers are only in it for the money. Where is their stewardship?! hope you and the other members of the coastal commission will take these concerns into consideration. Dillon beach is one of the last remaining historic towns and we want visitors to enjoy this gem asmuch as we do and not be turned away due to private parties and noise. Thank you,Eileen Hayes

## DILLON BEACH RESORT

Solange Rocine <solange.rocine@gmail.com>

Mon 2/10/2020 8:33 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Hello Sara,

In regards to the application for the Dillon Beach Resort, the after the fact Permit and the New Permit.

I am horrified that the applicant has not addressed Stewardship and sustainability of the proposed area.

Increasing densities and noise, not to mention increased water usage and increased septic use and traffic issues that are all ready a concern in this Historic area is complete insanity!

Further more the new owners only own a portion of the Beach, and their proposed activities and densities have huge impact on the State owned portion...

Please address the Natural needs of the Coastline and honour the history and the people in the jurisdiction of Your responsibility!

These developers are money hungry, deceitful & cunning.

They have chosen not to be inclusive with the Pre Existing local residents and Cottage owners..

What about the Dillon Beach Plan ??

The Village has a Voice too!

Regards,  
Solange Rocine

## Dillon beach

John Bird <johnwbird@gmail.com>

Tue 2/11/2020 12:24 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Hello Sara.

Is there going to be a forum to discuss the proposed plans at Dillon Beach? While I have supported the efforts to date, I am a bit concerned about creating a venue especially given access, water and sewer challenges.

I kinda like change but I do need to make sure our investment and home are not negatively impacted.

Happy to help.

John Bird

+1 510.421.1225

## Dillon Beach

STUART WARNER <stuartwarner1@aol.com>

Tue 2/11/2020 11:07 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

I am writing to express my displeasure and opposition to the Dillon Beach developers request for events with amplified music

I am a third generation resident of Dillon Beach. Our house at 17 North Street was built by my grandfather in 1909 and has been a family gathering place since then.

I am against the request for amplified music venu for a number of reasons, including:

1. Noise that will permeate and disturb the peacefulness of this village.
2. I feel the developers have been underhanded and deceitful in only now revealing this plan.
3. Impact on all infrastructure (traffic, roads, parking, water and sewer) which are already stressed on a regular basis will be greatly worsened by events.

I express my concern and opposition to granting the plan as proposed by the developers.

Please add me to receive further notification at stuartwarner1@aol.com

Thank You,

Stuart Warner  
17 North Street  
Dillon Beach

Sent from my iPhone

## Dillon Beach Resort Permit Application

colleen@cmadden.com <colleen@cmadden.com>

Wed 2/12/2020 1:22 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

I wanted to express my concern about this permit application and particularly the request for amplified music. Dillon Beach is known for its peaceful atmosphere. I believe amplified music with special events up until 10:00pm 48 nights a year will impact the quality of quiet and peace and want it to be known I am not in favor of this request.

I have not had time to completely review this entire application however, this particular request does jump out as alarming and felt you should be aware of how the village locals feel.

Best regards,  
Colleen

Colleen Madden

(415)497.5170 | [colleen@cmadden.com](mailto:colleen@cmadden.com)



## Dillon Beach Resort Fueling wildlife loss

Solange Rocine <solange.rocine@gmail.com>

Wed 2/12/2020 5:02 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Cc: Melinda Bell <mkbcpa@sonic.net>

Is it time to wake up?

We have precious wildlife on the Dillon Beach, in the Dunes, in the water and in the Tide Pools..

Who is responsible for being the custodian of the above?

Is the State ?? DB RESORT ??

Amplified noise and dogs off leash are not acceptable .

Human activity takes a huge toll on wildlife

The film Wild Daze is not just about Africa.. it's about the here and now of what lives around Us  
!

## ABOUT

*If a documentary doesn't challenge you, it cannot change you.*

*Wild Daze* is a compelling new documentary depicting the complexities of African wildlife conservation revealing how we are all complicit in the dire loss of its wildlife and forest peoples. The film deftly wades audiences through Africa's complex and murky complicity and corruption to witness how human activity takes a huge toll on the wild. Since human survival hangs in the balance, we must decide whether we see ourselves as superior, as custodians, as entitled consumers or as a part of a delicate ecosystem.

In May 2019 the United Nations published a report revealing how one million (of the estimated 8 million plant and animal species on Earth) are at risk of extinction — many of them within decades – and how humans will also suffer greatly.

Since most people know little about Africa and its dire wildlife ecocide Stuart created this new feature-length documentary to galvanize audiences before it's too late.

Few understand how much the African environmental crisis impacts the West and even fewer know international crime cartels are fueling unsustainable wildlife loss. But this film shows what is at stake and was sculpted to transfix audience,s not just from the outrage of loss, but to engage them to empathize with exploited locals and imperiled non-humans.

*Wild Daze* is an active proponent for Nature Needs Half, a science-based, culturally relevant, open-structure public movement to protect and interconnect at least half of the earth's lands and seas for the well-being of all life.

---

## Final Draft of the Dillon Beach Resort's application before the California Coastal Commission.

pedersenk@sonic.net <pedersenk@sonic.net>

Sun 2/16/2020 11:24 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Cc: 'Alan McLaughlin' <amclau500@gmail.com>; tomthornley@icloud.com <tomthornley@icloud.com>

1. C.7 At existing Beach Area. **New approval of Special Hosted Events in the beach parking lot of 150 people that allow amplified music until 10:00PM!! How many nights a year????**
2. C.5 At the existing HCD-registered RV Park. New approval of **Special Events in new 1,750 SF hospitality space 48 nights a year with amplified music until 10:00PM!!**

Hi Sara:

I am a full time resident of Oceana Marin at Dillon Beach. I built my home in 1991. Together with my three brothers, I am also part owner of two homes and a vacant lot on Cliff Street directly above the beach parking lot owned and operated by Dillon Beach Resort. My family has owned property and enjoyed Dillon Beach since my grandfather built a home at 6 Cliff Street in 1937..

The application submitted by the Dillon Beach Resort and now before the California Coastal Commission included the two items shown above. I am alarmed and saddened by the possibility that the current resort owners may be allowed to hold these Special Events and allowed to include amplified music at any time up to 10:00 p.m. during these events.

Currently, Dillon Beach Road is the only way in and out of Dillon Beach. This road has to accommodate all of the traffic generated by, Lawsons Landing campers. motorhomes and fisherman, all the full and part time residents of Dillon Beach, all of the vacation rental traffic and all of the day use traffic for beach goers and the Dillon Beach Resort restaurant. On busy summer weekends and during extreme low tides, traffic currently backs up as much as a mile and a half on Dillon Beach Road. Parking in the village is very limited for current home owners and renters. Dillon Beach Resort has recently increased the charge to park in their beach parking lot to \$15.00 per day. Visitors seeking to avoid this expense, routinely take parking spaces anywhere they can in the village, eliminating parking for residents and limiting access for emergency vehicles. Allowing additional Special Event traffic will only aggravate these traffic and parking problems.

Allowing outdoor amplified music at any time at Dillon Beach will have an impact on everyone in the community. People are drawn to Dillon Beach to enjoy the natural beauty and ambiance of the coast. The roar of the breaking waves, the screeching of the gulls, a peaceful walk along the water with or without their dogs or a picnic with their family and friends. Amplified music will impose itself on all these activities as well as the homes and lives of residents and rental guests. The imposition of amplified music on all of these activities will be unexpected and unappreciated.

In addition to these key points, the notion that Dillon Beach is a suitable location for outdoor special events is extremely misguided. The coastal weather patterns include many days of chilly fog and blustery winds. Daytime temperatures rarely climb above the high 60s. Event planners are not likely to be aware of the realities of our coastal weather patterns. I believe it unlikely that this information will be included in the promotional materials Dillon Beach Resorts would produce for marketing their venue.

I urge the California Coastal Commission to deny Dillon Beach Resorts request for permission to hold Special Events with amplified music.

Sincerely,  
Ken Pedersen  
35 Kailua Way  
Dillon Beach

## Dillon Beach Resort: application timeline

Future of DB <bonnie@futureofdb.com>

Tue 2/18/2020 12:34 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Hi Sara,

We have received and read the CDP application for the Dillon Beach Resort. We're wondering what the timeline is for the application. In other words, do you want comments now? Would you prefer to wait until it is more finalized? We do see a lot of questions and missing parts.

We don't want to bother you until our comments would be of good use to you!

Thanks for your work on this—and everything else.

Best,

Bonnie Smetts

Concerned Citizens of Dillon Beach

PO Box 26 Dillon Beach

94929



## A Dillon Beach Homeowner

Judy Schindler <judy@jsdesignbuild.com>

Wed 2/19/2020 4:35 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Dear Sara,

I recently purchased a small beach home in the village of Dillon Beach (October 2019). It has been a lifelong dream of mine, one that has taken me decades of financial preparation. I cannot begin to tell you the happiness that little house has already given me. The precious shared times with my husband, children, grandchildren and friends bring balance to my very intense professional life.

Recently, I've been made aware of the Dillon Beach Resort Coastal Development Permit Application. The issue I'd like to express my strong disapproval of is the amplified music. The small village is quite condensed and one can walk through it in a matter of minutes. The shape of the hillside is a bit like the Hollywood Bowl. We all realize that shape has great acoustics but in this case, the amplified music would definitely not be welcome! Please consider the disruption of the treasured quiet and the closeness of the community families to the proposed festivities when making your recommendations. Thank you.

Sincerely,

Judy Schindler, *President*

JS Design + Build, Inc.

[www.jsdesignbuild.com](http://www.jsdesignbuild.com)

707.257.2815

1878 El Centro Ave.  
Napa, CA 94558

CA GC License #832590

*Creating inspired spaces.*

## Dillon Beach Exploitation

Jeanine Borge <jeaninemberge@gmail.com>

Thu 2/20/2020 10:45 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Dear Coastal Commission,

I currently own a house at Dillon Beach, in the village. I have been coming here since I was 16 years old (many years ago). I am writing because I am very alarmed about the proposals from the new store owners, to build an event center, play loud music until ten at night and basically to ruin a pristine, historic fishing village for the sole purpose of profiting from the ruination of this special place.

First of all, I come for the serenity of the California coast. The sounds of the waves washing up on the beach is very therapeutic. I do not think it is any improvement to the village to have loud music playing until 10 o'clock many evenings. Music is a very personal thing. It can be very annoying when all you can hear from a distance is the boom, boom, boom of the bass. Talk about ruining the peace and calm of the ocean sounds. Along with weddings and parties come drunk, loud party goers. So, even if the music stopped at ten (which is bad enough) there will be loud voices long into the night.

Another major concern is the traffic that will be coming in along the windy road. Residents won't be able to leave for food shopping and get back to their homes without sitting in traffic! Can the roads handle limos, event guests cars, catering trucks and all of the other vehicles involved?

The people that are doing this see Dillon Beach as a way to profit without regard to the beauty of this special place. It is heartless. They don't respect the people that were here before they came in. They don't respect the existing environment. Perhaps they should have bought a place more adaptable to their needs instead of totally remaking a place that they can profit by. One special distinction between the Southern coast of California and the Northern coast is that there are no commercial enterprises right on the beach. With their new enterprise, many people who come visit the beach with their families will not be able to enjoy the beach whenever there is a special event. So not only do the residents and home owners lose out, so does the public who will have to find somewhere else to go.

They have already put in many tiny houses (probably as many as existing village houses). Isn't that enough to make money? Is there ever enough profit for these people??? What next?

Sure, weddings at the beach are beautiful. Why can't these people make compromises like they expect us to do, for a change? They can build an events center in Tomales or somewhere else that can handle the noise and traffic. Then they can shuttle a wedding party to the beach for a ceremony.

Please consider these concerns. Once they get the okay to destroy the calm, beautiful, unique beach area, there is no turning back.

Sincerely,

Jeanine Borge

21 Park Avenue

**Re: DBR Meeting 2/21/20**

tom thornley &lt;tomthornley@icloud.com&gt;

Sun 2/23/2020 1:00 PM

To: Melinda Bell &lt;mkbcpa@sonic.net&gt;

Cc: Alan McLaughlin &lt;amclau500@gmail.com&gt;; Pfeifer, Sara@Coastal &lt;Sara.Pfeifer@coastal.ca.gov&gt;; Ellen Leshner &lt;ellenlesherre@gmail.com&gt;; Jan McHale &lt;bchview@aol.com&gt;

One more additional note:

- TT was told by Ben Smith, of DBR, that their water study revealed that one of the main well behind the store/cafe is an un-permitted well that was drilled in 1989. Please see Appendix 3 in the FINAL DRAFT of the CDP "Water Supply". He stated that 80% of the water that this well produces is sold to Coast Springs Water Company (CalWater), annually, to supplement the "Village" water needs. Due to the the fact of the Village dependence on that un-permitted water supply being critical to the Village not running out of water in the summer months, we seem to have a shared problem with DBR

Thomas Thornley  
716 Second St. East  
Sonoma, CA 95476

(m) 707 227 9920  
[tomthornley@icloud.com](mailto:tomthornley@icloud.com)

On Feb 23, 2020, at 12:27 PM, tom thornley <[tomthornley@icloud.com](mailto:tomthornley@icloud.com)> wrote:

Melinda,

Ellen and Al can likely summarize their parts. Here are mine.....

FYI. Please feel free to proof or amend my notes as needed!!!

Notes from my participation in the 2/21/20 DBNG meeting:

- Tom Thornley (TT), referenced the Dillon Beach Resorts (DBR), FINAL DRAFT Coastal Development Permit (CDP), submitted to the California Coastal Commission (CCC), on 12/23/20. Both TT and Al Mclaughlin have read the 288 page CDP the application. TT stressed how important it was for everyone to actually read the entire application.

- TT then revealed the CCC "preliminary 5 page response" dated 2/7/20 from Sara Pfeifer:

<DBR filing letter\_CDP 2-20-0018\_ 2.7.20.pdf>

- This was the basis of Steve Kinsey's (DBR Representative) letter (already previously emailed out by Melinda) to the DBNG 2/19/20 that officially withdrew the following items from their FINAL DRAFT Coastal Development Plan that we, as group, were all particularly outraged by:

<Final CCC Response to 2-7ltr.pdf>

In essence:

- *At the registered RV Park, reduction of 4 RV sites within the registered RV Park, and authorization for an open trellis structure and associated lighting, gas BBQ, fire pit, benches, portable tables, seating for special events, and amplified, live music*
- *At the former Marine Lab site, authorization for any development including overflow parking on that portion of the property*
- *At the Beach Parking area, any change in the existing use, including authorization for food trucks, a beach supplies concession, portable tables, seating for special events, and amplified, live music*

*Clarifications*

*In addition, we wish to provide the following clarification regarding information contained in your February 7th letter:*

- *The application will be modified to retain all 25 currently permitted RV sites at the Resort's HCD- registered RV Park*

- TT explained how he perceived this as a big win for Dillon Beach. No amplified music events until 10:00PM 48 nights a year in the proposed RV "event area", no amplified music events until 10:00PM in the beach parking area, no additional overflow parking at the Marine Lab area for in the beach parking lot, no food trucks, no beach concession stand, no portable tables or seating for special events. In addition, the CCC is asking for full compliance on two critical issues, Water and Sewage. See insert from CCC letter below:

"ultimately, the proposed septic system design must also be approved by the Commission and the Regional Water Quality Control Board (RWQCB) prior to construction. Additionally, please clarify whether the proposed septic system replacement (or elements of the system) described in the application has already occurred, or does not yet exist on the site. Any septic elements that have already been constructed should be included as after-the-fact development in the revised project description. The project application describes that the RV park septic system only serves three RVs and the common building. Please clarify how the additional units onsite have been served. Please also provide a complete description of the septic system that previously existed onsite, any proposed after-the-fact system elements, and the newly proposed septic elements and indicate which existing elements are permitted. Regarding the parking area restroom, the application notes that it was permitted and developed in 1967. Please clarify if this septic system is separate and distinct from the

system(s) serving the Resort, whether any improvements have been made to this system since 1967, and provide any monitoring reports describing the system's performance.

#### *Water Resources*

Based on the application submittal, it appears that the Resort's well, constructed in 1989, was never permitted. This well appears to be located within about 45 feet of the stream bank of Dillon Creek, within 15 feet of riparian vegetation along the creek, and within dune habitat. The submittal also describes that this well serves the Dillon Beach Village, supplies irrigation water to the Resort, and that Coast Springs purchases water from the Resort to supplement the adjacent well that may also provide the Resort's entire potable water supply. Further, no date was provided on Questa's Pumping Test Report for the Dillon Beach Well, and the information provided to describe Coast Springs well, within the Dillon Beach Community Plan, is outdated by 24 years. In order to clarify the water supply and demand onsite, please provide a narrative description that clarifies the two water systems services, including a comparison of both well's present day performance and daily water demands for each segment of the Dillon Beach community (e.g., the Village, Oceano Marin, the Resort, etc.), and provide a map that demonstrates the service areas covered by each water supply well. Further, the well and its access road appear to be located within environmentally sensitive habitat areas (ESHA) inconsistent with the Coastal Act. Thus, please provide an analysis examining alternative locations for the well and access road outside of sensitive habitat areas and their respective buffers".

- TT explained that as he understood what we have been told to expect in the revised FINAL DRAFT (based on a talk with DBR partner, Ben Smith and based reading all of the other information available to date) is, in essence, DBR had 25 California Housing and Community Developments (HCD) approved RV lots, for long term space rental, upon purchase of the property. The permit history is clearly outlined in the FINAL DRAFT of the CDP. What they appear to be asking for now is to preserve the rights to those 25 spaces but rather than RV's parked on them as long term rentals, there will be tiny homes for short term rental. Essentially a change in use.
- TT then participated in a Q and A with DBNG in which several questions were raised. TT remains open to do his best to answer in additional questions via email [tomthornley@icloud.com](mailto:tomthornley@icloud.com):
- TT pointed out that the CCC is the lead agency that any comments (pro or con) should be directed to staff [sara.pfeifer@coastal.ca.gov](mailto:sara.pfeifer@coastal.ca.gov) and should reference the relevant approval plans:
  - 1. The Coastal Act: <https://www.coastal.ca.gov/coastact.pdf>
  - 2. California Coastal Commission website: <https://www.coastal.ca.gov>
  - 3. The Marin County Development Code: <https://www.marincounty.org/depts/cd/divisions/planning/plans-policies-and-regulations/dev-code-temp>
  - 4. The Dillon Beach Community Plans: [https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/communityandareaplans/dillon\\_beach\\_community\\_plan\\_1989.pdf](https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/communityandareaplans/dillon_beach_community_plan_1989.pdf)
  - 5. Local Coastal Plan: <https://www.marincounty.org/depts/cd/divisions/planning/local-coastal-program>



6. California Department of Housing and Community  
Development: <https://www.hcd.ca.gov>

Misc. issues discussed during Q and A:

- What appeared to be a lack of transparency by DBR, from the first outreach meeting, and then followed by a submission of their FINAL DRAFT CDP without first reviewing it with DBNG.
- Increased height of new RV units, LED exterior lighting, are impacting views of the ocean from Cypress St.
- Clarity on HCD and CCC jurisdictional issues seems to be a concern
- The need or not for an Environmental Impact Report and/or Traffic Study

Thomas Thornley  
716 Second St. East  
Sonoma, CA 95476

(m) 707 227 9920  
[tomthornley@icloud.com](mailto:tomthornley@icloud.com)

On Feb 23, 2020, at 10:37 AM, Melinda Bell <[mkbcpa@sonic.net](mailto:mkbcpa@sonic.net)> wrote:

If you will both send me your notes from Friday's minutes, we can get them sent out to everyone. We can put together the notes we have from a few people. It would be good to send them out soon.

I will look at your links for the website and send them to Mary Kay who is doing the website work. We do need more on the website, and these should be easy for her to do. We can post the meeting notes there, too.

---  
Melinda

On 2020-02-23 10:00, tom thornley wrote:

All,

I will try and recreate some of my presentation for the purposes of meeting minutes. Al's email summary, of his conversation with Sara, should also be a part of the minutes.

Can we also copy all of the following links below to our website, [dbneighbors.org](http://dbneighbors.org), and let the group know they are available? I think it is extremely important that any written opposition (or support) for the yet to be determined (April 7th) "FINAL", FINAL DRAFT of the DBR CPD be factually based and preferably reference at least (1) of the following (6) documents.

An informed response, pro or con, will simply carry more weight.

1. The Coastal Act: <https://www.coastal.ca.gov/coastact.pdf>
2. California Coastal Commission website: <https://www.coastal.ca.gov>
3. The Marin County Development Code: <https://www.marincounty.org/depts/cd/divisions/planning/plans-policies-and-regulations/dev-code-temp>
4. The Dillon Beach Community Plans: [https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/communityandareaplans/dillon\\_beach\\_community\\_plan\\_1989.pdf](https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/communityandareaplans/dillon_beach_community_plan_1989.pdf)
5. Local Coastal Plan: <https://www.marincounty.org/depts/cd/divisions/planning/local-coastal-program>
6. California Department of Housing and Community Development: <https://www.hcd.ca.gov>

Communication to date:

FINAL DRAFT CDP

<https://www.dropbox.com/s/1jr1ppejzv2eld2/DBR%202020%20CDP%20FINAL%20DRAFT.pdf?dl=0>

Preliminary CCC response to FINAL DRAFT:

DBR, Steve Kinsey Response to above:

Thanks,  
Thomas Thornley  
716 Second St. East  
Sonoma, CA 95476

(m) 707 227 9920  
[tomthornley@icloud.com](mailto:tomthornley@icloud.com)

Did anyone take notes? Someone could write up a summary, and we could send it out to all our lists. We have a lot of irons in the fire, and we need to organize them for maximum benefit. You have a list here, especially Lorene Jackson's Water Study and the rest of her Environmental Health Services Department involvement.

Next I'm going to contact Jan McHale to help with this idea of sending out a report on the meeting, but more importantly to find out what funds she has collected and what of that has been sent. I want to send out a short financial report to everyone, perhaps with this report on the meeting, and then investigate getting a bank account. Then I'm on to the Sea Level Rise meeting Tuesday.

---

Melinda

I sent an email this morning to Mike and Ben suggesting that we schedule a meeting with them when they have something to report. I asked for a week's advance notice on their date preference to give us time to arrange and publicize. A subcommittee can be working with them all along.

The fourth item on our agenda was organizing the DBNG. We got to the idea of volunteers and contributions, but I really think we need to appoint a board through email election or a nominating committee. That lets the whole group choose who speaks for them. We need to be meeting with DBR before we can get that done, but planning for it will help to defuse complaints about who was chosen to work with DBR. We could send out the idea and ask interested people to meet at someone's house to work out the assignments. We'll need various subcommittees, and not everyone interested needs to be on this one. I asked for those interested to meet at my house to plan the agenda for our very first meeting. About five people showed up, and we set the agenda, but I still got complaints about a select group calling the shots. We can be careful to avoid that and plan for the future.

---

Melinda

## Re: DBR Meeting 2/21/20

tom thornley <tomthornley@icloud.com>

Sun 2/23/2020 12:28 PM

To: Melinda Bell <mkbcpa@sonic.net>

Cc: Alan McLaughlin <amclau500@gmail.com>; Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>; Ellen Leshner <ellenlesherre@gmail.com>; Jan McHale <bchview@aol.com>

 2 attachments (883 KB)

DBR filing letter\_CDP 2-20-0018\_ 2.7.20.pdf; Final CCC Response to 2-7ltr.pdf;

Melinda,

Ellen and Al can likely summarize their parts. Here are mine.....

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*Water Resources*

Based on the application submittal, it appears that the Resort's well, constructed in 1989, was never permitted. This well appears to be located within about 45 feet of the stream bank of Dillon Creek, within 15 feet of riparian vegetation along the creek, and within dune habitat. The submittal also describes that this well serves the Dillon Beach Village, supplies irrigation water to the Resort, and that Coast Springs purchases water from the Resort to supplement the adjacent well that may also provide the Resort's entire potable water supply. Further, no date was provided on Questa's Pumping Test Report for the Dillon Beach Well, and the information provided to describe Coast Springs well, within the Dillon Beach Community Plan, is outdated by 24 years. In order to clarify the water supply and demand onsite, please provide a narrative description that clarifies the two water systems services, including a comparison of both well's present day performance and daily water demands for each segment of the Dillon Beach community (e.g., the Village, Oceano Marin, the Resort, etc.), and provide a map that demonstrates the service areas covered by each water supply well. Further, the well and its access road appear to be located within environmentally sensitive habitat areas (ESHA) inconsistent with the Coastal Act. Thus, please provide an analysis examining alternative locations for the well and access road outside of sensitive habitat areas and their respective buffers".

- TT explained that as he understood what we have been told to expect in the revised FINAL DRAFT (based on a talk with DBR partner, Ben Smith and based reading all of the other information available to date) is, in essence, DBR had 25 California Housing and Community Developments (HCD) approved RV lots, for long term space rental, upon purchase of the property. The permit history is clearly outlined in the FINAL DRAFT of the CDP. What they appear to be asking for now is to preserve the rights to those 25 spaces but rather than RV's parked on them as long term rentals, there will be tiny homes for short term rental. Essentially a change in use.
- TT then participated in a Q and A with DBNG in which several questions were raised. TT remains open to do his best to answer in additional questions via email [tomthornley@icloud.com](mailto:tomthornley@icloud.com):



- TT pointed out that the CCC is the lead agency that any comments (pro or con) should be directed to staff [sara.pfeifer@coastal.ca.gov](mailto:sara.pfeifer@coastal.ca.gov) and should reference the relevant approval plans:
  - 1. The Coastal Act: <https://www.coastal.ca.gov/coastact.pdf>
  - 2. California Coastal Commission website: <https://www.coastal.ca.gov>
  - 3. The Marin County Development Code: <https://www.marincounty.org/depts/cd/divisions/planning/plans-policies-and-regulations/dev-code-temp>
  - 4. The Dillon Beach Community Plans: [https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/communityandareap\\_lans/dillon\\_beach\\_community\\_plan\\_1989.pdf](https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/communityandareap_lans/dillon_beach_community_plan_1989.pdf)
  - 5. Local Coastal Plan: <https://www.marincounty.org/depts/cd/divisions/planning/local-coastal-program>
  - 6. California Department of Housing and Community Development: <https://www.hcd.ca.gov>

Misc. issues discussed during Q and A:

- What appeared to be a lack of transparency by DBR, from the first outreach meeting, and then followed by a submission of their FINAL DRAFT CDP without first reviewing it with DBNG.
- Increased height of new RV units, LED exterior lighting, are impacting views of the ocean from Cypress St.
- Clarity on HCD and CCC jurisdictional issues seems to be a concern
- The need or not for an Environmental Impact Report and/or Traffic Study

Thomas Thornley  
716 Second St. East  
Sonoma, CA 95476

(m) 707 227 9920  
[tomthornley@icloud.com](mailto:tomthornley@icloud.com)

On Feb 23, 2020, at 10:37 AM, Melinda Bell <[mkbcpa@sonic.net](mailto:mkbcpa@sonic.net)> wrote:

If you will both send me your notes from Friday's minutes, we can get them sent out to everyone. We can put together the notes we have from a few people. It would be good to send them out soon.

I will look at your links for the website and send them to Mary Kay who is doing the website work. We do need more on the website, and these should be easy for her to do. We can post the meeting notes there, too.

---

Melinda

On 2020-02-23 10:00, tom thornley wrote:

All,

I will try and recreate some of my presentation for the purposes of meeting minutes. Al's email summary, of his conversation with Sara, should also be a part of the minutes.

Can we also copy all of the following links below to our website, [dbneighbors.org](http://dbneighbors.org), and let the group know they are available? I think it is extremely important that any written opposition (or support) for the yet to be determined (April 7th) "FINAL", FINAL DRAFT of the DBR CPD be factually based and preferably reference at least (1) of the following (6) documents.

An informed response, pro or con, will simply carry more weight.

1. The Coastal Act: <https://www.coastal.ca.gov/coactact.pdf>
2. California Coastal Commission website: <https://www.coastal.ca.gov>
3. The Marin County Development Code: <https://www.marincounty.org/depts/cd/divisions/planning/plans-policies-and-regulations/dev-code-temp>
4. The Dillon Beach Community Plans: [https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/communityandareaplans/dillon\\_beach\\_community\\_plan\\_1989.pdf](https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/communityandareaplans/dillon_beach_community_plan_1989.pdf)
5. Local Coastal Plan: <https://www.marincounty.org/depts/cd/divisions/planning/local-coastal-program>
6. California Department of Housing and Community Development: <https://www.hcd.ca.gov>

Communication to date:

FINAL DRAFT CDP

<https://www.dropbox.com/s/1jr1ppejzv2eld2/DBR%202020%20CDP%20FINAL%20DRAFT.pdf?dl=0>

Preliminary CCC response to FINAL DRAFT:

DBR, Steve Kinsey Response to above:

Thanks,  
Thomas Thornley  
716 Second St. East  
Sonoma, CA 95476

(m) 707 227 9920  
[tomthornley@icloud.com](mailto:tomthornley@icloud.com)

Did anyone take notes? Someone could write up a summary, and we could send it out to all our lists. We have a lot of irons in the fire, and we need to organize them for maximum benefit. You have a list here, especially Lorene Jackson's Water Study and the rest of her Environmental Health Services Department involvement.

Next I'm going to contact Jan McHale to help with this idea of sending out a report on the meeting, but more importantly to find out what funds she has collected and what of that has been sent. I want to send out a short financial report to everyone, perhaps with this report on the meeting, and then investigate getting a bank account. Then I'm on to the Sea Level Rise meeting Tuesday.

---

Melinda

I sent an email this morning to Mike and Ben suggesting that we schedule a meeting with them when they have something to report. I asked for a week's advance notice on their date preference to give us time to arrange and publicize. A subcommittee can be working with them all along.

The fourth item on our agenda was organizing the DBNG. We got to the idea of volunteers and contributions, but I really think we need to appoint a board through email election or a nominating committee. That lets the whole group choose who speaks for them. We need to be meeting with DBR before we can get that done, but planning for it will help to defuse complaints about who was chosen to work with DBR. We could send out the idea and ask interested people to meet at someone's house to work out the assignments. We'll need various subcommittees, and not

everyone interested needs to be on this one. I asked for those interested to meet at my house to plan the agenda for our very first meeting. About five people showed up, and we set the agenda, but I still got complaints about a select group calling the shots. We can be careful to avoid that and plan for the future.

---

Melinda

## Re: Coastal Commission Standards Document

Solange Rocine <solange.rocine@gmail.com>

Thu 2/27/2020 5:33 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Hi Sara..

I saw the above document referred to in a recent article in the Point Reyes Light , pertaining to sea level rise .. ( Stinson to Tamales Bay )

Does that help ?

If not what is the mandate /mission & jurisdiction of the CC.. ?

It's always been curious to me as to why the CC was not involved in this development at the onset..

A few years back we wanted to put a Romeo & Juliet balcony on our DB Cottage..

The County told us we had to make application to CC with a \$12,000 check, no guarantees, no refunds!

What's right about this I ( we ) are not getting?

Solange

~. Solange

Author || **Champagne for the Soul**,  
Pragmatic Facilitator || inspiring You to inspire Yourself

- say Hello ! -



[www.linkedin.com/in/ellesolange](https://www.linkedin.com/in/ellesolange)

Visit -



[ChampagneSoul.com](https://ChampagneSoul.com)



On Feb 27, 2020, at 4:36 PM, Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov> wrote:

Good afternoon Solange,

I'm sorry but I'm not sure I follow what you mean by standards. I think you may be asking about the public engagement in the permitting process? Is this correct? If not, perhaps you can help me by describing the specific issue, and I can let you know of the Commission's approach?

Thanks,

<image002.png>

---

**From:** Solange Rocine <solange.rocine@gmail.com>  
**Sent:** Thursday, February 27, 2020 12:18 PM  
**To:** Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>  
**Cc:** Mike Goebel <mike@dillonbeachresort.com>; tom thornley <tomthornley@icloud.com>  
**Subject:** Coastal Commission Standards Document

Hello Sara,

Is there a Coastal Commission Standards document.?

There is far too much conjecture, bullying & discrimination occurring in Dillon Beach in regards to the Dillon Beach Resort.

We need the facts, we need to be educated to know the entitlements of Dillon Beach Resort and what the CC standards are in order to move forward INCLUSIVELY in Conversations of Possibilities to Steward this lovely Historic Beach and Village..

In Gratitude,  
Solange

~

## Coastal Commission Standards Document

Solange Rocine <solange.rocine@gmail.com>

Thu 2/27/2020 12:18 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Cc: Mike Goebel <mike@dillonbeachresort.com>; tom thornley <tomthornley@icloud.com>

Hello Sara,

Is there a Coastal Commission Standards document.?

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In Gratitude,  
Solange

~

**Re: Latest Dillon beach proposal for remaining homes in RV Park**Eileen Hayes <[artescapes415@gmail.com](mailto:artescapes415@gmail.com)>

Mon 3/2/2020 12:26 PM

**To:** Pfeifer, Sara@Coastal <[Sara.Pfeifer@coastal.ca.gov](mailto:Sara.Pfeifer@coastal.ca.gov)> 1 attachments (20 KB)

image002.png;

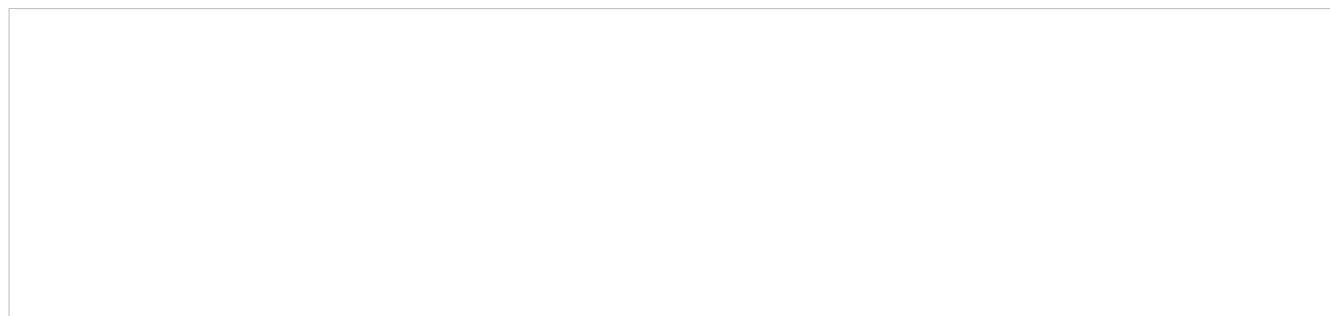
Good afternoon Sara. Although the recent development proposal at Dillon Beach has been partially withdrawn they still plan to move ahead adding 12 more large so called tiny homes This will not only obstruct the view to many villagers properties, but also to visitors as you enter the village and especially as you walk along beach ave..The community of Dillon Beach still wants a voice in the design, height limit, overcrowding, lack of views, etc. Someone at our last community meeting mentioned that perhaps you would take a visit out this way. I would love to meet with you and I know a few others would as well to walk along beach ave and point out our concerns. Is there any possibility or times that would work for you? ... Thank you, Eileen Hayes

On Wed, Feb 12, 2020, 10:57 AM Pfeifer, Sara@Coastal <[Sara.Pfeifer@coastal.ca.gov](mailto:Sara.Pfeifer@coastal.ca.gov)> wrote:

Good morning Eileen,

Thank you for providing your input on the proposed Dillon Beach Resort project. We have received a number of comments about the proposed project, and will factor the community's concerns into our analysis.

Sincerely,

**From:** Eileen Hayes <[artescapes415@gmail.com](mailto:artescapes415@gmail.com)>**Sent:** Monday, February 10, 2020 7:22 PM

**To:** Pfeifer, Sara@Coastal <[Sara.Pfeifer@coastal.ca.gov](mailto:Sara.Pfeifer@coastal.ca.gov)>

**Subject:** Latest Dillon beach plan,proposal

Hello Sarah , I am a Dillon beach village resident who wishes to express my concern over the more recent proposal. My family has owned a house in the village for the past 30 years. Dillon beach has become my fulltime home for the past eight years. I am very concerned that the specialness of this quaint and historic beachtown is being destroyed bit by bit. Not only have the beach views disappeared as you enter our town, but also as you walk along Beach street. Now there are plans to fill in the few vacant spaces with more large homes set up on wheels which make them higher even though they are not mobile homes and are covered with plywood and can't be moved. No space or planning for green or trees at all. Evidently the plan is to turn this area into a Vegas like strip, with lights, music and events. This is not going to encourage visitors to our beach or town who come for the views, ocean, and peacefulness of the beach. I can't begin to imagine the issues with alcohol, drinking and driving on our winding roads. I would imagine there might also be septic issues. It seems like these developers are only in it for the money. Where is their stewardship? I hope you and the other members of the coastal commission will take these concerns into consideration. Dillon beach is one of the last remaining

historic towns and we want visitors to enjoy this gem as much as we do and not be turned away due to private parties and noise. Thank you, Eileen Hayes



## Dillon Beach

JOANNE JAEGER <joanne\_jaeger@comcast.net>

Mon 3/2/2020 10:10 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

 3 attachments (541 KB)

Broken septic behind trailer #13.jpg; Behind Trailer #21 at Dillon Beach Resort.jpg; Sewage including toilet paper.jpg;

Good evening Sara,

I had a permanent trailer at Dillon Beach for 11 years. When the new owners took over, I asked if the trailer residents could stay and they said "yes: Several of us were in the middle of making improvements to the interiors and exteriors of their trailers, so we continued spending money on new decks, painting, pulling weeds etc. Then the first rent increase hit us. Half of the trailer park left. Most had to abandon their investment/deposit. Then they sent a letter outlining the future rent increases over the next several months. Ultimately, my rent would have gone from \$650 to \$2,000. At that point 23 out of 25 families were forced out and most lost their investment including me.

After the first rent increase, two ladies who shared a trailer, arrived (after a 3-4 hour drive) to find their trailer had several inches of sewage floating in their trailer. They went to one of the managers asking for a plunger and they were yelled at for interrupting their dinner and angrily handed them the plunger. The sewage sat out on the open sand for 6 months. One of the ladies who had the sewer leakage had a dog, who couldn't avoid stepping in the raw sewage that sat there for 6 months. The dog got sick and died. Then they started cutting down trees and remodeling the store and cafe without building permits. They were red-flagged for 6 months. My trailer was next to the parking lot in front of the store and cafe, so I had a clear view of what was going on at night. Despite being red-tagged, they continued their remodel after the sun went down. I could see clearly as they wore hard -hats with flashlights on the hats. I watched them working until late at night. The trailer park was zoned as an RV park, but they ignored the zoning and started bringing in tiny homes. The zoning required that the trailers have their wheels kept on as well as the tongue. When the tiny homes were brought in, they took off the tongues and wheels and permanently cemented the homes to the concrete, ignoring the zoning. When they first arrived, they handed out rules to us saying we couldn't congregate in the common area, we couldn't have fires in our fire pits and we couldn't have alcohol outside. After half of the trailer owners left, the new owners occupied a couple of the abandoned trailers for many months. They had parties out in the common area, fires in fire pits and had alcohol bottles out in the common area, but we were not allowed to. I have a video of this, as well as pictures of the sewage. I've attached the sewage pictures. I can send the video if needed.

Dillon Beach is a quiet family community and has been since it's first existence. I lived close enough to begin visiting Dillon Beach since I was 4 years old. I am now 66. Families come to Dillon Beach to enjoy the beach. Many of the homes in the village are rented out to families with children. They come to relax and have family time with their dogs. It has always been a quiet safe retreat. With the windows open the village can hear the waves.

I have written to the Coastal Commission concerning the sewage and the fact that they were cutting down trees. To this day, the bathroom on the beach has never been upgraded. It's

absolutely disgusting. I am convinced that it is also leaking sewage.

Now I hear that they want to have music on the beach until 10 PM. This completely goes against the vibe of Dillon Beach. If this happens, families will not come. With music blasting throughout the village, every owner and renter will be severely disturbed, and the property owners will lose money.

The next concern is that there is only one road leading in and out of Dillon Beach. The town cannot contain that many people. In the event of an emergency, there would be lives lost.

After they put in the tiny homes, they lost an enormous amount of money from the rent that they used to get from us. Plus spent a fortune bringing in tiny homes. Very few people rent the tiny homes and when they do, they only rent them for the weekend. We paid our rent regardless of whether or not we used our trailers. It's obvious they are trying to regain part of their loss. They don't care about the community at all. Their only care is making money.

These people are multi-millionaires. My best friend was a banker and knew Tom Shipsey.

She says he is evil and greedy and always has been.

While they lost a lot of money, they still have a fortune. They will not be monetarily harmed not having music on the beach. Please help the village.

I am open to talking with you further if you would like.

Best Regards,

Joanne Jaeger

## Re: Coastal Commission Standards Document

Solange Rocine <solange.rocine@gmail.com>

Mon 3/2/2020 12:55 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Thank you Sara for your informative response...

I will look at your website & educate myself.

As for the County, there has been an enormous amount of misinformation.

The gate keepers etc are not held accountable for anything they say !

I had a graphic designer challenge them as they do not even know the building codes!

I am looking forward in particular to having CC address the Septic issues at DBR

AND the preservation of wildlife ! ..

Dogs off leash and not on voice command are a menace to the wild life and to humans..

In Gratitude,  
Solange

On Mar 2, 2020, at 11:38 AM, Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov> wrote:

Hi Solange,

Your email did not include an attachment, and I'm not familiar with the PRL article to which you refer. Can you please resend? You can learn more about the mission and mandate of the Coastal Commission at [our website, see link here](#). The CCC was not involved in DBR from the beginning because we were formed in 1977, and much of the development is outside of our permitting jurisdiction. We have authority in this case because we went through a permit consolidation process, meaning some of the development was in our jurisdiction, and some in the County's jurisdiction, and the applicant chose to ask the County to yield permit authority to us so that we could process the permit for development in both jurisdictions. This is a pretty standard practice. Finally, I'm not sure why the County would give you such information about a balcony addition at your residence, it sounds as though you were misinformed.

Very best,

Sara

Sara Pfeifer I Coastal Planner

CALIFORNIA COASTAL COMMISSION

North Central Coast District

(415) 904-5260 I [sara.pfeifer@coastal.ca.gov](mailto:sara.pfeifer@coastal.ca.gov)

<image001.png>

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**From:** Solange Rocine [mailto:solange.rocine@gmail.com]

**Sent:** Thursday, February 27, 2020 5:33 PM

**To:** Pfeifer, Sara@Coastal

**Subject:** Re: Coastal Commission Standards Document

Hi Sara..

I saw the above document referred to in a recent article in the Point Reyes Light , pertaining to sea level rise .. ( Stinson to Tamales Bay )

Does that help ?

If not what is the mandate /mission & jurisdiction of the CC.. ?

It's always been curious to me as to why the CC was not involved in this development at the onset..

A few years back we wanted to put a Romeo & Juliet balcony on our DB Cottage..

The County told us we had to make application to CC with a \$12,000 check, no guarantees, no refunds!

What's right about this I ( we ) are not getting?

Solange

*~. Solange*

Author || **Champagne for the Soul,**  
Pragmatic Facilitator || inspiring You to inspire Yourself

- say Hello ! -



[www.linkedin.com/in/ellesolange](http://www.linkedin.com/in/ellesolange)

Visit -



ChampagneSoul.com

On Feb 27, 2020, at 4:36 PM, Pfeifer, Sara@Coastal <[Sara.Pfeifer@coastal.ca.gov](mailto:Sara.Pfeifer@coastal.ca.gov)> wrote:

Good afternoon Solange,

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<image002.png>

---

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**Sent:** Thursday, February 27, 2020 12:18 PM  
**To:** Pfeifer, Sara@Coastal <[Sara.Pfeifer@coastal.ca.gov](mailto:Sara.Pfeifer@coastal.ca.gov)>  
**Cc:** Mike Goebel <[mike@dillonbeachresort.com](mailto:mike@dillonbeachresort.com)>; tom thornley <[tomthornley@icloud.com](mailto:tomthornley@icloud.com)>  
**Subject:** Coastal Commission Standards Document

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We need the facts, we need to be educated to know the entitlements of Dillon Beach Resort and what the CC standards are in order to move forward INCLUSIVELY in Conversations of Possibilities to Steward this lovely Historic Beach and Village..

In Gratitude,  
 Solange



**Fwd: Fw: RE: Septic at the Dillon Beach Resort Resort ( to Gil Sanchez code violation Marin County?)**

Debbi Ramey <rameydebbi@gmail.com>

Thu 3/5/2020 11:07 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>; Rodgers (as of 1/22/2018), Dennis <beachbumsx4@mail.com>; Mary Kay Patton <mk.patton@gmail.com>; garylnixon@gmail.com <garylnixon@gmail.com>

Hi Sara,

Debbi Ramey here (415-730-6100). Thank you for your return call on Tuesday. Sorry, I was asleep and not quite with it when we talked. Hopefully, I didn't ramble too much.

Anyway, Please review the attached string of messages & picture that was sent to Gil Sanchez at Marin County on **4/4/2019** (the picture is incorrectly marked 5/4/2019). We are aware that the Dillon Beach Resort owners have stated that no work has been done to the septic. The picture was taken on 4/4/2019 and represents the septic work that was being done at the time on the hill below the 3 cabins. They ran the leach lines down to the bottom of the hill.

I will also be forwarding a picture (in the next few days) of the new RV Park models that are on the street side of the DB Resort, with an explanation of the problem they are causing for pedestrian access to the sidewalk during busy traffic times.

Thank you for your continued support. If you ever have any questions, from a resident's perspective, please let me know.

Deborah Ramey

----- Forwarded message -----

From: [beachbumsx4@mail.com](mailto:beachbumsx4@mail.com) <[beachbumsx4@mail.com](mailto:beachbumsx4@mail.com)>

Date: Mon, Mar 2, 2020 at 8:37 PM

Subject: Fw: RE: Septic at the Dillon Beach Resort Resort ( to Gil Sanchez code violation Marin County?)

To: JACK RAMEY <[rameydebbi@gmail.com](mailto:rameydebbi@gmail.com)>

DILLON BEACH FIX  
PO BOX 4  
DILLON BEACH CA. 94929  
707 888 2584  
LICENSED&INSURED

**Sent:** Thursday, April 04, 2019 at 2:29 PM

**From:** "Sanchez, Gil" <[GSanchez@marincounty.org](mailto:GSanchez@marincounty.org)>

**To:** "[beachbumsx4@mail.com](mailto:beachbumsx4@mail.com)" <[beachbumsx4@mail.com](mailto:beachbumsx4@mail.com)>

**Subject:** RE: Septic at the Dillon Beach Resort Resort ( to Gil Sanchez code violation Marin County?)

Hi Dennis,

The septic system for the RV Park septic system falls under the jurisdiction of HCD (CA Department of Housing and Community Development). You can contact HCD at 916-263-4716 and they should address your complaints.

The septic systems for the cottages and the store fall under the jurisdiction of the County. You may contact EHS (Environmental Health Services) at 415-473-6907 for more info.

Regards,

**Gil Sanchez**

Code Compliance Specialist

County of Marin

Community Development Agency

415.473.2556

[gsanchez@marincounty.org](mailto:gsanchez@marincounty.org)

---

From: [beachbumsx4@mail.com](mailto:beachbumsx4@mail.com) <[beachbumsx4@mail.com](mailto:beachbumsx4@mail.com)>

**Sent:** Thursday, April 04, 2019 1:27 PM  
**To:** Sanchez, Gil <[GSanchez@marincounty.org](mailto:GSanchez@marincounty.org)>  
**Subject:** Septic at the Dillon Beach Resort Resort ( to Gil Sanchez code violation Marin County?)

Hello Gil

The septic system at the resort has always been rumored to be sub standard, looks like upgrades are being made, are these permitted ? These pictures were taken today, no permits posted. Also the beach restrooms which services in excess of 1500 people on weekends and leaches towards the beach is inadequate.

Please advise. At high tide the leach field is flooded. Would you please refer me to a state agency that could amend this problem as I have had no response from county.

Thank You Dennis 7078882584

**Subject:** Septic at the Resort DBR installing lines to a leach field in the creek bed below the trailer park 4/04/2019

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>



Virus-free. [www.avast.com](http://www.avast.com)

## Dillon Beach Resort

Susan Ferro <suzeplace@mac.com>

Fri 3/6/2020 10:42 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Dear Sara,

I understand that you have been contacted by "concerned" members of the Dillon Beach community.

We have been a member of the Dillon Beach community since 1989 and have watched the Dillon Beach Resort change ownership, management and style over this period.....not always for the best.

I think the resort area is the best it has ever been. The general store has been cleaned and updated and now offers products well within their expiration dates. The rusty dilapidated trailers are gone and replaced with tidy clean small rental units. Visually it is a vast improvement and I can only imagine that the cleanup is a benefit to public health. The Coastal Kitchen is the best it has ever been. Indeed, it is more expensive, but the food is very good and I view it as a benefit to the community and vacationers alike.

The Dillon Beach Neighborhood Group DOES NOT represent our views in any way, nor does it represent many members of the community to who I have spoken. Many of us are not interested in attending these neighborhood meetings with their unwavering views. Reading the communications from this group, I hoped the negativity would die out; however, after reading the last communication and the words " the fight is not over" I thought I should present a pro point of view.

In appreciation of your time and consideration,

Susan and David Ferro  
8 Ocean View  
Dillon Beach  
650-302-4815 (cell)

Sent from my iPad

## Trucking sand out of DB

Solange Rocine <solange.rocine@gmail.com>

Tue 3/31/2020 8:14 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Hi Sara,

Perhaps Jo has passed on this information..

For the past week & possibly for longer, the Dillon Beach Resort has been trucking sand out!

This is far more sand than what blows in the parking lot.. Furthermore we have very few windy days

Two bins leave everyday

The dunes appear to be undermined.  
It looks like an excavation site..

Are they expanding their parking lot while everyone is " Shelter in Place ?"

Is this STEWARDSHIP of the beach.. protection of the habitat..?

The former owners never took sand out.. if anything they added it to preserve !

PLEASE COME OUT SARA ..



















~. Solange

## Re: Trucking sand out of DB

Solange Rocine <solange.rocine@gmail.com>

Wed 4/1/2020 1:37 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Hi Sara..

Are you saying that removing sand from and under the sand dune is ok with You ?

Is there a reason CC has not shut down DB ?

The latest ordinance March 31 says that it is illegal to motorize to recreate, ... regardless of ownership of land / beach

There are so many People at the beach now illegally..

Whose jurisdiction is it to close DB?

Stinson is closed..

Why does DB not have a No trespass sign on their property ?

~. Solange

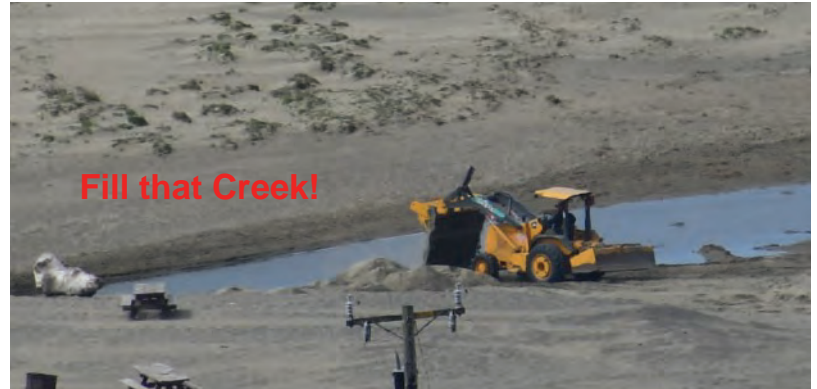


Scott Miller  
P.O. Box 145  
Dillon Beach, CA. 94929  
(707) 878-2167

May 3, 2019

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

Re: Dillon Beach Resort



Dear Commissioners and Staff,

There are two privately owned resorts in Dillon Beach. Lawson's Landing is now required to comply with the Coastal Act. Dillon Beach Resort is not (still).

Dillon Beach Resort is under the jurisdiction of Marin County (store, cafe, parking lot), California HCD (trailer park), and The Coastal Commission (the beach). This fractured jurisdiction is being exploited. Each agency is in charge of one small part of the current upgrades/expansion. The whole project, which should require a Master Plan and CDP, is instead being evaluated as a series of separate minor upgrades.

**Certified Dillon Beach Community Plan**  
**Policy CD-10.1**

Planned district. Lawson's Dillon Beach Resort, exclusive of Subarea D (which is zoned C-R-1), shall be maintained as a planned district. Master Plan approval shall be required for substantial improvements or new development in the Resort, exclusive of Subarea D. (The Lawsons no longer own this resort, just the Landing.)

Marin County has failed to implement this policy and has allowed substantial improvements *and* new development to occur without a Master Plan or a Coastal Development Permit.

**Things Dillon Beach Resort gets to do without a CDP:**

Alter landforms on the beach, in the dunes, and in Dillon Creek.

Add a second parking area.

Change the use of the mobile home park. (privately-owned trailers vs. resort-owned)

Expand the septic system(s).

Subdivide parcel 100-191-03.

Dillon Beach Resort needs to be compelled to apply for an after-the-fact CDP and create a Master Plan.

Sincerely,  
Scott Miller

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

May 31, 2019

Board of Supervisors  
County of Marin  
3501 Civic Center Drive, Suite 329  
San Rafael, Ca. 94903



Re: Dillon Beach Resort (Non-Agenda Comments)

Dear Supervisors,

Allowing Dillon Beach Resort to ignore the Dillon Beach Community Plan, LCP Unit 2, Coastal Act, and Federal Wildlife Protections is unacceptable.

Marin County does not hold Mike Gobel, Brooke Gray and Tom Shipsey to the same standards as the Coastal Commission holds the Lawson Family. By not upholding the laws that govern both resorts while the Coastal Commission does, you are creating a situation of arbitrary enforcement.

With Summer rapidly approaching, and work continuing at the Resort without a Master Plan or Coastal Development Permit, I am left wondering:

*Is this going to be another one of those deals where you allow unpermitted development to continue, then when the impacts are finally studied you declare they are already existing, therefore there there is no impact? (Baseline conditions?).*

If Dillon Beach Resort is allowed to continue with substantial improvements and open the new cabins for business without a CDP you will be creating the same legal mess as the Lawson's Landing Master Plan when it came before you several years ago. Was nothing learned?

The current expansion and improvements require Master Plan Approval. Master Plans are supposed to happen *before* work begins, not *after* the business is open. Decisions are supposed to be made looking out the windshield, not the rearview mirror. The new cabins are a change in intensity of use.

Filling Dillon Creek is illegal. It's a blue-line creek.

Paving the beach with gravel is *not* Best Management Practices

Car Commercials are *not* emergencies and should not be allowed on the beach.

Dogs should *not* be allowed to harass wildlife, especially within the Greater Farallones National Marine Sanctuary.

*(This is only a partial list. There's plenty more.)*

Marin County's failure to protect coastal resources in Dillon Beach is a brown stain on an otherwise green reputation.

Please clean it up. Do not allow the Resort to operate without a proper CDP.

Attached is a letter sent to the Coastal Commission about this subject.

Sincerely,

Scott Miller





**On Monday June 10, 2019 Dillon Beach Resort collected \$10 per car to park in "Lot B" (vacant lot 100-191-04) because there was nowhere else to park.**



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

June 10, 2019

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

Re: Dillon Beach Resort



Dear Commissioners and Staff,

Dillon Beach Resort needs to cease all unpermitted activities until they have obtained a Coastal Development Permit for those uses.

While there might be some development that pre-dates the Coastal Act, some definitely does not. In particular, the use of vacant lot 100-191-04 as a paid parking lot does not pre-date the Coastal Act and is not permitted by Marin County (or the Coastal Commission).

In August 2006 the Marin County Community Development Agency researched the issue and came to the conclusion that it is not permissible to use the site as a parking lot.

*"Research of the Dillon Beach Resort Use Permit confirms that it does not include a provision to use this parking lot."*

The previous owners and the new owners have had plenty of time to apply for a Coastal Development Permit if they want to charge people to park there. They have chosen to not apply for one.

The Commission-approved Lawson's Landing CDP reduced the number of day-use vehicles from 200 to 100 as a means to reduce traffic and congestion. The entrance to this unpermitted lot is less than 550 feet from the entrance to Lawson's Landing. I don't know how many cars it holds or how many trips it generates. Nobody does.

This unpermitted use should not be allowed to continue.

Sincerely,  
Scott Miller

## Rexing, Stephanie@Coastal

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**From:** StephanieScott Miller <emailthefishbowl@gmail.com>  
**Sent:** Friday, June 14, 2019 10:21 AM  
**To:** Ginsberg, Jo@Coastal; Rexing, Stephanie@Coastal; Pfeifer, Sara@Coastal  
**Subject:** Parking Emergency (Definition)

Hello Everyone,

I thought it might help if I better explained a Dillon Beach "Parking emergency".

It was determined in 2006 that using parcel 100-191-03\* as a parking lot is not permitted (as per Steve Kinsey). Sometime after that Marin County decided it could be used "in emergencies".

An emergency was supposed to be when traffic backed up to the point where the roads were impassible, thereby creating a public safety hazard.

The fire department would then declare an emergency and tell the Resort to open vacant parcel 100-191-03\*.

The reason the road becomes impassible is that the Resort allows vehicles to wait in the public right-of way while spaces become available one at a time. The line waiting for a space blocks the road.

This is the only parking lot I have seen operate this way.

Every other parking lot closes when it is full, and sends vehicles on their way.

They may open again later in the day once a substantial number of spaces are available, but there is no line blocking the road.

If Dillon Beach Resort would simply close when it is full there would be no back-up, and therefore no emergency.

On Monday June 10, 2019 the Resort opened vacant parcel 100-191-03\* for parking.

The Resort's cafe was closed that day, and it's parking lot was completely empty.

Oceana Drive, a public road with free parking, was completely empty.

What was the emergency? There wasn't one.

There were plenty of places to park cars without opening the vacant lot for business.

Dillon Beach Resort is operating an unpermitted paid parking business there whenever they decide to.

I have spoken to Mike Gobel about not allowing people to line up and wait.

His concern is that if he turns people away they would go up toward Oceana Drive.

If that had happened on June 10 they would have found abundant free parking.

Hopefully this will help define a "parking emergency" and explain why I sent the photos of an empty parking lot and an empty street.

\*Parcel 100-191-03 was divided into 100-191-04 and -05 in 2019

-Scott M.

## Rexing, Stephanie@Coastal

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**From:** Scott Miller <handmadeinmarin@gmail.com>  
**Sent:** Wednesday, June 26, 2019 7:37 PM  
**To:** Ginsberg, Jo@Coastal; Rexing, Stephanie@Coastal; Pfeifer, Sara@Coastal  
**Cc:** Steve Kinsey; jeff@futureofdb.com  
**Subject:** Taco Emergency!

Hi everybody,

We experienced a new type of parking emergency in Dillon Beach last weekend - A Taco Emergency!

A "Taco Emergency" is when the Resort cordons off a bunch of parking spaces in the legal parking lot for their new taco truck, chairs, and tables.

Since that reduces the number of cars that fit in the legal lot, they open the unpermitted lot (100-191-04) for parking.

Similar to previous parking emergencies, there were other places to park in town.

But this was an emergency, so they needed to open the unpermitted lot.

-Scott M.



## Rexing, Stephanie@Coastal

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**From:** Bonnie Smetts <futureofdb@gmail.com>  
**Sent:** Tuesday, July 9, 2019 3:58 PM  
**To:** Pfeifer, Sara@Coastal  
**Cc:** Rexing, Stephanie@Coastal; Manna, Jeannine@Coastal  
**Subject:** Dillon Beach Resort: Traffic Management Plan  
**Attachments:** map\_DillonBeachParkingTraffic.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Ms. Pfeifer,

Our organization has long been dedicated to traffic and pedestrian safety in our town of Dillon Beach. We understand that the Dillon Beach Resort will be required to submit an application for a Coastal Development Permit for the changes they have and are planning to make to their visitor-serving business. Our community is already experiencing the impacts of the changes. Traffic issues are on the rise. We believe it's extremely important that the Dillon Beach Resort be required to create a traffic management and parking plan before receiving the development permits.

Looking at a map of Dillon Beach, it may be difficult to see where traffic issues occur. To help identify those issues, we've created a map with callouts that identify the visitor serving and community areas (please see attached).

There is only one route to all visitor-serving areas: Dillon Beach RD>Beach Ave>Cliff St. This is a narrow path with no room for street parking.

Dillon Beach has two visitor serving businesses, the Resort and Lawson's Landing. Lawson's Landing offers RV and tent campsites, recreational boat launches and fishing activities. They can accommodate 650 vehicles. The Resort has a total of 282 visitor-serving parking spaces that are utilized by multiple customers throughout a day. The number of trips made by vehicles to and from both businesses can and does cause traffic issues when not managed properly. This is why our community needs the Dillon Beach Resort to produce a traffic management and parking plan.

At a minimum, the plan should:

- Establish a maximum number of vehicles permitted to park in the fee-based day beach area.
- Create a protocol for keeping vehicle traffic moving when the parking lot reaches capacity. Currently visitors are allowed to cue their cars up on the street and wait until a space becomes available. When this occurs, traffic comes to a complete stop, residents are not able to get to their homes and visitors to Lawson's Landing can not get to the campground.
- Define designated parking spaces for Resort employees. The change in use of the mobile home park to a hotel and the addition of a food truck has increased the need for employees. At noon on a busy summer day, we identified 23 on the premises (2 food truck workers, 4 parking lot attendants, 1 housekeeper, 4 store associates, 9 restaurant staff, 3 administrators).
- Designate set parking spaces for overnight guests. The Resort offers 3 cabins that can each be occupied by 6 guests. There are also 25 cottages and trailers that can each be occupied by 4 guests.

Thank you for your work on this. Please contact me if you have any questions.

Sincerely,  
Bonnie Smetts

Concerned Citizens of Dillon Beach  
P.O. Box 26  
Dillon Beach, CA 94929  
[futureofdb@gmail.com](mailto:futureofdb@gmail.com)

# Dillon Beach Parking and Traffic Flow

## Oceana Drive

A small portion of this road is maintained by Marin County and is used for public parking. While it is the widest road, it's only 885 feet long.



## Oceana Marin

A private community that manages and maintains its own roads. The community's homeowners association does not allow parking on streets.

## Dillon Beach Resort: Cabins and Cottages Parking

A parking area used by cabin and cottage customers and resort employees. The spots are not marked so it's unclear how many spaces are available. It's 264 feet in length. If spaces were marked at 8.5 feet wide, which is the minimum width required by Marin County (municipal code section 24.04.380) this area could accommodate 31 vehicles.



## Dillon Beach Resort: Day Beach Parking

Paid day-use parking for beach visitors. Also used for employee parking and a food truck with a dining area. It accommodates 225 vehicles when the food truck and dining area are not present. When the lot reaches capacity, cars are allowed to cue up on the street and wait until a space becomes available. When this occurs, residents are not able to get to their homes and visitors to Lawson's Landing can not get to the campground. Cueing of cars, the food truck and the dining area are relatively new.



## Portola

Twelve single-family houses. Cliff Street is a county road. Bay drive is private and is gated at one end.



## Former Marine Lab Slab

Owned by the Dillon Beach Resort. At certain times the lot has been used for unpermitted paid parking. This has increased congestion and created backups.



## Lawson's Landing Campground

A camping and boating facility that can accommodate 655 vehicles which includes 105 day visitor parking spaces.

## The Village

The oldest part of Dillon Beach is a dense cluster of single family homes that sit on a hillside. The streets are narrow, averaging 17-18 feet with some passages as small as 13-14 feet. Most of the homes are occupied by full-time residents and street parking is limited to one side of the narrow roads. When traffic backs up on Dillon Beach Road, visitors often attempt to drive through this area. Many of the roads are not passable for large RVs and vehicles towing boats and campers. When they enter the village it causes issues.



## Dillon Beach Resort: Store and Coastal Kitchen Cafe Parking

26 spaces for store and cafe customers and staff members.



UNRESOLVED TRAFFIC ISSUES FOR  
DILLON BEACH NEIGHBORHOOD GROUP  
IN ORDER OF PRIORITY

I SPEEDING

- a. On Dillon Beach Road nearing the village and on all village streets
- b. Offenders are surfers, party goers, shoppers and diners, distracted drivers
- c. Need large eye-catching "SLOW" signs, speed limit signs, traffic calming devices
- d. Enforcement is needed; establish Sheriff's station in Tomales

II PARKING

- a. Inadequate parking spaces for Dillon Beach Resort and vacation rentals Enforcement of new ordinance for short-term rental parking rules is needed.
- b. Parking and No Parking signage, curb marking and enforcement are needed
- c. Traffic study is requested with feasibility of limited permits, designated spaces, towing and other accepted parking control measures
- d. Blocked access to driveways and no roadway passage due to parked vehicles

III NUMBERS AND SIZES OF VEHICLES

- a. Large number of misdirected vehicles using GPS instructions to come into village
- b. Increased numbers of vehicles coming to Dillon Beach Resort, Lawson's Landing and vacation rentals
- c. Oversized vehicles unable to maneuver in narrow streets, resulting property damage and danger to pedestrians, children and pets
- d. Gridlock on Dillon Beach Road preventing passage, gridlock in the village; need to communicate with incoming motorists and control access on Dillon Beach Road when parking is unavailable

## Re: Sand Removal at Dillon Beach

Melinda Bell <mkbcpa@sonic.net>

Mon 6/15/2020 2:33 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Sara,

Thank you for confirming your work on long-term sand management strategy with the Resort owners for the beach parking lot. We are very glad to know that you continue to monitor the situation and are aware of developments.

I have also had inquiries about CEQA review. I am assuming that CEQA compliance is an important part of your daily work.

As you know, Marin County is making sand management an important part of their sea level rise adaptation. Their evaluation of the impact of dune resources along the coast will be coordinated with your work on the impact on the parking lots and roadways. We know it will be a long-term process.

Thank you,  
Melinda

On 2020-06-15 13:25, Pfeifer, Sara@Coastal wrote:

Hi Melinda,

Thank you for sharing your concerns. We are in contact with the owners of Dillon Beach Resort about this issue and are working with them to develop an improved long-term sand management strategy to maintain the beach parking lot.

Regards,  
Sara

Sara Pfeifer | Coastal Planner  
CALIFORNIA COASTAL COMMISSION  
North Central Coast District  
(415) 904-5260 | [sara.pfeifer@coastal.ca.gov](mailto:sara.pfeifer@coastal.ca.gov)

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**From:** Melinda Bell <mkbcpa@sonic.net>  
**Sent:** Tuesday, June 9, 2020 4:53 PM  
**To:** Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>  
**Subject:** Sand Removal at Dillon Beach

I know that you have been hearing a lot about the sand removal at Dillon Beach, but I am sending this to inform you that the removal continues. They keep sending trucks every day. If someone from the California Coastal Commission or Marin County is monitoring the activity and is aware of the extent of removal, that's fine. But if no one from planning agencies is observing, beach nourishment and dune enhancement to adapt to sea level rise could be made much more difficult in the future.

Thank you for your work to protect our coastline.

Melinda Bell

Dillon Beach Neighborhood Group



## Rexing, Stephanie@Coastal

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**From:** Manna, Jeannine@Coastal  
**Sent:** Monday, June 10, 2019 3:55 PM  
**To:** Ginsberg, Jo@Coastal  
**Cc:** Pfeifer, Sara@Coastal; Rexing, Stephanie@Coastal  
**Subject:** FW: Dillon Beach Resort CDP issues

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**From:** Bonnie Smetts [mailto:futureofdb@yahoo.com]  
**Sent:** Friday, June 7, 2019 11:52 AM  
**To:** Manna, Jeannine@Coastal  
**Subject:** Dillon Beach Resort CDP issues

Dear Jeanne,

I understand that the Dillon Beach Resort will be required to submit an after-the-fact CDP. I'd like to bring to your attention an illegal use of their property that needs to be addressed during the permit process.

The Resort has been using the old foundation slab of the University of Pacific marine lab for a commercial (fee-based) parking lot for their customers. Last summer the Resort opened this area to paid parking for customers on the following dates: 5/27, 5/28, 6/23, 6/30, 7/21, 7/22, 7/28, and 9/2. The county has confirmed that this is not a permitted use but has done little to enforce the rules and has not stopped the illegal use. (I can provide historical documentation if you are interested.) County Supervisor Rodoni has said that this would be something that could be addressed if a CDP was necessary. And we're at that point.

Below I've inserted an aerial photograph of our community. In it you can see that the plot of land is near the entrance to Lawson's Landing campground. This is where much of the past vehicle traffic issues have taken place and why the Lawson's were required to produce a traffic management plan.

Our stance on this issue is not whether the lot should or shouldn't be used for parking, but that once again unpermitted development is being allowed and the impact of vehicle traffic is being ignored.

As I said, I can give you more history on this ongoing issue.

Thanks for your time.

Sincerely,  
Bonnie Smetts

Concerned Citizens of Dillon Beach  
P.O. Box 26  
Dillon Beach, CA 94929  
futureofdb@yahoo.com





## Rexing, Stephanie@Coastal

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**From:** Ashley Eagle-Gibbs <ashley@eacmarin.org>  
**Sent:** Sunday, May 19, 2019 4:51 PM  
**To:** Pfeifer, Sara@Coastal  
**Cc:** Morgan Patton  
**Subject:** Re: BCLT project at Overlook Drive  
**Attachments:** 2019 DillonBeachResortPass @OffleashDogs in PloverCriticalHabitat.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Sara,

Regarding Dillon Beach Resort, attached is the parking pass that is being passed out regarding dog leash rules for your files.

This is the applicable excerpt from the Lawson's Landing CDP -

From the Camping Management Plan part of the CDP,

### J. LEASH REQUIREMENT

All pets shall be kept on-leash at all times. Guests shall be informed of this rule upon entering the facility. All Lawson's Landing employees shall be trained to enforce this requirement.

Best,  
Ashley

Ashley Eagle-Gibbs, Esq. | Conservation Director  
Environmental Action Committee of West Marin (EAC)  
PO Box 609 | 65 Third Street, Suite #14  
Point Reyes Station, CA | 94956  
(415) 663-9312  
[ashley@eacmarin.org](mailto:ashley@eacmarin.org)

### Keeping West Marin Wild Since 1971

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

**Events:** [June 8 - Annual Member Meeting, Potluck & Awards with Keynote Obi Kaufmann](#)

**Action Alerts:** [Take our No Straws, Please Pledge](#)

\* Please note: I work part-time Tuesday - Thursday typically, and I will respond to messages accordingly.

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message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify EAC immediately and delete this message from your computer. Thank you.

On Thu, May 9, 2019 at 5:06 PM Ashley Eagle-Gibbs <[ashley@eacmarin.org](mailto:ashley@eacmarin.org)> wrote:

Thank you Sara. We haven't submitted any formal comments to the County yet. We have just had verbal conversations. I will review all of this and get back to you.

I hope you have a good weekend!

Best,

Ashley

Ashley Eagle-Gibbs, Esq. | Conservation Director  
Environmental Action Committee of West Marin (EAC)  
PO Box 609 | 65 Third Street, Suite #14  
Point Reyes Station, CA | 94956  
(415) 663-9312  
[ashley@eacmarin.org](mailto:ashley@eacmarin.org)

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On Tue, May 7, 2019 at 12:36 PM Pfeifer, Sara@Coastal <[Sara.Pfeifer@coastal.ca.gov](mailto:Sara.Pfeifer@coastal.ca.gov)> wrote:

Hi Ashley,

Thanks for your call this morning. Attached you will find Commission staff's comment letter and the revised bio survey. Perhaps you can also forward us the comment you sent to the County?

I will plan to keep in touch with you regarding our future discussions with the County around the LCP Hazards section update, especially as it relates to the timing of public outreach/input.



Last, I checked in with enforcement and let them know about the dog/plover issue. They suggest contacting the County and inquiring what the Resort’s Use Permit says in regard to this issue.

Cheers,

Sara

Sara Pfeifer | Coastal Program Analyst  
CALIFORNIA COASTAL COMMISSION  
North Central Coast District  
(415) 904-5260 | [sara.pfeifer@coastal.ca.gov](mailto:sara.pfeifer@coastal.ca.gov)



2019 Mar 2019

**Non-aggressive pets are only allowed off leash south of the seasonal creek.** Pets off leash are the sole responsibility of their owner, not Dillon Beach Resort, LLC. All pet owners must carry a leash with them at all times and utilize the leash when appropriate for the safety and comfort of all of our guests. And PLEASE clean up after your pet. Put the bags in the receptacles... do not leave on the sand.



This is just a permit to park. There is no security provided. And we are not responsible for any objects stolen from any vehicle or for any damage to vehicles in this lot.

The lessor shall indemnify, defend, and hold harmless Dillon Beach Resort LLC, officers, employees, agents and successors for and against any and all liability and loss, damage, or expense costs including without limitation costs and fees from litigations of every nature arising out or in connection to the use of the trailer park space, beach or rental cabin.

**IF YOU'VE LEFT YOUR CAR IN THE LOT AFTER SUNSET AND THE GATE IS LOCKED, YOU CAN COME BACK AND RETRIEVE YOUR VEHICLE AFTER 8AM THE FOLLOWING DAY.**

ONE BEACH AVENUE, DILLON BEACH, CA 94929  
[WWW.DILLONBEACHRESORT.COM](http://WWW.DILLONBEACHRESORT.COM)