

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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SAN FRANCISCO, CA 94105
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F13b

2-20-0018 (Dillon Beach Resort)

February 12, 2021

EXHIBITS

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Figure 1: Overview Map of the Project Location



Figure 2: Overview of Resort Property Areas



Figure 3: Dillon Beach Resort

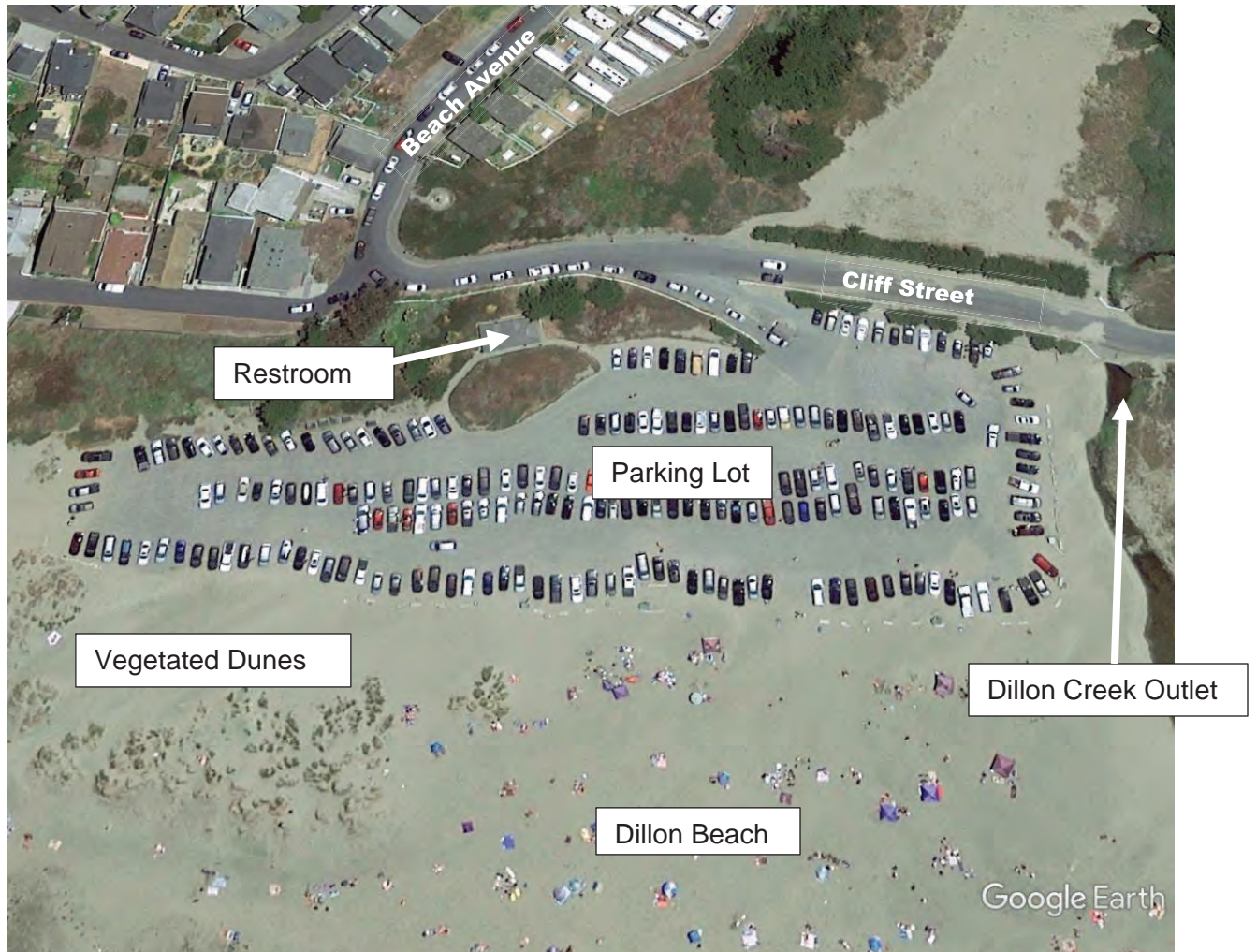
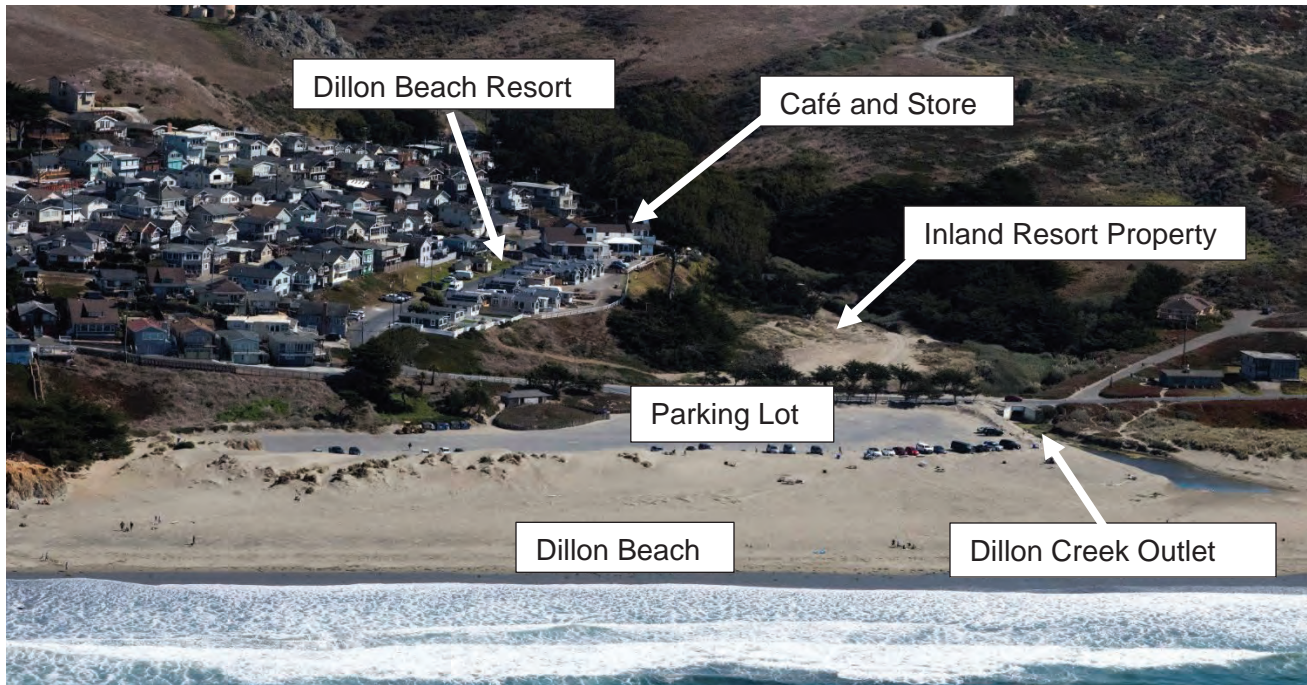


Figure 4: Dillon Beach and Associated Parking Lot



Figure 5: Inland Resort Property

Project Area Photos



View of the Project Area Looking West (California Coastal Records 2019)



View of the Café and Store Heading West on Beach Avenue (Google Earth 2020)



View of the Dillon Beach Resort Heading West on Beach Avenue (Google Earth 2020)



View of the Dillon Beach Resort Heading West on Beach Avenue (Google Earth 2020)



View of the Beach Parking Lot Heading South on Cliff Street (Google Earth 2020)



View Looking East at Dillon Creek from on top of Cliff Street (Google Earth 2020)



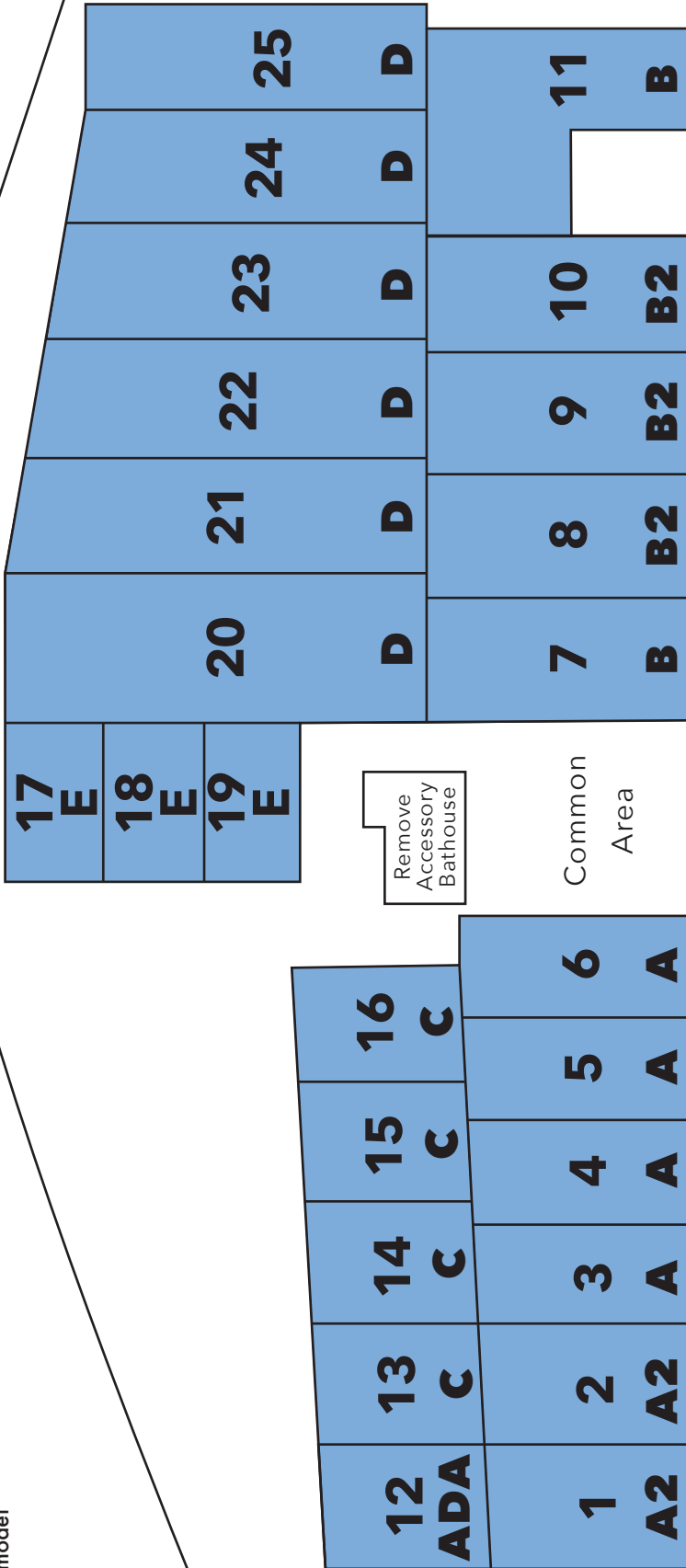
View Looking West at the Mouth of Dillon Creek from on top of Cliff Street (Google Earth 2020)



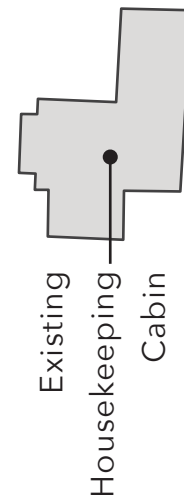
View of the Inland Resort Property Looking Southwest (Staff Photo)

Key

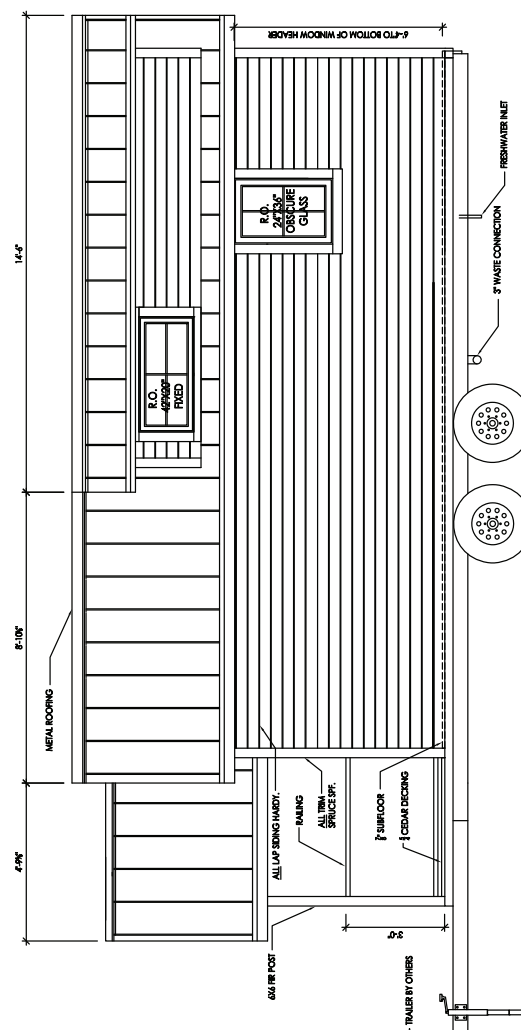
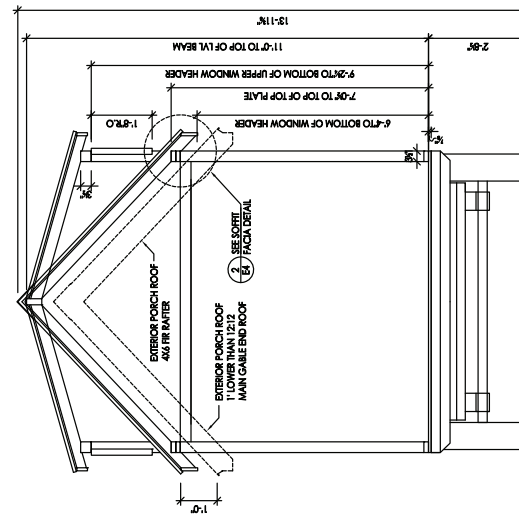
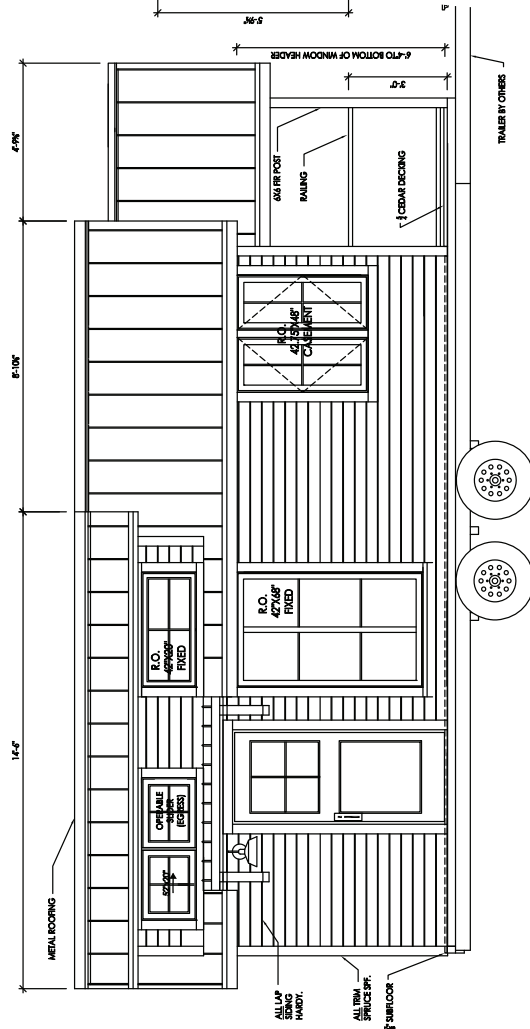
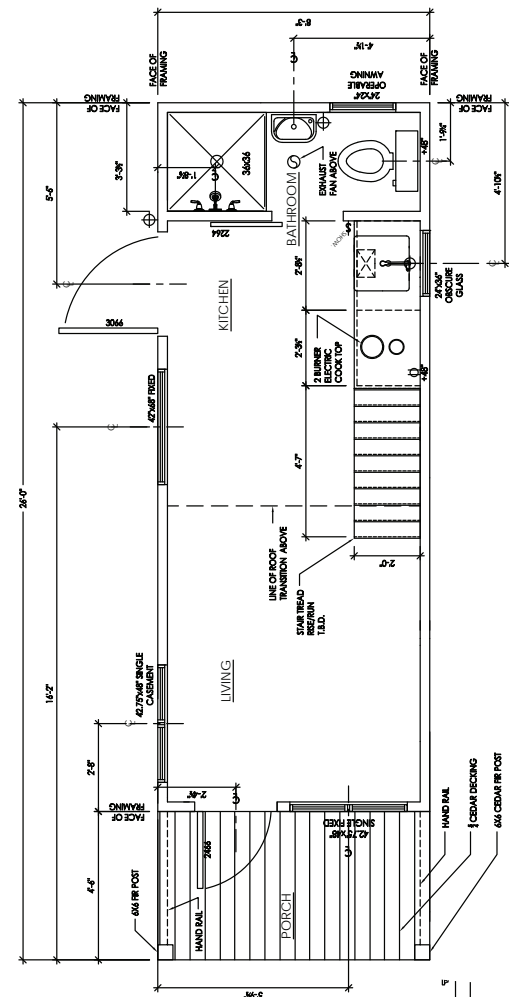
- New RV Unit
- A-E** RV model

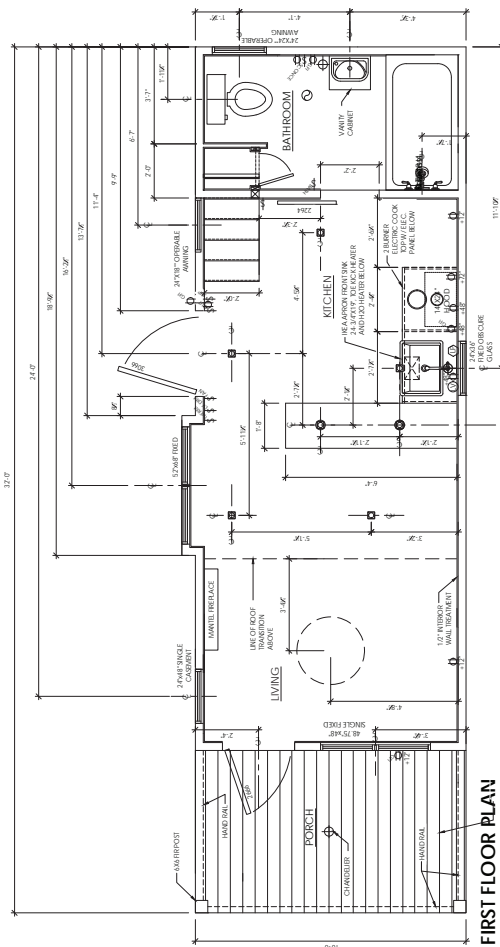


Beach Avenue

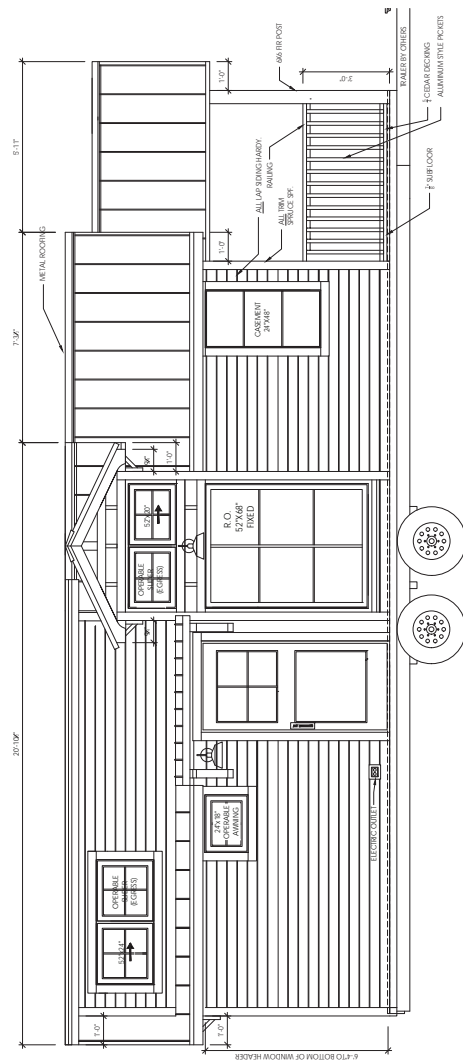


Parking Area
25 Spaces for RV Park





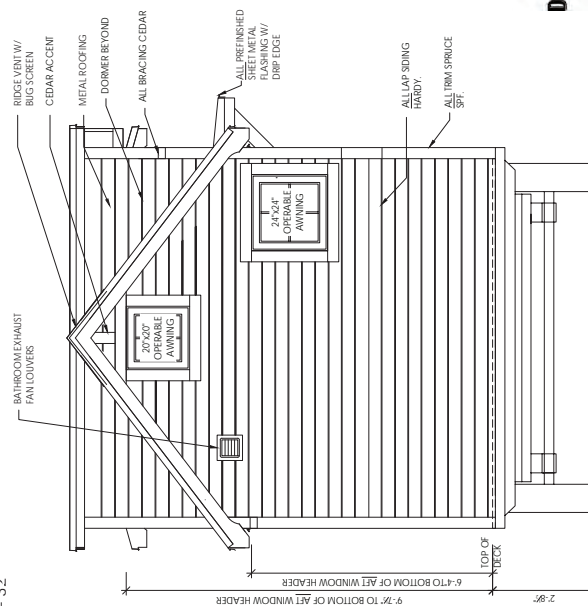
FIRST FLOOR PLAN



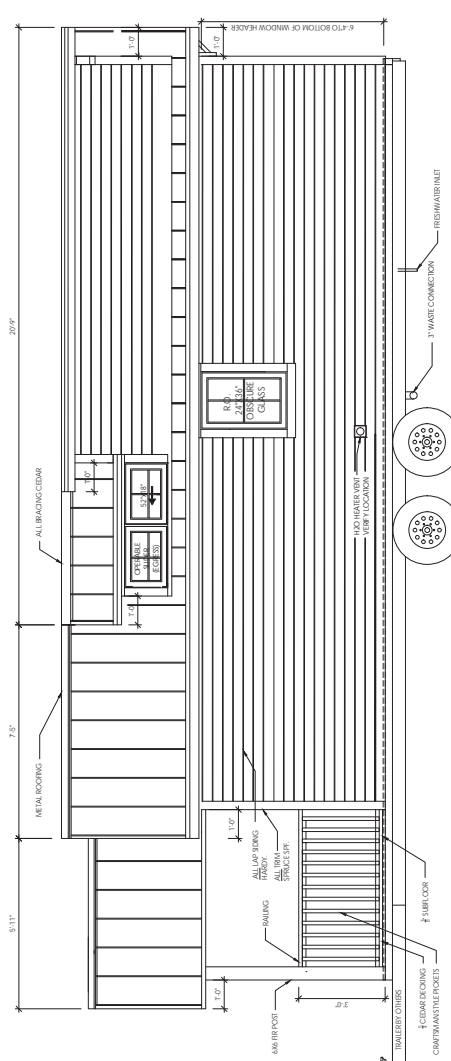
1
E2

PASSENGER SIDE ELEVATION

DILLON BEACH - 32'



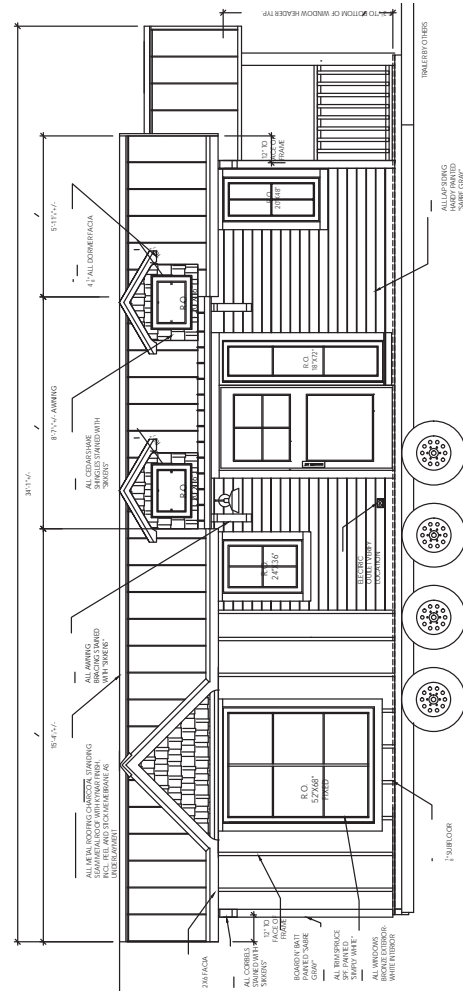
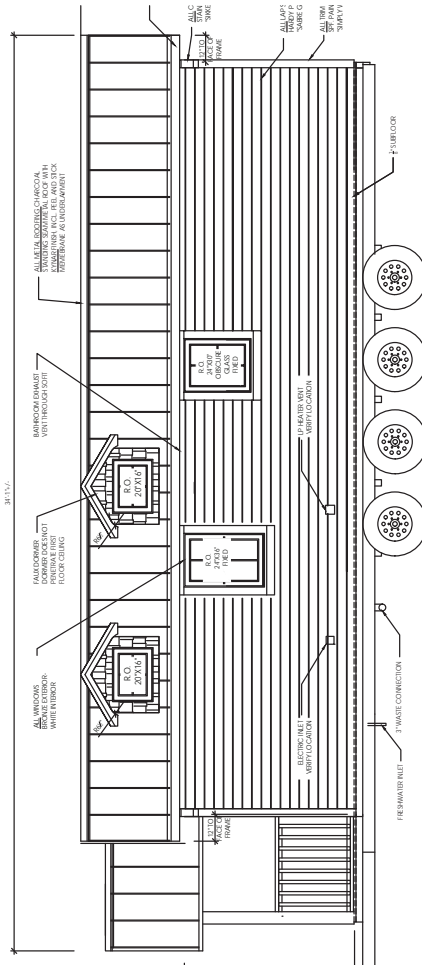
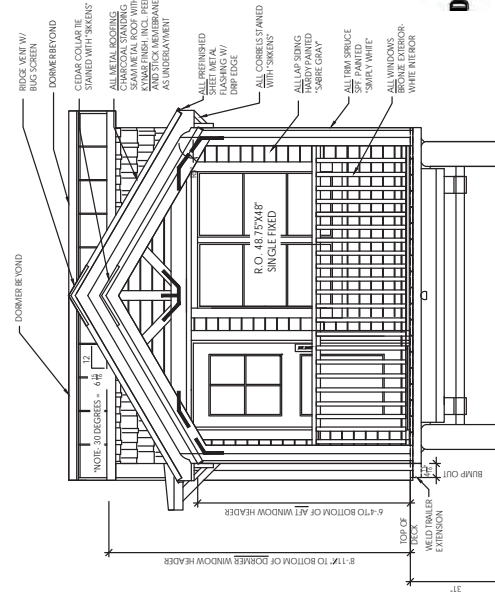
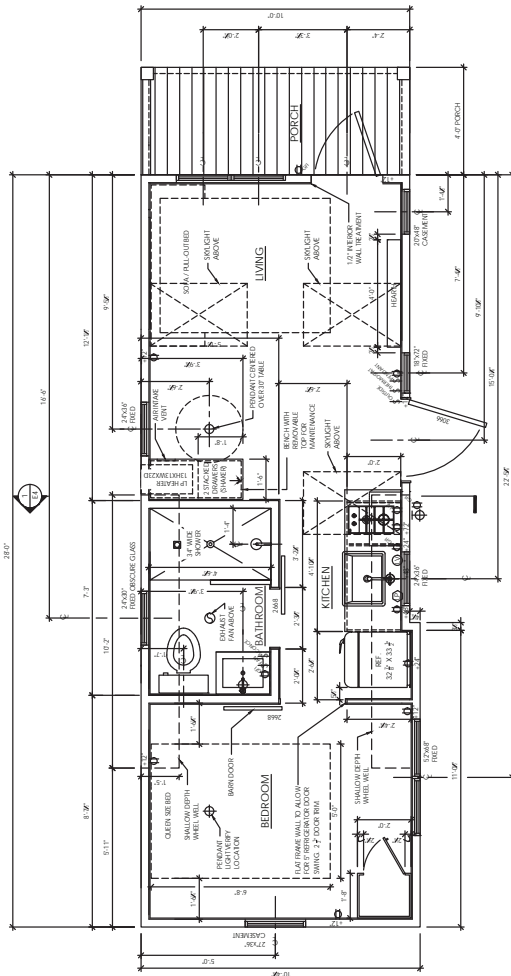
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E4



1
E1

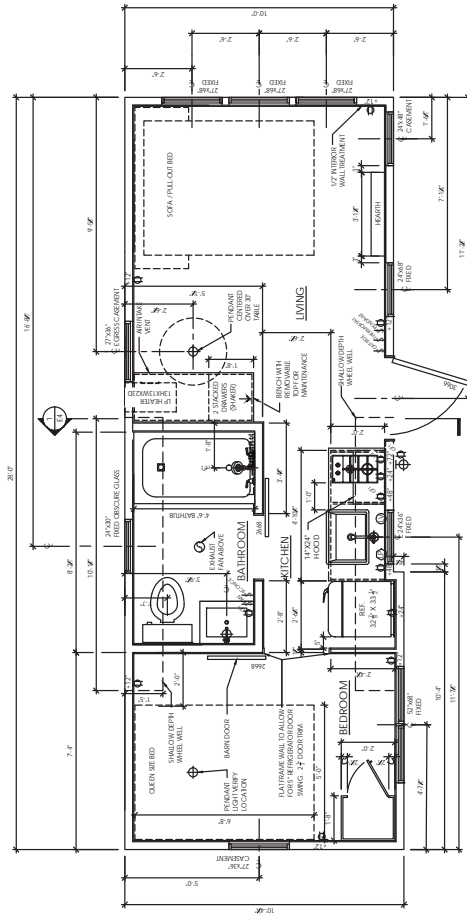
DRIVER SIDE ELEVATION

DILLON BEACH - 32'

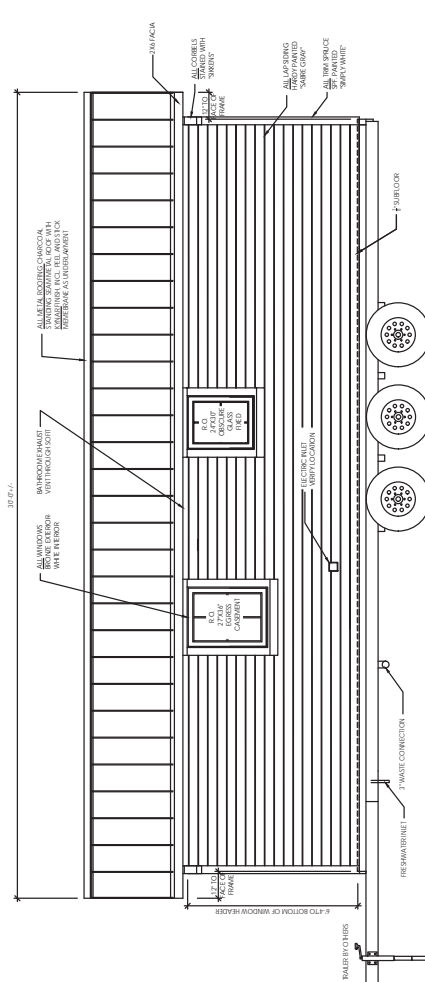


113

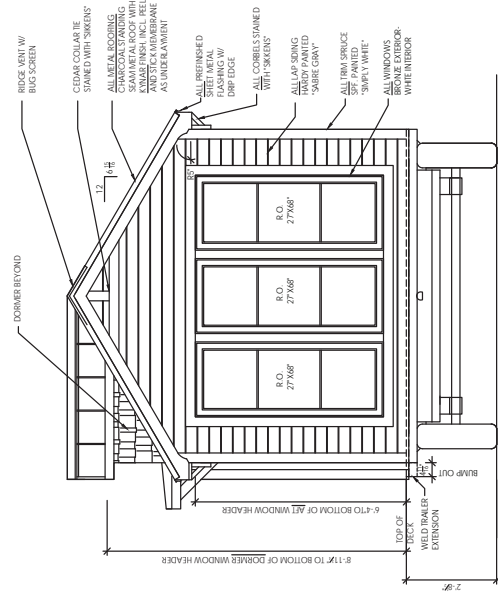
12/2/2019
UNIT B
VER. 2



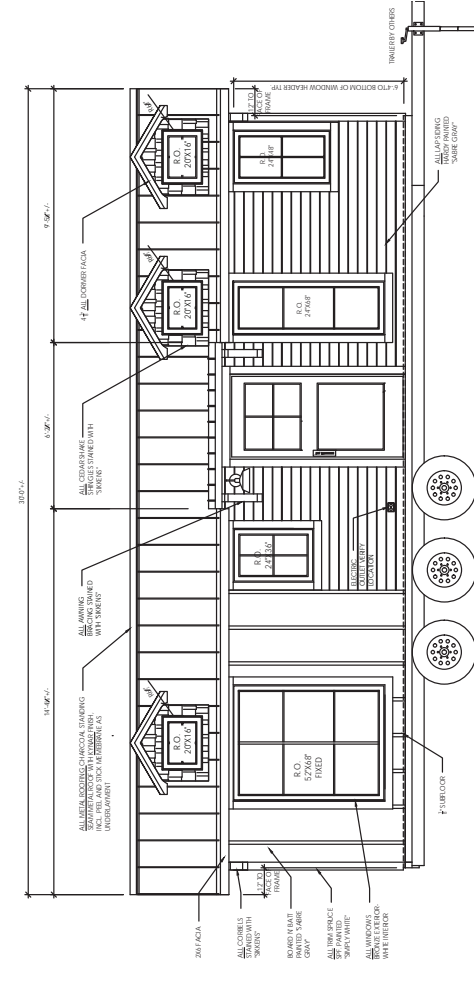
FIRST FLOOR PLAN
DILLON BEACH - 28'



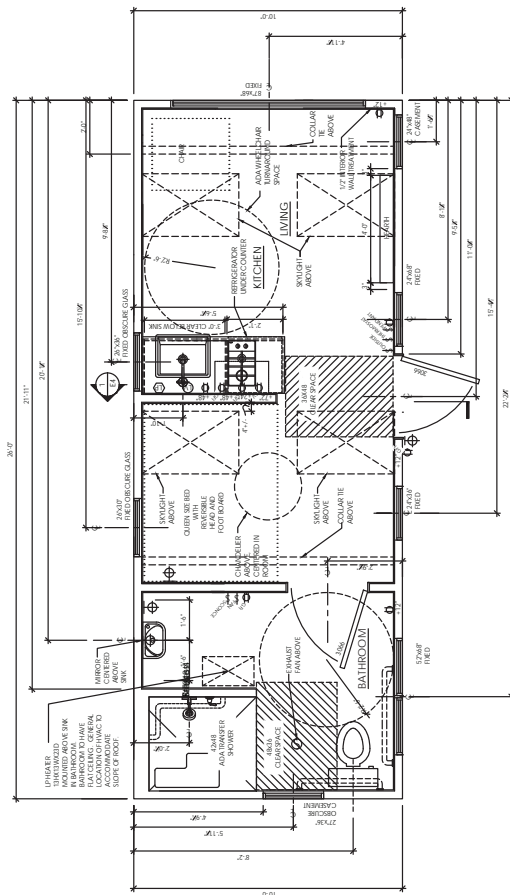
DRIVER SIDE ELEVATION
DILLON BEACH - 28'



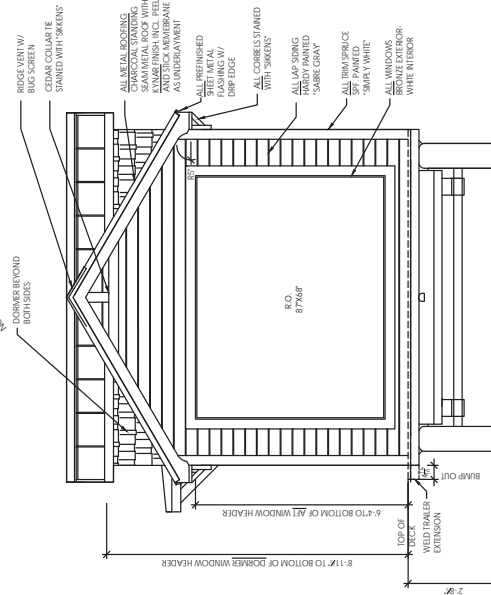
FORE ELEVATION
DILLON BEACH - 28'



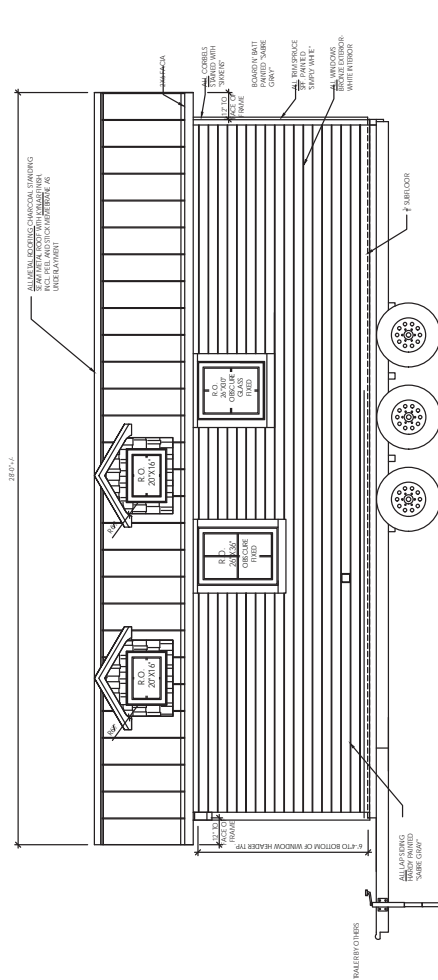
PASSENGER SIDE ELEVATION
DILLON BEACH - 28'



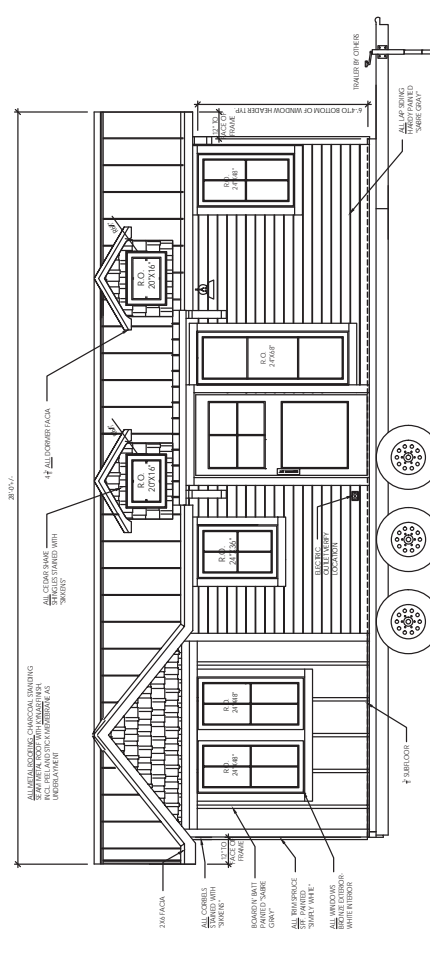
FIRST FLOOR PLAN



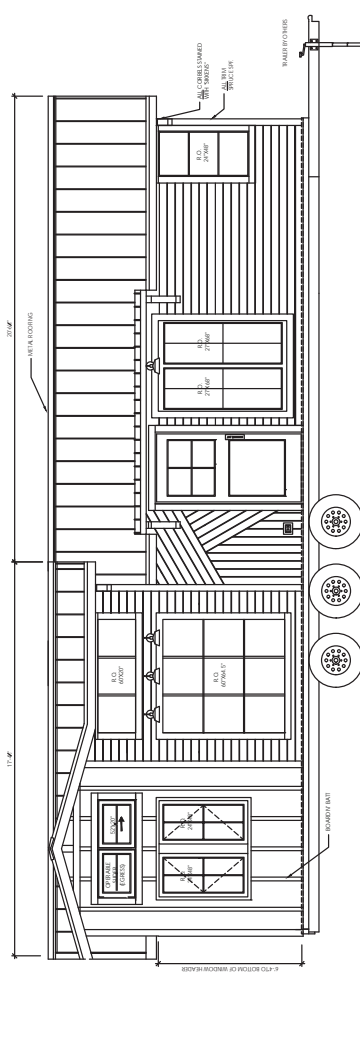
FORE ELEVATION
DILLON BEACH ACCESSIBLE - 26'



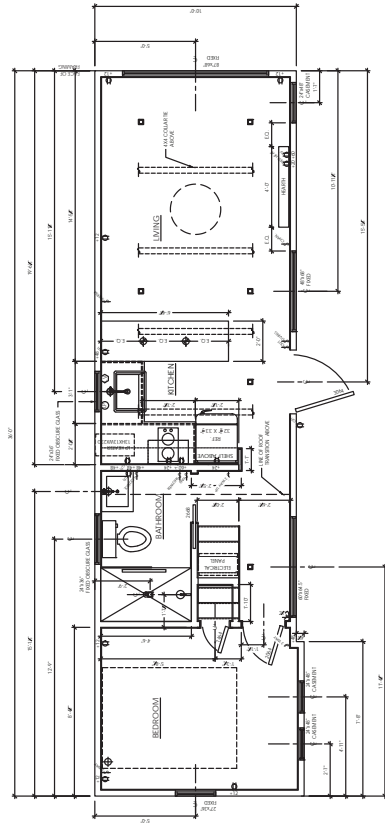
DRIVER SIDE ELEVATION
DILLON BEACH ACCESSIBLE - 26'



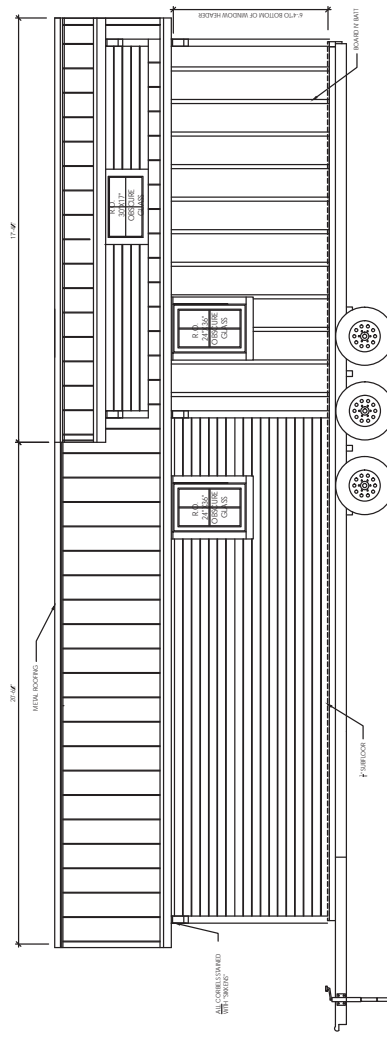
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PASSENGER SIDE ELEVATION
DILLON BEACH ACCESSIBLE - 26'



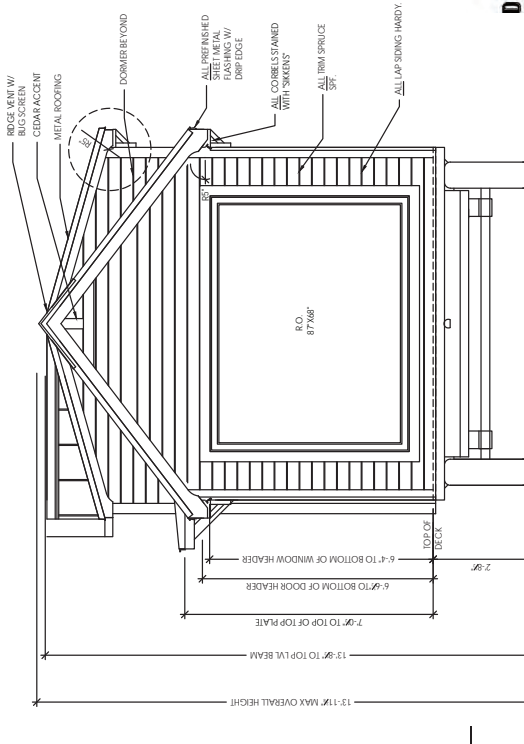
PASSENGER FLOOR PLAN
DILLON BEACH - 36'



FIRST FLOOR PLAN
DILLON BEACH - 36'



DRIVER SIDE FLOOR PLAN
DILLON BEACH - 36'



FORE ELEVATION
DILLON BEACH - 36'



Airstream Specs	
Length	21' 8"
Width	8'
Height	9' 3"
Capacity	4

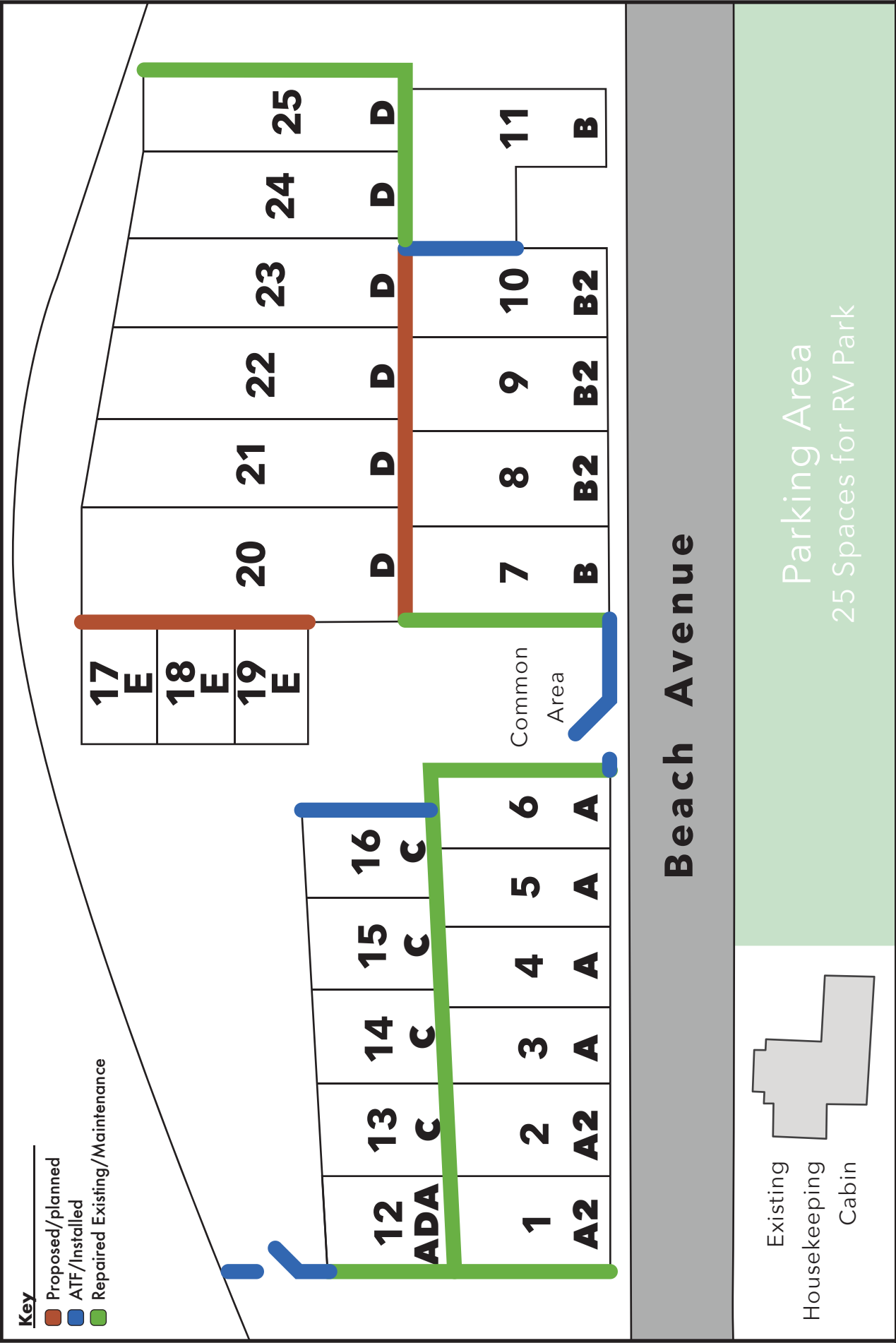


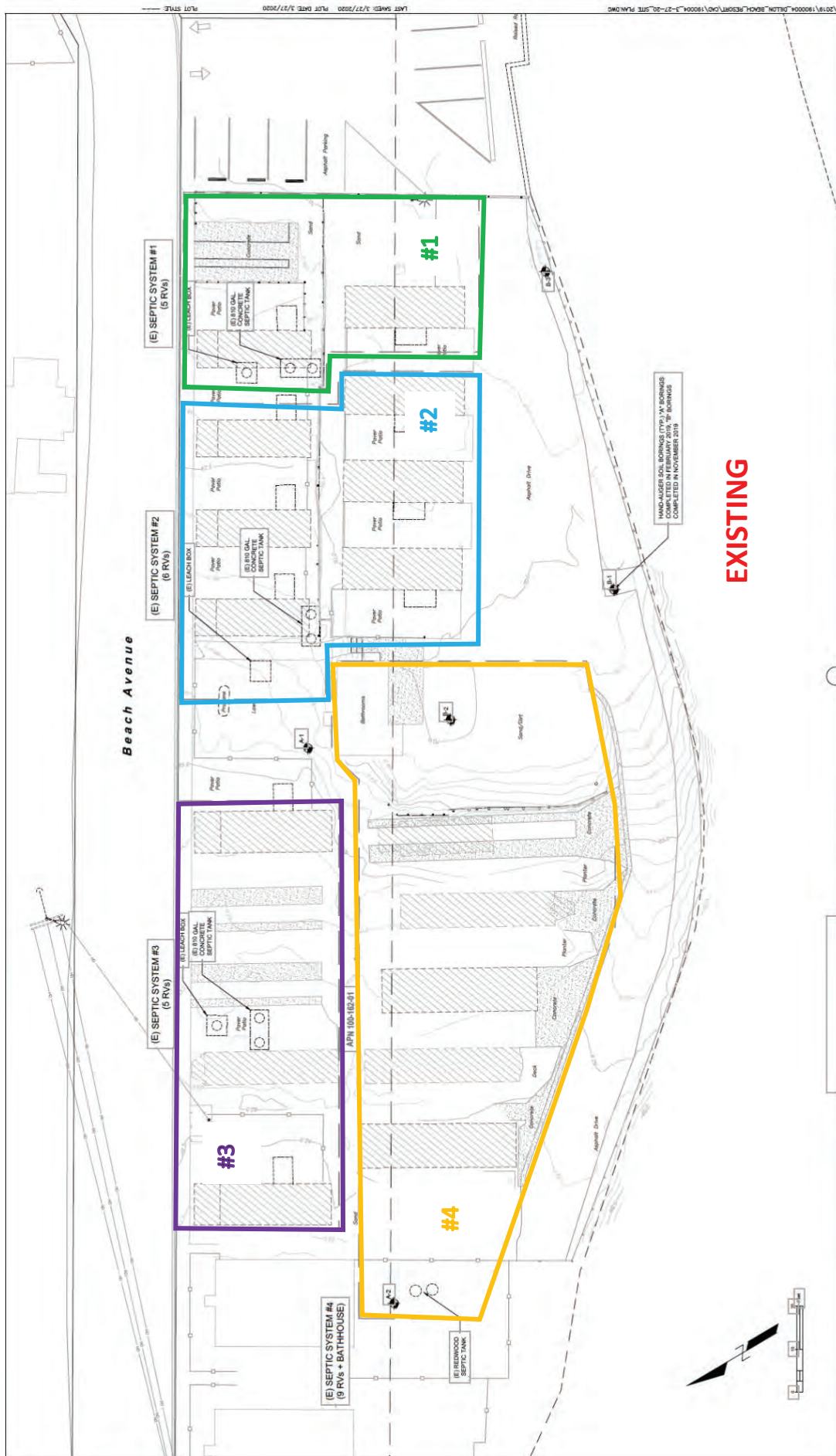
117

Exact unit specifications not finalized, but this model or something significantly similar will be placed on sites marked with RV model E on the Proposed RV Park Layout



UNIT E





SHEET
1

SEPTIC SYSTEM UPGRADE
EXISTING LAYOUT

98

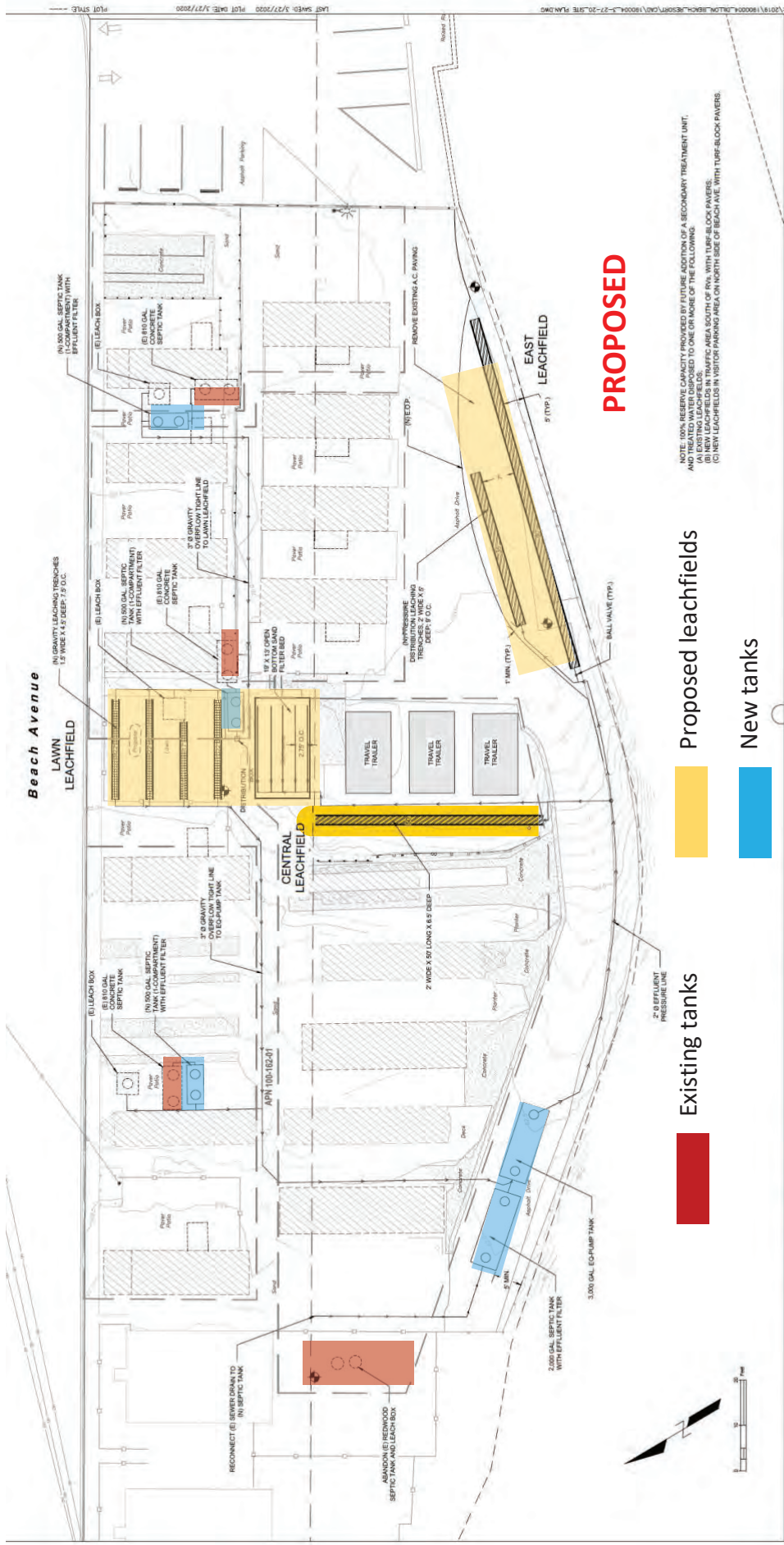
Shr	Rev	Date	By	Description	Appr'd	Design	NH
						Drawn	TC
						Checked	NW
						Appr'd	NH

QUESTA
ENGINEERING CORP.
P.O. Box 70356 1220 Bridgeway Cove Road Point Richmond, CA 94807
Tel: 415-282-5444
Fax: 415-282-5445
www.questa-engineering.com

DILLON BEACH RESORT
1 BEACH AVENUE
DILLON BEACH, CA; APN 100-162-01 & 100-141-12

THIS AUGUST SOIL BORINGS WERE COMPLETED IN FEBRUARY 2019. NO BORINGS COMPLETED IN NOVEMBER 2019.

Separate tanks and leach box in each "system area"
No septic permits on file for any of the 4 RV area systems



[illegible]



New Proposed Location for the Cottage Leachfield



Key

- Applicant Owned Beach Parcels
- Beach Maintenance Route
- Trash & Recycling Locations
- Proposed Sign Locations

CivickNitt
8/26/2019

Dillon Beach Refuse Management Revised Site Plan





Existing trash and recycling receptacles



New signage

Dillon Beach Refuse Management Signage and Receptacles

Dillon Beach Resort Proposed Rental Fee Rates

RV Park & Cabins									
	Model A	Model A2	Model B	Model B2	Model C	Model ADA	Model D	Model E	Cabins
Maximum Occupancy	4	4	4	4	4	4	6	4	6
Summer Highest Nightly Rate	\$299	\$299	\$349	\$349	\$399	\$399	\$449	\$249	\$599
Summer Lowest Nightly Rate	\$199	\$199	\$249	\$249	\$299	\$299	\$349	\$149	\$549
Winter Highest Nightly Rate	\$249	\$249	\$299	\$299	\$399	\$399	\$449	\$199	\$599
Winter Lowest Nightly Rate	\$99	\$99	\$249	\$249	\$399	\$399	\$449	\$99	\$549
Current Number of Units	4	0	2	0	4	0	2	0	3
Planned Number of Units	4	2	2	3	4	1	6	3	3
Length	26'	26'	32'	28'	28'	26'	36'	21'8"	32'
Width	8'3"	8'3"	10'	10'	10'	10'	10'	8'	20'
Height	13' 11"	12' 11"	13' 11"	12' 11"	13' 11"	12' 11"	13' 11"	9' 3"	15'
Footprint	215 ft ²	215 ft ²	320 ft ²	280 ft ²	280 ft ²	260 ft ²	360 ft ²	174 ft ²	640 ft ²

Dillon Beach Resort Proposed Low-cost Accommodation Provisions

The above Rental Fee Rate Structure will be modified to include six low-cost units offered at the rates shown below, to be adjusted annually according to the Consumer Price Index (CPI):

	Low-Cost Units
Summer High	\$249
Summer low	\$149
Winter High	\$199
Winter Low	\$99

Proposed Dillon Beach Resort Parking Fee Structure

“Sunrise” - Arrival before 9:00am - \$5 (daily)

“Sunset”- Arrival after 6:00pm (High Season) / After 4:00pm (Low Season)- \$5 (daily)

Weekday- \$10 (year round)

Weekends- \$20 (High Season), \$10 (low season)

RV's- \$20 (year round)

Buses- \$30 (year round)

Motorcycle -\$5 (year round)

Annual Pass - Weekdays Only with Holiday Blackout- \$200

Annual Pass - Unlimited - \$300

Dillon Beach Village / Oceana Marin Resident Pass - Unlimited - \$200

High Season- May - Jan.

Low Season- Feb - April.

Memorandum

To: Ben Smith
Waterford Associates
bsmith@waterfordassociates.com

From: Leslie Lazarotti
lazarotti@wra-ca.com

Mike Goebel
mike@brewstersgarden.com

Subject: Dillon Beach Resort – Revised Parking Lot Maintenance Recommendations and Best Management Practices, Dillon Beach, California

Date: October 2, 2020

The purpose of this memorandum is to provide parking lot maintenance recommendations and best management practices (BMPs) for the Dillon Beach Resort (DBR) beach parking lot (Study Area, Figure 1) in Dillon Beach, California. Management of beach sand that is blown or carried onto the Dillon Beach parking lot is an ongoing maintenance challenge for DBR. With the prevailing onshore winds and deposition from daily visitor use, sand regularly accumulates onto the Dillon Beach parking lot. A site visit was conducted at the Study Area on October 23, 2019 to assess existing conditions and post-hoc aerial desktop analysis and review of sand management literature was conducted to assess BMP feasibility.

Dillon Beach parking lot is a fee-based beach access parking lot in northern California owned and operated by DBR. The existing parking lot footprint at Dillon Beach has been actively used since prior to 1952 (Historic Aerials, accessed November 2019). Subsequent aerial photography from 1971 and 1983 (Historic Aerials) through 2018 (Google Earth, accessed November 2019) show that the footprint of the parking lot has undergone minimal, if any, variation during its use. Dillon Creek runs along the southern boundary of the parking lot, sand dunes and beach are located to the west, and the northern/eastern boundaries are primarily steep inclines leading to residences or roads. Sand maintenance is required within the parking lot for public access and safety reasons; the historic and current maintenance regime includes the daily removal of approximately 12 cubic yards, depending on the season and weather/wind patterns (M. Goebel, personal communication, June 16, 2020).

Regular Maintenance Activities

Recommended measures for regular maintenance of accumulated sand within the Parking Area for Dillon Beach may include the following practices:

- Given the consistent, historical use of the parking lot since *at least* 1952, the current paved

edge of the lot should remain the boundary adjacent to Dillon Creek, but should not be exceeded. This limit-of-use results in an approximately 25-foot buffer from Dillon Creek. In addition, the footprint of the parking lot should maintain the historic extent as defined by the cement block in Figure 1 (attached);

- Keep all activities outside of Dillon Creek;
- Maximize public access by regularly clearing accumulated sand;
- Place sand in identified sand deposition areas (Figure 2), sequentially from north to south, to a depth of (not to exceed) approximately one foot; and
- To allow for the sand to be reincorporated into the littoral cell and minimize impacts on species and habitats, sand re-location activities will occur once weekly during the tourism high season (June-September), and once monthly during low season (October-May). The only exception to this schedule would involve the disturbed area indicated as “4” on Figure 2. This area may be used for sand re-location on an as-needed basis, however, any sand re-location or placement in this area must avoid any adjacent dune vegetation, particularly along the western extent of area 4, where dune and two pedestrian paths are present.

Sand management within the parking lot occurs regularly; deposition locations for accumulated nuisance sand should be within existing habitat where sand naturally occurs, within close proximity to the parking lot to reduce transportation costs and impacts, and in a space that does not affect Dillon Creek or sensitive dune communities. Figure 1 (attached) depicts such locations. Sequentially moving north to south among the deposition locations will provide the opportunity for even distribution of the overblown, nuisance material, not to exceed approximately 1 foot in depth. Based on coordination with the California Coastal Commission (CCC; July 23, 2020), sand deposition locations have been located above mean high tide and deposition action will occur during low tide. Furthermore, a single travel path will be designated to operators for travel to and from the deposition areas in order to avoid impacts to sensitive resources.

Preventative Measures

In order to reduce the amount of accumulated nuisance sand within the parking lot, DBR has been coordinating with the CCC on alternative sand management approaches, such as the installation of sand fencing on the windward side of existing dune. When placed perpendicular to the typical wind direction in coastal areas, sand fencing assists in sand accumulation and retention and is an effective practice supporting successful dune enhancement. Figure 2 depicts proposed sand fencing locations. Given the high visitor count and public access at Dillon Beach, sand fencing is the most effective habitat enhancement/restoration option in close proximity to increased recreational use. These fencing areas will be monitored annually and after large storm events to ensure functionality and intactness. In addition, DBR will photo-document the sand fencing locations annually to track sand accumulation and dune enhancement success.

In addition to installation of sand fencing, DBR will prepare and implement an additional dune enhancement program through seeding of native dune species. The goal of this program is to establish increased vegetation along the dune and further attenuate wind sand deposition within the parking lot. Signs and rope fencing will be installed to discourage pedestrian traffic to the seeded dune area. This effort will be described fully in a Protection, Restoration, and Enhancement Plan (PREP).

References

California Coastal Commission. 2020. Dillon Beach Sand Management Response Letter. Date July 23, 2020.

Google Earth. 2019. Dillon Beach area: 38.24947°, -122.96619°. Aerial Imagery 1993-2019. Available online at: www.maps.google.com. Most recently accessed: November 2019 and August 2020.

Historic Aerials. 2019. Dillon Beach Area: 38.24947°, -122.96619°. Aerial Imagery 1952, 1971, and 1983. Available online at: <https://www.historicaerials.com/viewer>. Most recently accessed: December 2019.

WRA. 2020. Dillon Beach Resort – Parking Lot Maintenance Recommendations and Best Management Practices, Dillon Beach, California. Memorandum dated June 17, 2020)

Attachments:

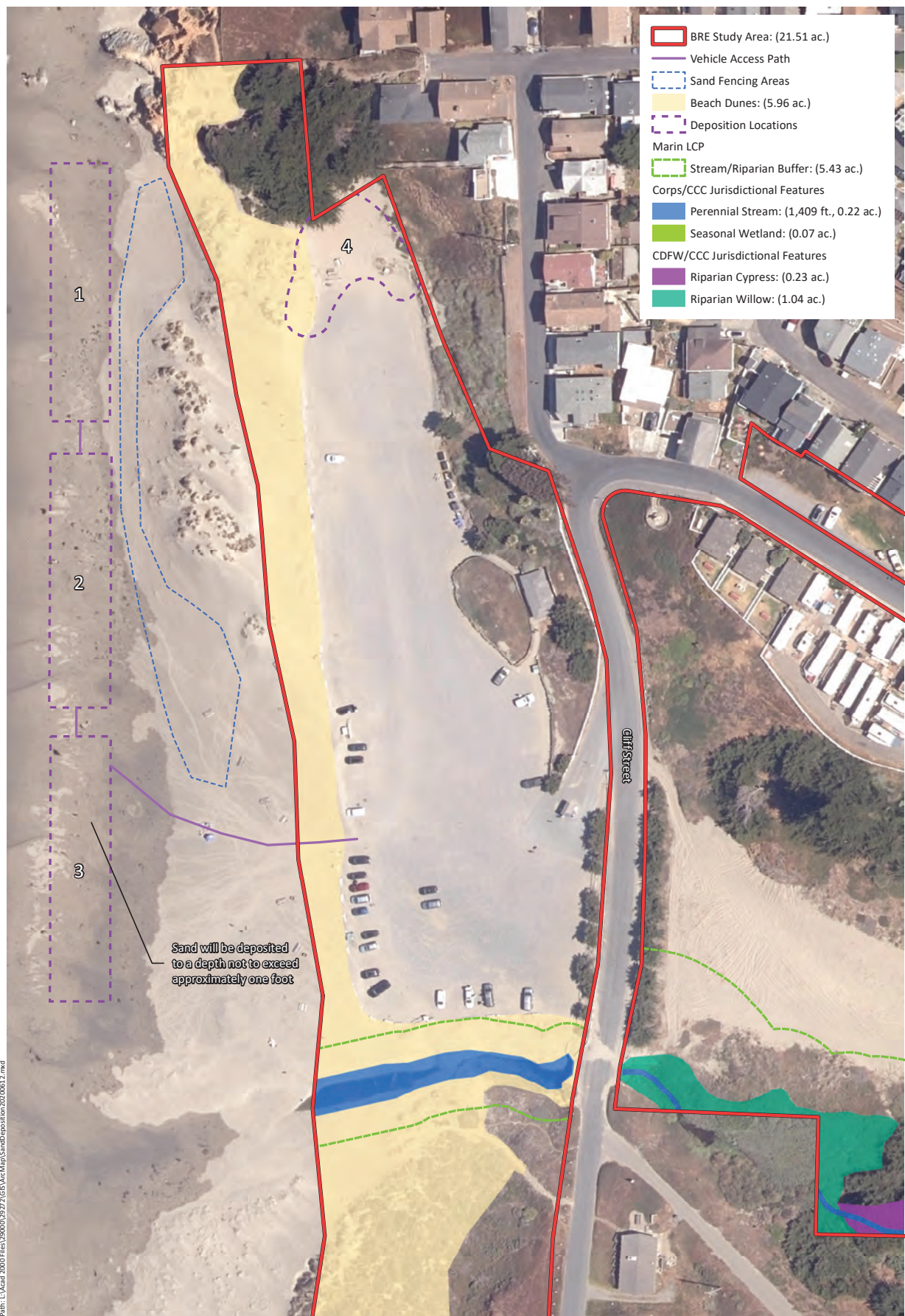
- Figure 1. Dillon Beach Parking Lot Aerial
- Figure 2. Dillon Beach Parking Lot Maintenance: Sand Deposition Locations



Dillon Beach Parking Lot Maintenance: Parking Lot Boundary

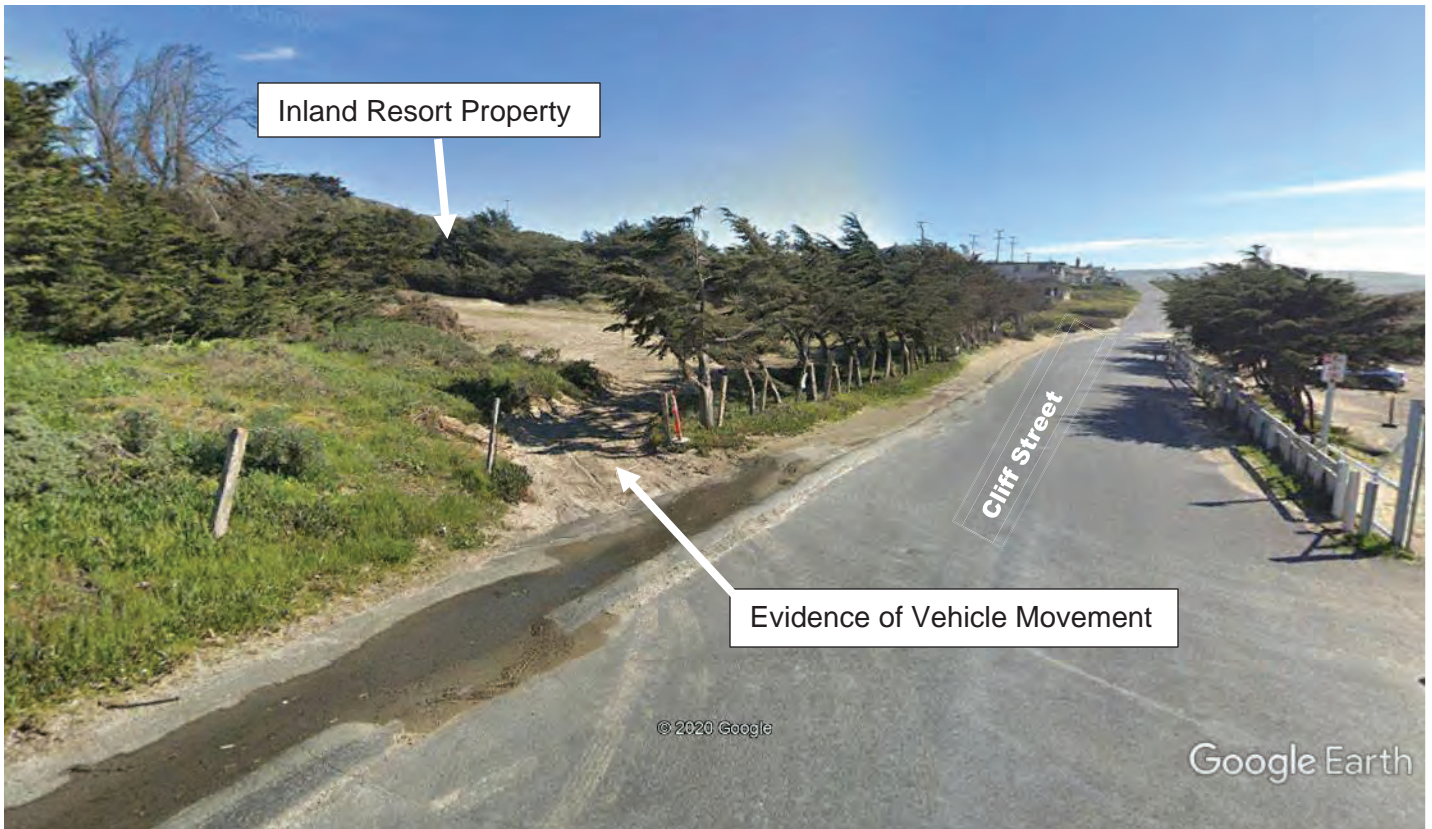
Dillon Beach Resort
Marin County, California





Dillon Beach Parking Lot Maintenance: Sand deposition locations

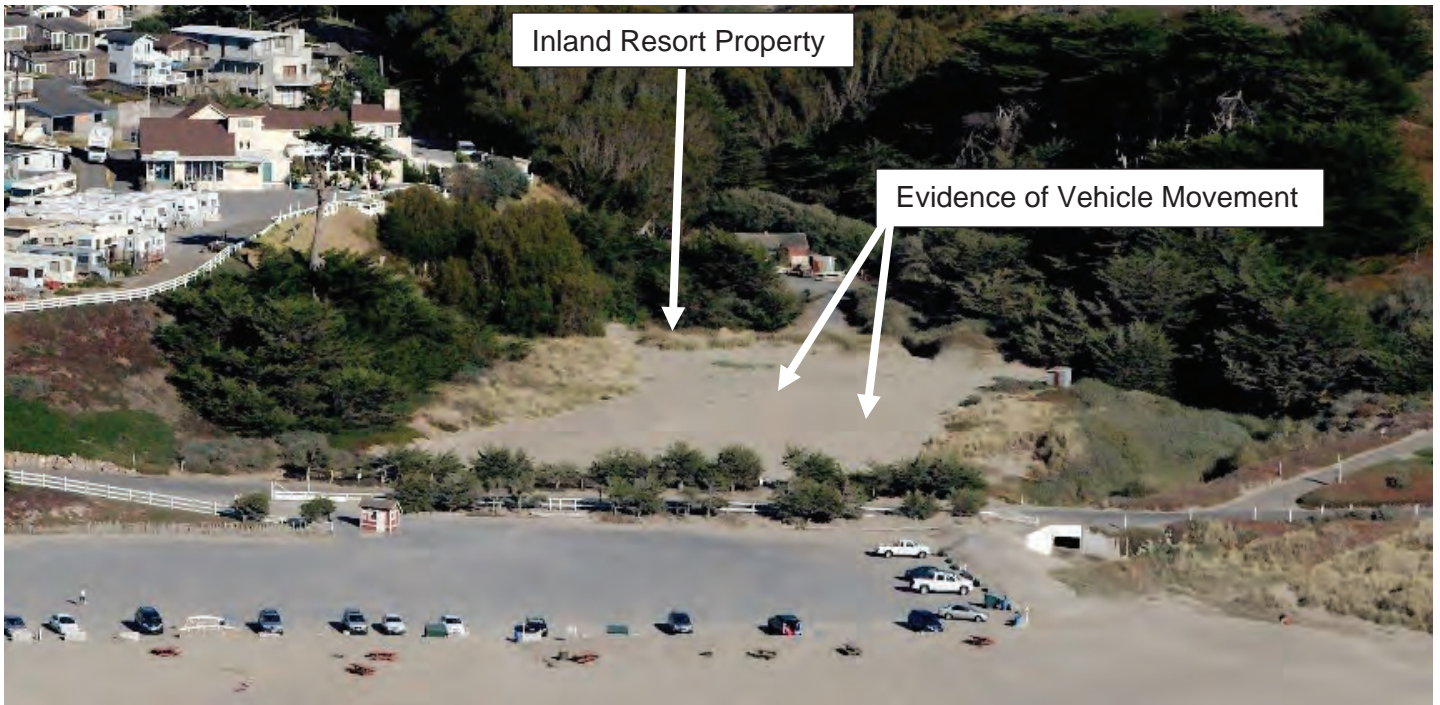
Historical Impacts to the Inland Dune Area



View Looking South Along Cliff Street (Google Earth 2020)



View Looking East from the Ocean (California Coastal Records 2019)



View Looking East from the Ocean (California Coastal Records 2013)



View Looking East from the Ocean (California Coastal Records 2009)



View Looking East from the Ocean (California Coastal Records 1972)

Evidence of Trucking Sand Off-site



Photos from March 2020



Photos from August 2020

Approximate Habitat Restoration Area Boundaries





505 MONTGOMERY STREET, SUITE 620
SAN FRANCISCO, CA 94111
TELEPHONE: 415.814.6400
FACSIMILE: 415.814.6401
business@sslawfirm.com

ZACHARY WALTON
DIRECT TEL: 415.243.2685
zack@sslawfirm.com

December 11, 2020

Via E-Mail

Stephanie Rexing, District Supervisor
California Coastal Commission
455 Market Street, Suite 228
San Francisco, CA 94105
Stephanie.Rexing@coastal.ca.gov

***RE: Dillon Beach Resort – drinking water well
Violation File No: V-2-20-0058***

Dear Stephanie –

We are submitting this letter on behalf of California Water Service Company with regard to the water well located on Dillon Beach Resort's (DBR) property that is the subject of the Coastal Commission's enforcement action. Cal Water purchases water from the well for the Coast Springs water system to provide critical water supply and fire protection services to the Dillon Beach community.

Cal Water is an investor-owned utility that is regulated by the California Public Utilities Commission (CPUC) and its Coast Springs water system provides drinking water to the Dillon Beach community in accordance with a domestic water supply permit from the State Water Resources Control Board, Division of Drinking Water. The CPUC imposed a moratorium on new water service connections to the Coast Springs system in 2003 because the available water supply is insufficient to meet demand. Cal Water had to truck in water in July 2020 to provide the community minimum services. Cal Water also trucked in water in 2015 due to a water main leak.

Cal Water began purchasing water from the DBR well in 2010. We understand the well was installed in or around 1989. It now provides approximately 60% of Cal Water's water supply for the community. Cal Water cannot provide critical water supplies to Dillon Beach without water from the DBR well.

DBR and Cal Water entered into an amended license agreement this year that allows Cal Water to continue to purchase well water from DBR. The parties also agreed to a cost-sharing arrangement to permit the well and use their best efforts to apply for a permit by January 1, 2021 and a requirement to negotiate in good faith a cost-sharing agreement to mitigate habitat impacts caused by the installation and operation of the well by June 20, 2021. Cal Water recently had a call with Tom Lai and Jeremy Tejriran of the Marin County Community Development Agency to discuss permitting. We agreed to submit a pre-application to the county in mid-January that includes a constraints analysis. Cal Water has retained Questa Engineering, Inc. to conduct a water supply assessment and LSA Associates, Inc. to prepare a biological assessment to assist in that effort.

Cal Water did not install the well in 1989 and did not purchase water from it until 21 years later. The well has since become a critical component of the Dillon Beach community water supply. Cal Water will pursue diligently a permit for the well in accordance with its license agreement with DBR and keep Coastal Commission staff apprised of all material developments.

Sincerely,



Zachary Walton

Cc:

Tom Lai, Marin County Community Development Agency

Evan Markey, District Manager, California Water Service Company

Comparison Photos of the Dillon Beach Resort Before and After Park Model RV Installation



View Looking East from the Ocean (Google Earth 2013) Before Park Model RV Installation



View Looking East from the Ocean (Google Earth 2019) After Park Model RV Installation



View Looking South/Southwest from Beach Avenue Before Park Model RV Installation



View Looking Southwest from Beach Avenue After Park Model RV Installation



View Looking West Along Beach Avenue Before Park Model RV Installation



View Looking West Along Beach Avenue After Park Model RV Installation



View Looking South West Above Beach Avenue Before Park Model RV Installation



View Looking South West Above Beach Avenue After Park Model RV Installation



Historic Photo of the Cottages Along Beach Avenue (Dated 1911)