

## CALIFORNIA COASTAL COMMISSION

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



# F13b

**2-20-0018 (Dillon Beach Resort)**  
**February 12, 2021**

**EX PARTE**

## Ex Parte Communication Disclosure

**Filed by:** Commissioner Katie Rice

**Re:** Dillon Beach Resort CDP application

**Day/time:** 10 a.m. December 22, 2020

**Type of communication/Location:** In person (covid compliant) meeting on site at Dillon Beach Resort, Dillon Beach

**Initiator of communication:** Steve Kinsey, consultant for applicants

**Participants:** Commissioner Rice, Mike Goebel (owner/applicant), Ben Smith (owner/applicant), Steve Kinsey, consultant

**Comprehensive Description of communication content:**

Applicant provided oral narrative of resort history of ownership; of current facility/resort elements and operations including RV park overnight accommodations, historic cabins, and leases; and general overview of local/visitor beach use patterns as related to parking demand, traffic/congestion. Applicants provided three documents (attached) titled Exhibit I: "Historic Resort Development 1971/2018"; exhibit D: "DBR facilities and permit history"; and exhibit N "Views of Beach Avenue." We then went on a walking tour of the property, from store/restaurant parking lot, down beach street, to parking lot, to beach, and back.

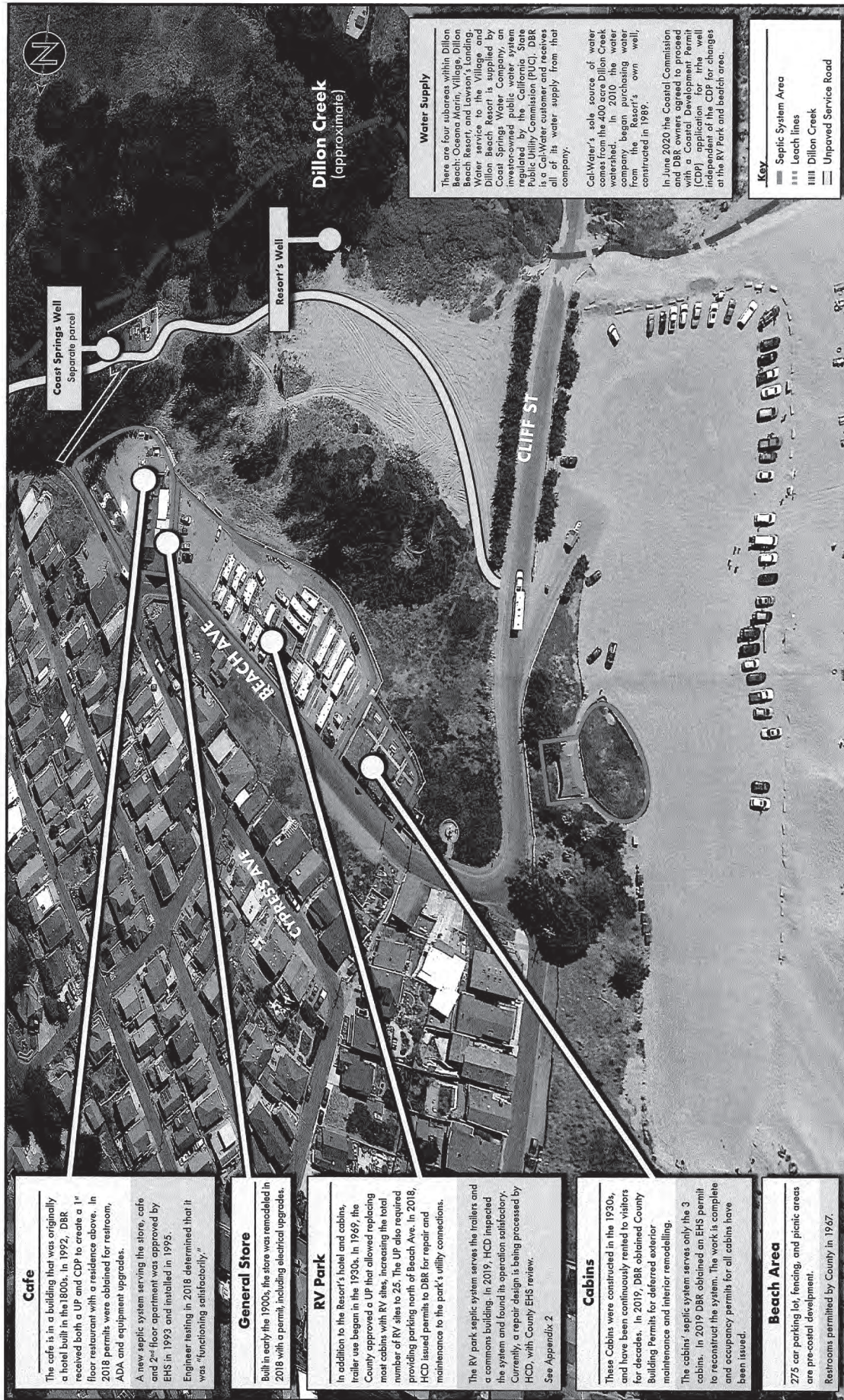
(See pdf attached of three documents referenced above.)

**Date:**

12/22/2020

**Signature:**

Katie Rice



### Cafe

The cafe is in a building that was originally a hotel built in the 1800s. In 1972, DBR received both a UP and CDP to create a 1<sup>st</sup> floor restaurant with a residence above. In 2018 permits were obtained for restroom, ADA and equipment upgrades.

A new septic system serving the store, cafe and 2<sup>nd</sup> floor apartment was approved by EHS in 1993 and installed in 1995.

Engineer testing in 2018 determined that it was "functioning satisfactorily."

### General Store

Built in early the 1900s, the store was remodeled in 2018 with a permit, including electrical upgrades.

### RV Park

In addition to the Resort's hotel and cabins, trailer use began in the 1930s. In 1969, the County approved a UP that allowed replacing most cabins with RV sites, increasing the total number of RV sites to 25. The UP also required providing parking north of Beach Ave. In 2018, HCD issued permits to DBR for repair and maintenance to the park's utility connections.

The RV park septic system serves the trailers and a commons building. In 2019, HCD inspected the system and found its operation satisfactory. Currently, a repair design is being processed by HCD, with County EHS review.

See Appendix 2

### Cabins

These Cabins were constructed in the 1930s, and have been continuously rented to visitors for decades. In 2019, DBR obtained County Building Permits for deferred exterior maintenance and interior remodeling.

The cabins' septic system serves only the 3 cabins. In 2019 DBR obtained an EHS permit to reconstruct the system. The work is complete and occupancy permits for all cabins have been issued.

### Beach Area

275 car parking lot, fencing, and picnic areas are pre-coastal development.

Restrooms permitted by County in 1967.

### Water Supply

There are four subareas within Dillon Beach: Dillon Beach, Dillon Beach Resort, and Lawrence's Landing. Water service to the Village and Dillon Beach Resort is supplied by Coast Springs Water Company, an investor-owned public water system regulated by the California State Public Utility Commission (PUC). DBR is a CalWater customer and receives its water supply from that company.

CalWater's sole source of water comes from the 400 acre Dillon Creek watershed. In 2010 the water company began purchasing water from the Resort's own well, constructed in 1989.

In June 2020 the Coastal Commission and DBR owners agreed to proceed with a California Coastal Act (CCA) (CCP) application for the well independent of the CDP for changes at the RV Park and beach area.

### Key

- Septic System Area
- Leach lines
- ||||| Dillon Creek
- == Unpaved Service Road



Source: NETROnline - Historic Aerials

1971

Source: Google Earth

2018

