

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
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Th14b

Prepared July 12, 2022 for July 14, 2022 Hearing

To: Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director
Ryan Moroney, Central Coast District Supervisor

Subject: Additional hearing materials for Th14b
CDP Number A-3-SLO-22-0024 (Cambria Christmas Market)

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed



*Land Use Planning and Real Estate Development
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Post Office Box 385
Pismo Beach, California 93448
Telephone 805.704.8728
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Dave@WatsonPlanning.us

July 12, 2022

California Coastal Commission
via Mr. Dan Carl
and Ms. Esme Wahl
CALIFORNIA COASTAL COMMISSION
CENTRAL COAST OFFICE
725 Front Street, Suite 300
Santa Cruz, California 95060

Re: July 14, 2022 CCC Agenda Item #14b / Appeal # A-3-SLO-22-0024
PACIFIC CAMBRIA LLC
CAMBRIA PINES LODGE CHRISTMAS MARKET APPEAL

Honorable Chair Brownsey and Commissioners:

I'm writing you on behalf of my clients, Dirk Winter and Pacific Cambria LLC, dba Cambria Pines Lodge, in regards to your Thursday Agenda Item to determine if there is "substantial issue" with San Luis Obispo County's approval of an extension of the Christmas Market Permit at the Lodge site, said extension allowing the Market to occur in 2022 and 2023.

I'm writing in specific response to a letter submitted by the Market appellants dated 7-10-2022 addressing allegations related to water use, and the lack of County or CCC Staff analysis of the appellants claims during consideration of the Market Permit extension.

The issue of water use for the Market was originally addressed in 2013 when the County determined that the "temporary Christmas Market use" was consistent with the 2001 SLO County CDP and the CDP issued by the CCC on appeal in 2003. Those earlier approvals of the Lodge CDP determined that the permitted visitor-serving use of the Lodge site included these "temporary events" during the course of any given year, and that water allocations provided to the Lodge by the Cambria CSD are sufficient to serve anticipated (regular and temporary) uses.

This is particularly significant in that the Lodge is hereby submitting water use records secured from the Cambria CSD in May of 2022 that demonstrate that there has been a consistent reduction/conservation in water use during the years of the Market, as we will address in detail.

There are four (4) water meters at the Lodge site. Water use for the Lodge from January 2012 through April 2022 is detailed in the attached summary and monthly usage records provided by CCSD.

In summary, documented water use at the Lodge for the last 10 years and the months of the Market include:

	Year	Water Use Annual in HCF	Water Use Annual in Acre Ft/Year	Water Use 2 months Nov-Dec HCF	Water Use 2 months Acre Ft	Averaged Water Use 9 YRs of Mkt	Percent + or - fr Average
	2012	12,582 hcf	28.88 afy	2,034 hcf	4.67 afy		
<i>First YR of Market</i>	2013	12,121	27.83	1,694	3.89		+ 23.99 %
	2014	8,176	18.77	1,163	2.67		- 14.87 %
<i>Year 3 of Market</i>	2015	7,834	17.98	1,213	2.76		- 11.22 %
	2016	8,041	18.46	1,334	3.06		- 2.36 %
	2017	7,765	17.83	1,280	2.94		- 6.31 %
<i>Year 6 of Market</i>	2018	8,817	20.24	1,283	2.95		- 6.09 %
	2019	8,907	20.45	1,605	3.68		+ 17.48 %
	2020	7,861	18.05	1,334	3.06		- 2.36 %
<i>Year 9 of Market</i>	2021	9,752	22.39	1,390	3.19		+ 1.74 %
							3.14 afy

Notes:

HCF = hundred cubic feet 1 CF = 7.48052 gallons AFY = acre feet per year 1 AF = 325,851 gallons

1. Adequate Water Supply

The “duty to demonstrate adequate water supplies” as noted in the Appellants 7/10/22 letter was initially considered in 2001 by the County and in 2003-2004 by the CCC during approval of CDP A-3-SLO-01-122. This CDP incorporated the rights to on-going visitor-serving operations at the Lodge site and confirmed the ability to conduct “temporary events” subject to LCP standards.

During 2016 review of the 5-year temporary events CDP that is the subject of this extension, the County and CCC considered and reconciled the potential use of local water supplies and required all vendors supply water bottles and imported water to satisfy customer needs.

During the 2021 review of this 2-year CDP extension the issue of water was again raised, and County staff pointed out that this issue had been analyzed and addressed in 2016 by limiting significant increases in water demand from the CCSD community water system by continuing to impose bottled/imported water requirements on the Lodge for Market vendors and guests. During these hearings the Lodge, responding to these questions, offered testimony that the only water required of the Lodge-community water system could be water used in food prep and hand washing inside the Lodge kitchen. Because this activity occurs rarely if at all on any given evening, the Lodge estimated between 10-20 gallons a night as a maximum condition.

This much-quoted argument that the Market only requires 10-20 gallons of water a night is deceiving and intended to discredit the applicant's efforts to honestly address this issue. By restricting water use during the Market to imported water, portable restrooms, imported wash sinks and bottled water, beyond the absolutely insignificant amount of water in the Kitchen for sanitary needs, the Lodge is abiding by the spirit and intent of the need to mitigate negative impacts to the community water supplies.

More to the facts, as summarized above and presented in the attached Cambria CSD records for the November-December months covering the 9 years of Market experience, averaged water use has declined from 2012 usage by 32.8%. The averaged 2-month water demand over the Market period is nearly a third less water than was being used prior to the Market. We submit that this confirms that the Market has not been an impact to the community water system or coastal resources, and that the Lodge has played an active role in reducing potable water use and maintaining this reduction over the years, demonstrating its continuing commitment to the community in this regard.

2. CCC Actions Concerning Water Supply

The staff report addresses water demands and mitigation measures already in place for this temporary event, and properly finds that no significant impacts to local community water supplies result from this 2-year Christmas Market CDP extension.

The inference being made by the appellants is that the Commission should take your recent actions addressing new water using development as somehow applicable to a properly-permitted and established use at the Lodge.

3. Market Is Not An "Accessory Use"

The Appellant's characterization that the Christmas Market Event should not be considered an "accessory motel use" misses the point. The fact is that "temporary events" are allowed under the Lodge CDP and those events are to be considered on a case-by-case basis to determine if they follow the LCP standards. The Christmas Market has had no less than 6 local hearings and 4 CCC hearings over these 9 years and the Lodge continues to abide by the established conditions for this use.

We respectfully request the CCC determine there is no substantial coastal resource or LCP inconsistency issues with SLO County's action to unanimously approve this 2-year extension.

Sincerely,



David Watson, AICP

WATSON PLANNING CONSULTANTS, Inc.

cc: Dirk Winter, Pacific Cambria LLC, dba Cambria Pines Lodge

Subject: [FWD: Pacific Cambria Inc DbA Cambria Pines Lodge]
From: dave@watsonplanning.us
Date: Tue, Jul 12, 2022 3:58 pm
To: "dave@watsonplanning.us" <dave@watsonplanning.us>
Attach: image001.png
Pacific Cambria Usage History - DBA Cambria Pines Lodge.pdf

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

From: **Miriam Orozco** <morozco@cambriacsd.org>
Date: Tue, May 31, 2022 at 8:25 AM
Subject: RE: Pacific Cambria Inc DbA Cambria Pines Lodge
To: Jane Shelton <janes@moonstonehotels.com>
CC: Dirk Winter <dwinter@moonstonehotels.com>

Hello Jane,

Apologies, our offices were closed Friday – Monday. Attached is the data requested. It is listed by Fiscal Year and starts in July. Left to right is the order. Please let me know if you have any questions.

Thank you,



Miriam Orozco

Administrative Technician III-Utility Billing
Cambria Community Services District
p: (805) 927-6223 x 110
f: (805) 927-5584
a: 1316 Tamsen Street, Suite 201 Cambria, CA 93428
P.O. Box 65 Cambria, CA 93428
w: www.cambriacsd.org e: morozco@cambriacsd.org

From: Jane Shelton <janes@moonstonehotels.com>
Sent: Friday, May 27, 2022 10:10 AM
To: Miriam Orozco <morozco@cambriacsd.org>
Cc: Dirk Winter <dwinter@moonstonehotels.com>
Subject: Re: Pacific Cambria Inc DbA Cambria Pines Lodge

Hi Miriam I didn't receive an update - could you advise?

Thank you!

Jane Shelton

Moonstone Hotel Properties

On Tue, May 24, 2022 at 4:17 PM Miriam Orozco <morozco@cambriacsd.org> wrote:

Hello Jane,

We are still working on gathering the archived data. We will provide an update by tomorrow 5/25/2022, end of business day.

Thank you for your patience!



Miriam Orozco

Administrative Technician III-Utility Billing
Cambria Community Services District

p: (805) 927-6223 x 110

f: (805) 927-5584

a: 1316 Tamsen Street, Suite 201 Cambria, CA 93428

P.O. Box 65 Cambria, CA 93428

w: www.cambriacsd.org e: morozco@cambriacsd.org

From: Miriam Orozco

Sent: Wednesday, May 18, 2022 4:00 PM

To: Jane Shelton <janes@moonstonehotels.com>

Subject: RE: Pacific Cambria Inc Db a Cambria Pines Lodge

Hello Jane,

Received, thank you. Please allow 4 business days to complete the requested data. I will submit the request by the end of the day 5/24/2022.

Thanks in advance for your patience,



Miriam Orozco

Administrative Technician III-Utility Billing
Cambria Community Services District

p: (805) 927-6223 x 110

f: (805) 927-5584

a: 1316 Tamsen Street, Suite 201 Cambria, CA 93428

P.O. Box 65 Cambria, CA 93428

w: www.cambriacsd.org e: morozco@cambriacsd.org

From: Jane Shelton <janes@moonstonehotels.com>

Sent: Wednesday, May 18, 2022 11:52 AM

To: Front Desk <Frontdesk@cambriacsd.org>

Subject: Pacific Cambria Inc Db a Cambria Pines Lodge

Dirk Winter owner of Cambria Pines Lodge has been asked to provide water usage per billing period for the last 10 years.

The account numbers are as follows:

400-0667-001

400-0665-001

400-0668-001

400-0669-001

Could you please provide?

Cambria Pines Lodge Water Use

Year / Meter		Jan/Feb	March/April	May/June	July/Aug	Sept/Oct	Nov/Dec	Year Total
2022	665	455	785	0	0	0	0	1240
	667	545	1046	0	0	0	0	1591
	668	74	82	0	0	0	0	156
	669	161	279	0	0	0	0	440
2022 Total		1235	2192	0	0	0	0	3427
2021	665	421	549	644	679	597	562	3452
	667	534	834	955	751	807	548	4429
	668	48	88	117	85	132	89	559
	669	161	250	241	282	187	191	1312
2021 Total		1164	1721	1957	1797	1723	1390	9752
2020	665	405	261	390	507	506	432	2501
	667	540	350	610	884	823	638	3845
	668	97	49	98	138	110	81	573
	669	170	70	123	190	206	183	942
2020 Total		1212	730	1221	1719	1645	1334	7861
2019	665	366	409	589	556	137	579	2636
	667	469	534	886	911	899	698	4397
	668	112	105	124	135	134	118	728
	669	177	161	190	214	194	210	1146
2019 Total		1124	1209	1789	1816	1364	1605	8907
2018	665	363	377	523	714	499	412	2888
	667	539	501	676	1016	679	554	3965
	668	126	106	118	144	131	132	757
	669	200	177	195	242	208	185	1207
2018 Total		1228	1161	1512	2116	1517	1283	8817
2017	665	368	338	468	552	420	388	2534
	667	495	466	646	674	384	558	3223
	668	88	86	122	137	115	124	672
	669	236	227	240	222	201	210	1336
2017 Total		1187	1117	1476	1585	1120	1280	7765
2016	665	328	376	487	539	466	442	2638
	667	467	506	644	759	603	570	3549
	668	89	101	125	117	88	106	626
	669	189	198	199	229	197	216	1228
2016 Total		1073	1181	1455	1644	1354	1334	8041
2015	665	383	417	410	448	429	360	2447
	667	555	587	545	584	601	514	3386
	668	83	89	86	96	104	97	555
	669	245	249	227	238	245	242	1446
2015 Total		1266	1342	1268	1366	1379	1213	7834
2014	665	488	370	365	475	447	373	2518
	667	780	541	513	627	636	459	3556
	668	118	78	96	115	102	83	592
	669	268	233	227	280	254	248	1510
2014 Total		1654	1222	1201	1497	1439	1163	8176
2013	665	624	517	658	717	618	516	3650
	667	837	1287	1023	1094	890	807	5938
	668	86	103	112	129	115	88	633
	669	332	270	303	342	370	283	1900
2013 Total		1879	2177	2096	2282	1993	1694	12121
2012	665	691	647	687	703	676	794	4198
	667	1023	937	938	985	866	865	5614
	668	130	130	122	150	126	95	753
	669	348	366	305	399	319	280	2017
2012 Total		2192	2080	2052	2237	1987	2034	12582

Source: Cambria CSD received May 31, 2022; Consolidated Summary of 4 meters at site

CUSTOMER: PACIFIC CAMBRIA INC
ACCOUNT NUMBER: 400-0665-001
SERVICE ADDRESS: 2905 BURTON DR
WATER USAGE FROM: JAN 2012 - APR 2022

<u>Year</u>	<u>July/August</u>	<u>September/October</u>	<u>November/December</u>	<u>January/February</u>	<u>March/April</u>	<u>May/June</u>
2022	679	597	562	455	785	N/A
2021	507	506	432	421	549	644
2020	556	137	579	405	261	390
2019	714	499	412	366	409	589
2018	552	420	388	363	377	523
2017	539	466	442	368	338	468
2016	448	429	360	328	376	487
2015	475	447	373	383	417	410
2014	717	618	516	488	370	365
2013	703	676	794	624	517	658
2012	N/A	N/A	N/A	691	647	687

Source: Cambria CSD received May 31, 2022; 1 of 4 meters at site

CUSTOMER: PACIFIC CAMBRIA INC
ACCOUNT NUMBER: 400-0667-001
SERVICE ADDRESS: 2905 BURTON DR
WATER USAGE FROM: JAN 2012 - APR 2022

<u>Year</u>	<u>July/August</u>	<u>September/October</u>	<u>November/December</u>	<u>January/February</u>	<u>March/April</u>	<u>May/June</u>
2022	751	807	548	545	1046	N/A
2021	884	823	638	534	834	955
2020	911	899	698	540	350	610
2019	1016	679	554	469	534	886
2018	674	384	558	539	501	676
2017	759	603	570	495	466	646
2016	584	601	514	467	506	644
2015	627	636	459	555	587	545
2014	1094	890	807	780	541	513
2013	985	866	865	837	1287	1023
2012	N/A	N/A	N/A	1023	937	938

Source: Cambria CSD received May 31, 2022; 2 of 4 meters at site

CUSTOMER: PACIFIC CAMBRIA INC
ACCOUNT NUMBER: 400-0668-001
SERVICE ADDRESS: 2905 BURTON DR
WATER USAGE FROM: JAN 2012 - APR 2022

<u>Year</u>	<u>July/August</u>	<u>September/October</u>	<u>November/December</u>	<u>January/February</u>	<u>March/April</u>	<u>May/June</u>
2022	85	132	89	74	82	N/A
2021	138	110	81	48	88	117
2020	135	134	118	97	49	98
2019	144	131	132	112	105	124
2018	137	115	124	126	106	118
2017	117	88	106	88	86	122
2016	96	104	97	89	101	125
2015	115	102	83	83	89	86
2014	129	115	88	118	78	96
2013	150	126	95	86	103	112
2012	N/A	N/A	N/A	130	130	122

Source: Cambria CSD received May 31, 2022; 3 of 4 meters at site

CUSTOMER: PACIFIC CAMBRIA INC
ACCOUNT NUMBER: 400-0669-001
SERVICE ADDRESS: 2905 BURTON DR
WATER USAGE FROM: JAN 2012 - APR 2022

<u>Year</u>	<u>July/August</u>	<u>September/October</u>	<u>November/December</u>	<u>January/February</u>	<u>March/April</u>	<u>May/June</u>
2022	282	187	191	161	279	N/A
2021	190	206	183	161	250	241
2020	214	194	210	170	70	123
2019	242	208	185	177	161	190
2018	222	201	210	200	177	195
2017	229	197	216	236	227	240
2016	238	245	242	189	198	199
2015	280	254	248	245	249	227
2014	342	370	283	268	233	227
2013	399	319	280	332	270	303
2012	N/A	N/A	N/A	348	366	305

Source: Cambria CSD received May 31, 2022; 4 of 4 meters at site

RUSSELL S. READ

Attorney & Counselor

3120 Rogers Dr.

Cambria, CA 93428

Tel: (805) 927-2344

rscottread@gmail.com

9/29/2021

Re: DRC2021-00042; 2021 Cambria Christmas Market

Ms. Nicole Ellis
County Planning and Building

Dear Ms. Ellis:

Please make this letter and attachments part of the official file in this matter.

Attached is a Petition to Stop the 2021 Cambria Christmas Market signed by 148 persons after being circulated for less than 21 days. These Petitioners recognize health risk and unfairness of granting the Application. They recognize that the Market deliberately attracts visitors from other Counties where the Covid pandemic has overwhelmed local hospitals and other health care providers. (I attach an article reflecting that the California National Guard is providing emergency assistance to Bakersfield hospitals.) They recognize how that the Market is inconsistent with Cambria's Stage 4 Water Emergency.

Applicant states that his Motel will be filled to capacity even if the Application is not granted. If the County denies the Application the Applicant loses excess profits earned by putting the public at risk. This Application is all about greed, not about Christmas, the season of peace. It's about excess water usage to feed the Applicant's thirst for profit. The County can either act to protect the public welfare or favor the Applicant's greed.

The County's first priority must be to protect the general welfare of the public. Application ~~should be denied.~~

Very Truly Yours,

Russell S. Read

STOP 2021 CAMBRIA LODGE CHRISTMAS MARKET



The Market will be a Covid Superspreader endangering the public, especially the residents of Cambria. Event will attract many unvaccinated Covid spreaders. Applicant proposes **ZERO** Covid mediation measures. It advertises event to out-of-county residents and provides a fleet of buses to transport them. Applicant wants attendees to be crowded shoulder to shoulder. This is a perfect environment for the spread of Covid, not only among attendees (especially children) but also to our Cambria community. July 4 and Pinderado were cancelled for health reasons. The event is a danger to public health.

The Market is Inconsistent with Cambria's Water Emergency. As of July 15, 2021 Cambria entered into a Stage 4 Water Emergency pursuant to which Cambrians were asked to reduce their usage by 40%. The drought demands sacrifice by all Cambrians. Applicant claims daily water use will be only 10-20 gallons. The huge crowd will need toilets and drinking water and will increase water demand at the Applicant's motel and restaurant (as well as other motels and restaurants.) In view of

the sacrifices by our community to preserve water, the Market poses an unreasonable and unfair demand on our limited water supply.

The Market Damages Other Local Retailers. Because attendees typically spend money only at the Applicant's property, the Market hurts other local retailers. By design, Attendees are a captured audience. Due to the various shutdowns caused by Covid, 2021 has been a difficult year for many local retailers. Reducing their Christmas sales while at the same time giving the Applicant a free pass to capture tourist dollars is unfair and inequitable.

The Market will cause Traffic Congestion, Air Pollution, Noise, Trash, and other Negative Impacts for the Neighborhood. Anybody who has driven in East downtown Cambria or on East Burton Drive during past Markets has experienced the traffic noise, delays and congestion caused by vehicles (especially Applicant's busses) roaring through downtown, waiting to enter parking lots or waiting at the stop light to turn on Highway 1, to say nothing of the risk of hitting pedestrians along Burton. Local residents wishing to reach Burton via Yorkshire confront Applicant's rude and threatening guards who block them from the public road. Running this gauntlet is the extreme opposite of Christmas spirit. Locals must also must deal with noise and trash left in Market's wake.

Name	City	State	Postal Code	Country	Signed On
Green Elf				US	#####
Danny Wei	Markdale		NOC1H0	Canada	#####
Lisa Tanzm	Cambria	CA	93428	US	#####
Barbara Ro	Cambria	CA	93428	US	#####
steven win	albuquerque	NM	87111	US	#####
Linda Fishb	Los Angeles	CA	90034	US	#####
Karen Sper	Clovis	CA	93611	US	#####
Lori Klass	Oak Park	CA	91377	US	#####
9757 Braur	San Antonio	TX	78251	US	#####
Sandy Mer	Santa Monica	CA	90405	US	#####
Margaret (I	Cambria	CA	93428	US	#####
russell reac	Morro Bay	CA	93442	US	#####
Phyliss Tori	Cambria	CA	93428	US	#####
Joe Berkma	Paso Robles	CA	93446	US	#####
Randy Davi	Cambria	CA	93428	US	#####
Claudia Cal	Cambria	CA	93428	US	#####
Roger Robi	Cambria	CA	93428	US	#####
Walter Fitz	Los Osos	CA	93402	US	#####
Jennifer Pit	Cambria	CA	93428	US	#####
Thomas Ha	Cambria	CA	93428	US	#####
John Menk	Cambria	CA	93428	US	#####
May Poppi	Los Osos	CA	93402	US	#####
Kelly Cann	Cambria	CA	93428	US	#####
Elly Cannor	Cambria	CA	93428	US	#####
Diane Felg	Cambria	CA	93402	US	#####
Doreen Lib	Cambria	CA	93428	US	#####
Eugene Bla	Cambria	CA	93428	US	#####
Elizabeth B	Cambria	CA	93428	US	#####
Angel Russell				US	#####
Jim Covell	Cambria	CA	93428	US	#####
Elaine Mer	Los Angeles	CA	90015	US	#####
Donald Ber	Cambria	CA	93428	US	#####
Deanne To	Los Osos	CA	93402	US	#####
Richard Da	Cambria	CA	93428	US	#####
Geno Santi	Los Osos	CA	93402	US	#####
Teri O'Rou	Cambria	CA	93428	US	#####
Glenn Bald	San Luis Obispo	CA	93401	US	#####
Jan Moon	Los Osos	CA	93402	US	#####
Arthur Cha	Cambria	CA	93428	US	#####
Lissa McCo	Cambria	CA	93428	US	#####
Calico Hau	Los Osos	CA	93402	US	#####
Leslie Rich	Arroyo Grande	CA	93420	US	#####
Sheri Baldv	Cambria	CA	93428	US	#####
Christine H	Cambria	CA	93428	US	#####
Ben Cronki	Morro Bay	CA	93442	US	#####
Vikki Hanse	Cambria	CA	93428	US	#####

Ted Key	Cambria	CA	93428	US	#####
Jennifer Gr	Antioch	CA	94531	US	#####
Jason Turtt	Los Osos	CA	93402	US	#####
Deborah Br	Cambria	CA	93428	US	#####
John Eskeli	Los Osos	CA	93402	US	#####
Ashlyn Tayl	Cambria	CA	93428	US	#####
Robert Mal	Cambria	CA	93428	US	#####
Sarah Smitl	Arroyo Gra	CA	93420	US	#####
Iain MacAd	Cambria	CA	93428	US	#####
Michelle W	Harmony	CA	93435	US	#####
Kristina Go	San Luis O	CA	93401	US	#####
Ariel B	Cambria	CA	93428	US	#####
Samir Bout	Tracy	CA	95391	US	#####
Londa Man	Los Osos	CA	93402	US	#####
Kim gill	Atascadero	CA	93422	US	#####
Steve Desp	Cambria	CA	93428	US	#####
Kay Ubben	Los Osos	CA	93402	US	#####
yvette casa	cambria	CA	93428	US	#####
cika cook	Salinas	CA	93901	US	#####
bert maxte	Los Osos	CA	93402	US	#####
Lois Garne	Arroyo Gra	CA	93420	US	#####
Fox Garney	Arroyo Gra	CA	93420	US	#####
Rebecca H	Cambria	CA	93428	US	#####
virginia tay	Big Bear	CA	92314	US	#####
Constance	Washingto	DC	20016	US	#####
Sonja Runy	Claremont	CA	91711	US	#####
John Gorm	Los Osos	CA	93402	US	#####
Kathlene H	Cambria	CA	93428	US	#####
Melane Lar	Los Angele	CA	90009	US	#####
Deborah G	Los Osos	CA	93402	US	#####
Danielle Bc	Cambria	CA	93428	US	#####
Erica D	Santee	CA	92071	US	#####
Debby Bou	Cambria	CA	93428	US	#####
Michael Mi	Cambria	CA	93428	US	#####
Phillip Eho	Salinas	CA	93906	US	#####
Paraces Cle	Fort Lauderdale		33311	US	#####
Rebecca H	Los Angele	CA	90045	US	#####
Crystal Nur	San Simeon	CA	93452	US	#####
D G	Memphis		38106	US	#####
Thomas Pa	Pismo Beach	CA	93449	US	#####
Patricia Ste	Cambria	CA	93402	US	#####
Karen Gart	Morro Bay	CA	93442	US	#####
Kathleen P	Cambria	CA	93428	US	#####
Tracey Hat	San Luis O	CA	93401	US	#####
mark brun	Cambria	CA	93428	US	#####
Robert Mo	Los Angele	CA	90059	US	#####
Jennifer Br	Cambria	CA	93428	US	#####

Mark Merr Cambria	CA	93428 US	#####
Bill Boothb Los Osos	CA	93402 US	#####
Kolynn You Morro Bay	CA	93442 US	#####
Mark Dektr Cambria	CA	93402 US	#####
Sara Blair-F Cambria	CA	93428 US	#####
Alex Covell North High	CA	95660 US	#####
Sarah Cove Vallejo	CA	94590 US	#####
Susan Coyli Gonzales		93926 US	#####
jody carlso Cambria	CA	93428 US	#####
Elizabeth S Cambria	CA	93428 US	#####
Madie Grat Los Osos	CA	93402 US	#####
Kaylie Carl Lake Steve	WA	98258 US	#####
Christine Q Cambria	CA	93428 US	#####
Fiona Dunc Cambria	CA	93428 US	#####
Claudia Ari Los Osos	CA	93402 US	#####
Sandi Brocl Cambria	CA	93428 US	#####
Margaret L Cambria	CA	93428 US	#####
Ann Olson Lake Osweg	OR	97034 US	#####
Aileen Kee Cambria	CA	93428 US	#####
Terri Skeoc Cambria	CA	93428 US	#####
Teresa Fini Cambria	CA	93442 US	#####
Janeth Gar Cambria	CA	93428 US	#####
Erika Redd Cambria	CA	93428 US	#####
Julie Galas Cambria	CA	93428 US	#####
Helen Hans Valencia	CA	91355 US	#####
Kevin mulh San Luis Ot	CA	93401 US	#####
Paula Galle Glendale	CA	91208 US	#####
MARC POP Salinas	CA	93905 US	#####
Julia Stane Cambria	CA	93402 US	#####
William Sc Sevierville	TN	37876 US	#####
Elizabeth H West Jorda	UT	84081 US	#####
Carol Waltr Los Osos	CA	93402 US	#####
Adrienne J Los Angele	CA	90026 US	#####
Diana Nov San Simeor	CA	93452 US	#####
Natalie Bur Houston	TX	77059 US	#####
Danny Sieg Cambria	CA	93428 US	#####
Nancy McL Cambria	CA	93428 US	#####
Alejandra S San Luis Ot	CA	93401 US	#####
Jax Morale San Luis Ot	CA	93401 US	#####
William Tr Kalispell	MT	59901 US	#####
Helen Pitto Cambria	CA	93428 US	#####
Arthur Gar Morro Bay	CA	93442 US	#####
Debra Soto Cayucos	CA	93430 US	#####
Gail Steven Cambria	CA	93428 US	#####
ROBERT FC Morro Bay	CA	93442 US	#####
Tina Dickas Los Osos	CA	93402 US	#####
Claudia Wc Cambria	CA	93428 US	#####

Ali Covello	Los Osos	CA	93402	US	#####
Maya Hern	Cambria	CA	93905	US	#####
Laura Shak	Los Osos	CA	93402	US	#####
Matt McGl	Atascaderc	CA	93422	US	#####
Vicki Bergh	Morro Bay	CA	93442	US	#####
Monica Me	Los Osos	CA	93402	US	#####

(Guardian 10/5/2021)

California deploys national guard to hospitals overwhelmed by Covid

Rural north and Central Valley have case rates three or four times higher than the rest of the state, exposing stark disparities

The national guard has been deployed to hospitals in rural north and central California, where short-staffed hospitals have been overwhelmed with coronavirus patients – exposing stark disparities within the most populous US state.

Although California has the lowest coronavirus case rate in the country, its agricultural heartland in the Central Valley and its sparse, rural north have case rates that are three or four times higher. National guard medical teams have been deployed to several hospitals in the valley's Bakersfield and Kern counties, and to two hospitals in Shasta county in the far north.

"This Delta-related surge has been far beyond anything I thought we would be dealing with, especially with the wide availability of the vaccine," said Mary Lynn Briggs, an ICU nurse at Mercy hospitals in Bakersfield, where a team of 16 national guard have been deployed. She and her colleagues have been beaten down by the constant surge of deaths, including the preventable deaths of unvaccinated younger patients – and a few have recently left, she said. "I don't know if I can even do this any more," said Briggs.

In Shasta, which has one of the highest coronavirus case rates in the state, hospitals have also been affected by the nearby Fawn fire – which forced thousands, including medical staff, to evacuate their homes last week, a spokesperson for hospitals in the region told the Record Searchlight. Across swaths of the north and the Central Valley, the introduction of the Delta variant and resistance to vaccines and public health mandates have precipitated a surge of cases that have overwhelmed emergency rooms and intensive departments. Emergency dispatchers have been asked not to send out ambulances to patients unless they meet certain criteria, to avoid pile-ups outside hospitals.

The valley and northern California, which had seen anti-mask protests throughout the pandemic, were the regions with the highest support for a gubernatorial recall campaign that sought to unseat the state's governor, Gavin Newsom, largely over his pandemic business restrictions, vaccine mandates and other public health policies.

Even as the number of new cases begins to taper down in some areas, hospitals remain stretched caring for Covid-19 patients.

Nurses, doctors and respiratory therapists have all been working overtime, in some cases taking on multiple 18-hour shifts in a row. At some hospitals, patients have waited for days for ICU beds, and have had to be treated for critical conditions in the emergency department while waiting. Exhausted and overstretched healthcare workers

are constantly worried about making mistakes or failing patients, said Kenny Banh, an associate professor of clinical emergency medicine at UCSF Fresno and an ER doctor at Community Regional medical center in the valley city of Fresno.

National guard have been deployed in other states with sky-high case rates, including Indiana and Georgia. In California, where high vaccination rates in coastal metropolises have helped quell the Delta-driven surge, the national guard were deployed in the winter to hospitals in the south.

In the valley, agricultural workers – many of whom lack legal status and access to medical care – were the hardest hit as the extra-infectious Delta variant began to circulate, and Latino and Black residents remain disproportionately affected. In rural regions where the number of physicians per capita was already two and a half times lower than in the Bay Area, this latest surge has pushed the healthcare system to the brink. “We’re a long way from herd immunity, and thinking about what lies ahead just scares me to death,” said Mary Lynn Briggs, a nurse at one of the hospitals in Bakersfield, where national guard have been deployed.

RUSSELL S. READ

Attorney & Counselor

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Cambria, CA 93428

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7/10/2022

California Coastal Commission
North Coast District Office
1385 Eighth St., Suite 130
Arcata, CA 95521

Re: DRC2021-00042; 2021 Cambria Christmas Market
Applicant: Pacific Cambria, Inc.
Location of Project: 2905 Burton Drive and 2801 Eaton Dr., Cambria, CA
Hearing Date: 7/14/2022

Dear Ms. or Sir:

Appellants ask the Commission to reject the Staff's of the Substantial Issue Determination for the following reasons:

1. **The Staff Report encourages and endorses the failure by the County and CCSD to investigate and determine that there is an adequate water supply for the Market.**

Applicant has the burden of proof that there is an adequate water supply for the Market. Section 23.04.430 of the County's LCP requires that the County find that there is an adequate water supply before approving any CDP:

"A land use permit for new development that requires water or disposal of sewage shall not be approved unless the applicable approval body determines that there is **adequate water** and sewage disposal capacity available to serve the proposed development, as provided by this section."

The County made zero investigation into the adequacy of Cambria's water supply despite Appellants repeated requests that it do so. Its finding in the NFA that the Market complies with Section 23.04.430 of the County Code was supported only by Applicant's absurd and unproven assertion that the Market, which may bring to Cambria as many visitors as 10 times its population, would use

only 15-20 gallons of additional water per night, the equivalent of one or two showers. Staff endorses this ridiculous and unproven assertion.

Staff concludes that the Applicant has no responsibility to account for water use outside the site of the Market. This conclusion misses the target and clashes with the Staff's admission that Cambria does not have a sufficient water supply. (See footnote 9; page 18.) The issue is NOT whether or not the Applicant has responsibility to account for water use outside the project site but whether the Cambria's water supply is adequate for the project. It is beyond all logic to conclude the supply is adequate during an unprecedented drought and when Cambria is already in a Stage 4 Water Shortage Emergency and residents are mandated to reduce water use by 20%. To endorse this Project is both contrary to the CZLUO and unfair to Cambria's residents and other water users. If the Commission adopts the Staff Report it will worsen the threat that an inadequate water supply will endanger the community's ability to fight fires, live normal residential lives, and endangers natural resources of Santa Rosa and San Simeon Creeks.

2. The Staff Position is contrary to and undermines the Commission's allegations in its Notice of Violation File No.: V-3-21-0105.

The Violation takes special note of the CCSD's and County's historic and chronic failures to investigate and determine if a sustainable water supply is available before issuing Will Serve Letters and Coastal Development Permits. The Commission takes notice of both the County's and the CCSD's historic denial of Cambria's water supply problem:

"Cambria's water situation has only become more dire and it is more clear now than ever that **the water shortage is even more substantial** than previously understood. Less than a year ago, CCSD declared a Stage 4 Water Shortage Emergency, stating that, "the demands and requirements of water consumers cannot be satisfied without depleting the water supply of the CCSD to the extent that there would be insufficient water for human consumption, sanitation and fire protection" (see Exhibit 3). **From its own declaration it is crystal clear to the CCSD that it lacks adequate water to serve even existing development** in Cambria, let alone new users. It is not obvious why the CCSD continues to provide will-serve letters in the face of such evidence. ... And, similar to the

County, CCSD should not be providing such will serve letters. They appear to already be extracting water currently in excess of that allowed by the Commission's CDP, which is a Coastal Act violation, that is **leading to severe ESHA impacts, including listed sensitive species in Santa Rosa and San Simeon Creeks ."**

The behavior of the CCSD and the County regarding approval of the Market's Development Application is identical to the above. Both turned blind eyes to the issue of water supply. If the Commission adopts the Staff's determination it will be guilty of denying the problem in the exact same manner as the CCSD and County and will be providing the CCSD a defense against the Violation as well as endangering the natural resources of Santa Rosa and San Simeon Creeks.

3. The Market is inconsistent with the Residential neighborhood and not an accessory use of the Lodge.

Staff admits the Market will be 300-400 feet from residential housing which is contrary to CZLUO Section 23.08.248 requiring that any temporary event be 1,000 feet from residential uses. Staff concludes that the North Area Planning Standards (NAPS) takes precedence over the CZLUO and cites Policy 5 of Planning Area Standards. Appellants have been unable to find any authority for the proposition that a policy could control over a statute, and nowhere does the NCAP state that it controls over the CZLUO. See Chapter 1, Subsection D; pages 112-113; See Chapter 7, Planning Area Standards; pages 7-1 to 7-71.

Policy 5 limits temporary events at the Lodge to those which are "accessory to a Hotel or Motel." Since its inception the Market has grown both in number of ticket-buyers and impact on areas outside the boundary of the Lodge. Perhaps in the beginning it might have qualified as an accessory when the event attracted primarily county residents and did not rely on distant parking lots, traffic control, bussing. Today the Market can no longer be considered an "accessory" use of the Lodge property. The term "accessory" means: "contributing to or aiding an activity or process in a **minor way; subsidiary or supplementary.**" In zoning law, "accessory uses" are uses of land that are found on the **same parcel as the principal use but are subordinate and incidental.** Labeling the Market an accessory use is irrational and unreasonable. NAPS Figure 7.13 outlines the Lodge property. It does not include Burton Drive or the Cambria Nursery where the Applicant plans to

serve food, hold karaoke events, and use for parking. A Christmas Market which attracts as many as 45,000 to 60,000 non-local visitors and relies on off-site parking, off-site traffic control, bussing throughout Cambria from multiple off-site parking facilities, and results in additional night-time pedestrian traffic on poorly lit roads outside the property exceeds any reasonable definition of "accessory."

Staff also ignores those many provisions in the NAPS protecting residential areas. For example: Chapter 1, Policy 6 (page 1-4) states that one of the purposes of the NAPS is to protect residential neighborhoods:

"B. Protecting residential areas from incompatible land uses and **protecting the residential character of single-family areas.**

C. **Preserving desirable neighborhood characteristics such as compatible uses,** open views, yard areas, sense of scale, landscaping, pedestrian ways, and other amenities."

To the extent NAPS is material to this matter, Staff can't simply cherry-pick sections. Under the NAP, protection of the residential neighborhoods is a paramount concern. CZLUO Section 23.08.248 controls the question of the proximity of the Market to residences, not the NCAPS. Under the NAPS, protection of the residential neighborhood is a paramount concern. The Market cannot be considered an "accessory" use when it is a huge expansion of Lodge activity impacting many areas outside the Lodge boundaries.

4. **The Commission should reject the Staff Report.**

The Commission has determined that Cambria's water supply is already inadequate to serve current users. This determination was made before the existing unprecedented drought. The Applicant has failed to show that there is an adequate water supply for the Market. The Market is less than 1,000 feet from residential housing and is not an "accessory" use of the Motel. Not granting this appeal will exacerbate the threat to local natural resources as well as Cambria residents.

Respectfully Submitted,


Russell S. Read

A-3-SLO-22-0024 (Cambria Christmas Market)

desertvalue@yahoo.com <desertvalue@yahoo.com>

Tue 7/5/2022 12:11 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Hello

I own a home at 3171 Rogers Dr, Cambria CA that is nearby to the Cambria Pines Lodge.

I do not share the appellants assertions. I look forward to the coming season and its Cambria Christmas Market.

I urge the Commission accept its staff recommendations and "determine that the appeal contentions do not raise a substantial LCP conformance issue, and that the Commission decline to take jurisdiction over the CDP application for this project."

Regards

Peter Whitman

3171 Rogers Dr, Cambria CA 93428