

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



F14d

Prepared December 11, 2023 for December 15, 2023 Hearing

To: Commissioners and Interested Persons

From: Kevin Kahn, Central Coast District Manager
Devon Jackson, Coastal Planner

**Subject: Additional hearing materials for F14d
CDP Number 3-22-0463 (Oceano Airport Improvements)**

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.

Jackson, Devon@Coastal

From: James Sofranko <jsofranko@co.slo.ca.us>
Sent: Thursday, December 7, 2023 10:42 AM
To: CentralCoast@Coastal
Cc: Jackson, Devon@Coastal; Kelley Abbas
Subject: Comment Letter on Oceano Airport CDP Application
Attachments: Letter to CCC Re Oceano Airport 12.7.23.pdf

RECEIVED

DEC -7 2023

**CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA**

Good morning,

Please find the attached letter from Supervisor Jimmy Paulding and Supervisor Dawn Ortiz-Legg regarding the Coastal Development Permit application for the Oceano Airport, agenda item 14-D, for your meeting on December 15, 2023.

Sincerely,
James



James Sofranko

**Legislative Assistant
Supervisor Jimmy Paulding, District 4**

County of San Luis Obispo Board of Supervisors
Ph: (805) 781-4337
E: jsofranko@co.slo.ca.us



COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS

Dawn Ortiz-Legg *District Three Supervisor*

Jimmy Paulding *District Four Supervisor*

December 7, 2023

F14d

Donne Brownsey, Chair
California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

SUBJECT: CDP No. 3-22-0463, Oceano County Airport

Dear Madam Chair:

We are writing on behalf of the County of San Luis Obispo Board of Supervisors to express our wholehearted support for the proposed projects in the Coastal Development Permit Application Number 3-22-0463, which encompasses repairs, replacements, and improvements to various components of the Oceano Airport.

The proposed repairs and enhancements, which encompass repaving the parking lot with ADA improvements, adding an ADA-compliant pilots' lounge and shower/restroom facilities, replacing destroyed airplane hangars, upgrading the pilots' campground area, and improving utility infrastructure, play a vital role in maintaining ongoing operations at the airport.

Emphasizing the importance of ADA compliance and diversity, equity, and inclusion (DEI) components, these enhancements aim to make the county facility accessible and comfortable for individuals with disabilities. Moreover, the campground and pilot facilities are designed to benefit the community by providing opportunities for enhanced community participation, fostering strong partnerships, cultivating a deeper sense of airport appreciation, and celebrating the unique coastal environment that surrounds us.

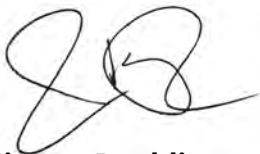
The Oceano Airport improvements, outlined in the Coastal Development Permit (CDP), are considered essential for facilitating community events. These enhancements create a safe and enhanced environment that can accommodate and support a diverse range of engaging activities planned for the benefit of our community.

Furthermore, we extend our collective support for the Oceano Airport in its entirety. The airport plays a vital role in our community, serving as an essential asset for emergency services during accidents or disasters. Its continued operation is of utmost importance, not only for aviation purposes but also for the integral role it plays in ensuring the safety and well-being of our residents.

We jointly submit this letter of support for the project, signifying a cohesive and harmonized stance from both Supervisor Ortiz-Legg and myself, representing the unified position of the County of San Luis Obispo, Board of Supervisors.

Thank you for your time and consideration. We are enthusiastic about working together towards a thriving and engaged Oceano Airport community.

Sincerely,



Jimmy Paulding
District 4 Supervisor
San Luis Obispo County



Dawn Ortiz-Legg
District 3 Supervisor
San Luis Obispo County

Jackson, Devon@Coastal

From: Andi Culbertson <mac@aculbertsonlaw.com>
Sent: Friday, December 8, 2023 11:26 AM
To: Jackson, Devon@Coastal
Cc: Kahn, Kevin@Coastal; Moroney, Ryan@Coastal; Courtney M. Johnson; Courtney Pene; Craig Piper
Subject: Letter of Concurrence, Oceano Airport
Attachments: CCC Letter_request to move item to consent - executed.pdf

Hello Devon - As promised in our call Wednesday, here is our letter of concurrence and request to move this item to consent. If there are changes to the report or conditions, we will prepare another letter to cover those.

Thanks again for your work.

Andi

Andi Culbertson
Culbertson Adams and Associates, Inc.
805-245-7701
mac@aculbertsonlaw.com

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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF AIRPORTS
Courtney Johnson, C.M., C.A.E. *Director*

December 8, 2023

Donne Brownsey, Chair
California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

SUBJECT: CDP No. 3-22-0463, Oceano County Airport

Dear Madam Chair:

The County of San Luis Obispo, Department of Airports ("County"), is pleased to offer this letter of concurrence to the California Coastal Commission ("Commission") with the staff recommendation and conditions of approval set forth in the December 1, 2023, staff report for the proposed modest improvements.

County Concurrence

The County hereby **concurs** with the staff recommendation and proposed conditions of approval. The County appreciates the work with your staff to tailor the originally proposed conditions in ways that make more likely a positive outcome. Further, the County has alerted your staff that it will be undertaking a Masterplan Update for this airport beginning in 2024 with funding from the Federal Aviation Administration ("FAA").

Consistent with a "good neighbor" policy for the airport, the County has proposed projects that expand the use of the airport parking lot for public events including those not related to aviation (farmers market, etc.) through a Community Event Plan.

The County is also replacing a set of 3 airplane hangars that were significantly destroyed in the 2023 winter storms with one hangar accommodating the same aircraft as the original three hangars. The new hangar is only enlarged to the extent of building code requirements enacted since the construction of the original hangars, as well as type of construction and to accommodate aircraft used today that were not in use at the time of original construction.



Finally, the County is proposing small improvements to the existing camping area for pilots and their guests to enhance (with no cost increase to users) the existing low-cost overnight accommodations for those seeking to visit by air (much like boat-in camping) and enjoy all that Oceano and the surrounding coastal areas have to offer. Airport camping is an increasingly popular amenity in the aviation community and reduces the cost of visits to the coast by people who rent airplanes (the vast majority of private pilots) who can enjoy a weekend at the coast with their family for a fraction of the cost of a trip to Disneyland. The campground and modular improvements will also serve as a foundation for the success of future community events by providing a higher quality event space and modular pilot lounge and restroom facilities.

The County also firmly believes that many of these proposed improvements should be better understood as common repair and maintenance activities exempt from permit requirements under Section 30610 of the Coastal Act, as these improvements do not result in addition to, or enlargement or expansion of, the airport. Since these improvements are repairs of existing improvements, they also do not “extend” the life of the airport *per se* but rather take responsible steps to maintain the airport in a safe condition similar to allowances for standard roadway repair and maintenance.

Opposition to the County Proposal

Despite a cordial and effective working relationship with your staff, the County regrets to inform the Commission that there are opponents to these improvements, and in fact to the existence of the airport itself. The County believes that this opposition is not related to these improvements, but rather to the existence of the airport at this location, which was originally established in the 1950s. Furthermore, it is important to acknowledge that no one entity – not even the County – can close this airport and devote the land to another use. The FAA has the final authority.

However, the afore-mentioned Masterplan Update process offers an opportunity to create a forum for these discussions. Oceano County Airport provides a much-needed relief facility to San Luis Obispo County Airport, approximately 15 miles away. Oceano County Airport is an emergency facility for the California Highway Patrol, Sheriff's Department, Calstar, Arroyo



Grande Community Hospital and other life flight services. In addition, general aviation is the primary source of commercial pilots as they matriculate through flight training programs, as opposed to thirty years ago or more when those pilots predominately came from military training. Oceano County Airport's short runway and common high onshore winds help hone pilot skills and avoid interference with commercial operations at San Luis Obispo County Airport.

To whatever extent a discussion of the future of this airport is desired, it should take place during the masterplan process, where the County intends to look at a range of issues including, but not limited to, flooding and sea level rise.

Request to Move This Item to Consent Calendar

The County respectfully requests that the Commission move this item to Consent Calendar. These improvements are admitted by staff to be modest, and the opposition does not appear related to the improvements, as much as the continued operation of the airport.

The County looks forward to working with the Commission and its staff on the future Masterplan Update.

Sincerely,

A handwritten signature in black ink, appearing to read 'Courtney M. Johnson'.

Courtney Johnson (Dec 8, 2023 10:21 PST)

Courtney M. Johnson, C.M. C.A.E.
Director of Airports
County of San Luis Obispo



CCC Letter_request to move item to consent

Final Audit Report

2023-12-08

| | |
|-----------------|--|
| Created: | 2023-12-08 |
| By: | Courtney Pene (cpene@co.slo.ca.us) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAlg2CHJquQnVHZqqggho_CMNLEVyQq5R0 |

"CCC Letter_request to move item to consent" History

-  Document created by Courtney Pene (cpene@co.slo.ca.us)
2023-12-08 - 5:45:23 PM GMT
-  Document emailed to Courtney Johnson (comjohnson@co.slo.ca.us) for signature
2023-12-08 - 5:46:13 PM GMT
-  Email viewed by Courtney Johnson (comjohnson@co.slo.ca.us)
2023-12-08 - 6:20:48 PM GMT
-  Document e-signed by Courtney Johnson (comjohnson@co.slo.ca.us)
Signature Date: 2023-12-08 - 6:21:00 PM GMT - Time Source: server
-  Agreement completed.
2023-12-08 - 6:21:00 PM GMT



Jackson, Devon@Coastal

From: Carl, Dan@Coastal
Sent: Friday, December 8, 2023 8:56 PM
To: Jackson, Devon@Coastal; Moroney, Ryan@Coastal; Tillema, Logan@Coastal
Cc: Kahn, Kevin@Coastal
Subject: Fwd: CDP Application Number 3-2-0463: Oceano Airport repairs, replacements and improvements
Attachments: OEDC Letter to CCC 12-8-23.docx

FYI

From: Nick Alter <nickalter@mindspring.com>
Sent: Friday, December 8, 2023 8:37:28 PM
To: Ann Notthoff, Commissionergov <ann.nothhoff@coastal.ca>; Hart, Caryl@Coastal <caryl.hart@coastal.ca.gov>; Rice, Katie@Coastal <katie.rice@coastal.ca.gov>; Brownsey, Donne@Coastal <donne.brownsey@coastal.ca.gov>; Turnbull-Sanders, Effie@Coastal <effie.turnbull-sanders@coastal.ca.gov>; Escalante, Linda@Coastal <linda.escalante@coastal.ca.gov>; Harmon, Meagan@Coastal <meagan.harmon@coastal.ca.gov>; Wilson, Mike@Coastal <mike.wilson@coastal.ca.gov>; Palomagov Aguirre, Commissioner <paloma.aguirre@coastal.ca>; Roberto Uranga <robert.uranga@coastal.ca.gov>
Cc: Carl, Dan@Coastal <Dan.Carl@coastal.ca.gov>; Kahn, Kevin@Coastal <kevin.kahn@coastal.ca.gov>; Chuck Stevenson <chsdesign1@yahoo.com>; Doreen Liberto <doreenlibertoblanck@yahoo.com>; Kelly Main <kdmain@calpoly.edu>; Allene Villa <allenevilla@yahoo.com>; Bonnie Ernst <bonnie@pacificcoastpro.com>; 'Erica Ruvalcaba-Heredia' <erica@cfsslo.org>; John Day <johnd@pshhc.org>; Lynne Schlenker <melodramalady@gmail.com>
Subject: CDP Application Number 3-2-0463: Oceano Airport repairs, replacements and improvements

Dear Commissioners,

Attached for your review is an Oceano Economic Development Council (OEDC) assessment of CDP Application 3-2-0463.

Our assessment draws from a 2022 door-to door survey of Oceano by the Cal Poly City and Regional Planning (CRP) program. The survey garnered statistically valid and demographically representative results from 10.4% of Oceano's 2,636 households. We believe that results of this survey, along with other factors not mentioned in the F16a Staff Report, bear on the environmental justice ramifications of the CDP Application and should be taken in to account by the Commission in its deliberations.

The OEDC is a process-oriented investigative body that abstains from taking positions on issues, for which reason we refrain from taking a position for or against the Application in and of itself. We nonetheless offer a recommendation. Our main concern is with the vetting process as explained more fully in my attached letter.

Sincerely,
Nick Alter
OEDC Chair

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December 8, 2023

From: Nick Alter, OEDC Chair
To: California Coastal Commission and Staff
Subj: Coastal Development Permit Application Number 3-2-0463

I am writing on behalf of the [Oceano Economic Development Council \(OEDC\)](#) to ask the Coastal Commission to defer taking final action on CDP Application Number 3-22-0463 for Oceano Airport improvements until the County of San Luis Obispo undertakes and completes an independent land-use preference study of Oceano.

The OEDC is a process-oriented investigative body that abstains from taking positions on public issues, as stated on the [OEDC website](#)'s home page. For which reason it takes no position for or against the CDP Application in and of itself.

DUE PROCESS

Our sole concern with the CDP Application is with a fair, impartial and thorough vetting process; one that addresses the imperatives of the Coastal Act and the Coastal Commission's EJ policy more pointedly and more fully than does the F16a Staff Report.

We refer specifically to Sections 3001d and 3001.5b of the Coastal Act, in which Sections the Legislature finds and declares...

- *That existing developed uses, and future developments that are carefully planned and developed consistent with the policies of this version, are essential to the economic and social well-being of the people of the state and a specially to working persons employed within the coastal zone.*
- *That the basic goals of the state for the coastal zone are to:*
 - ✓ *Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.*
 - ✓ *Ensure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.*

We also refer to Sections 30210 and 30213 of the California Public Resources Code having to do with recreational opportunities and facilities as follows:

- *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*
- *Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.*

OCEANO COMMUNITY SURVEY

The OEDC’s appeal to the Commission is based largely on results of an in-person door-to-door survey of Oceano conducted in 2022 by Cal Poly’s City and Regional Planning (CRP) Program on behalf of the OEDC. Results of the survey present the community’s views of its needs and priorities for community development.

The survey garnered statistically valid and demographically representative results from 10.4% of Oceano’s 2,636 households. 43% of the responding households were Latino, almost exactly matching the 2020 census results for the proportionate mix of Oceano’s Latino population as shown below.

| Key Demographic Results | | | |
|-------------------------|----------------------------|--------|--------|
| Representative | Ethnicity | Census | Survey |
| | Non-Hispanic/ Latino | 58% | 57% |
| | Hispanic/ Latino | 42% | 43% |
| | Sex | Census | Survey |
| | Male | 52% | 51% |
| | Female | 48% | 49% |
| | Race | Census | Survey |
| | White | 77% | 85% |
| | Asian | 10% | 2% |
| | Black or African American | 3% | 4% |
| | American or Alaskan Native | 2% | 5% |

Additional information on the survey and EJ issue is detailed in my [August 30 letter](#) to Staff’s Environmental Justice Analyst Javier Padilla and Coastal Planner Devon Jackson. The letter is included in Exhibit 5 of Staff Report F16a.

THE EJ ISSUE

The OEDC’s concern is with the socioeconomic inequities of the County’s governing land-use policy and decision-making over the years, especially in connection with the Oceano Airport whose 60 acres are displacing other higher priority needs and opportunities of the community for the use of this land. The Oceano Airport serves outside interests almost exclusively and affords little if any socioeconomic benefit to the community at large.

This then begs the question of how a \$1.8 million expenditure on something of so little potential use and value to Oceano can be justified when a vast preponderance of its residents are clamoring for

the town’s governing authorities to meet such basic community needs as sidewalks, jobs, housing and fire service; this, notwithstanding the Staff Report’s characterization of the proposed airport developments as “a modest ensemble of repairs, replacements, and improvements to Airport facilities.”

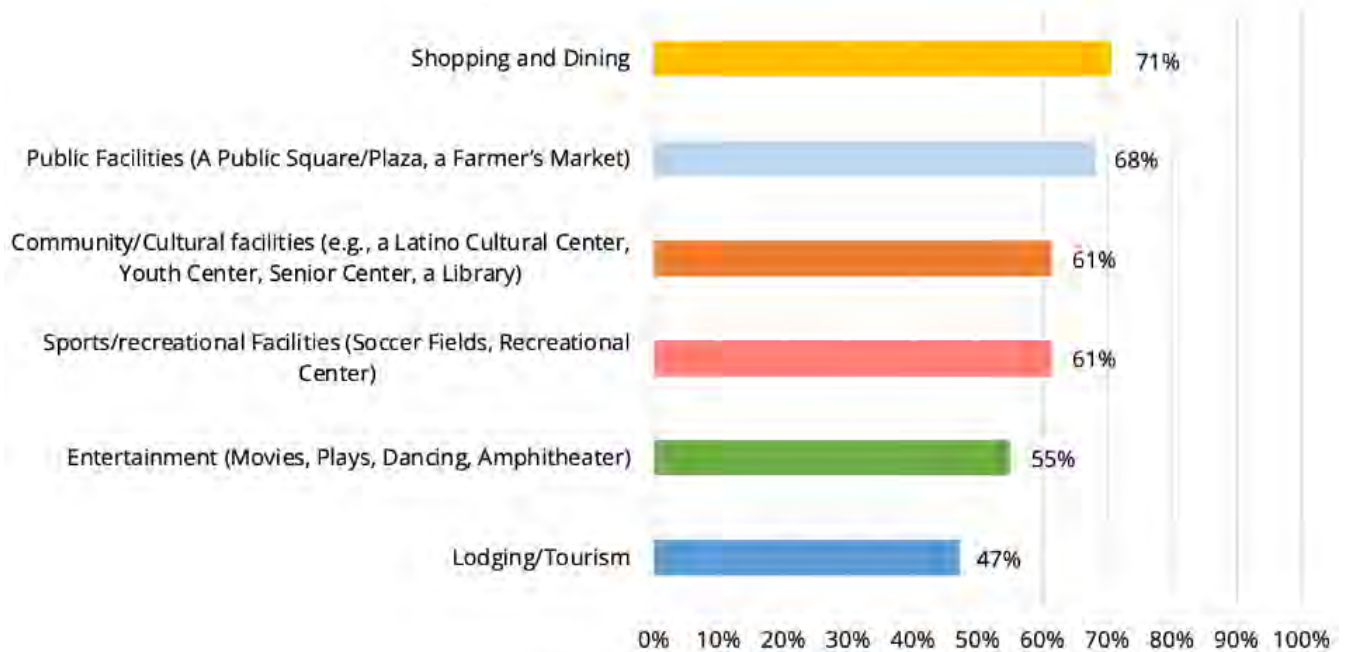
Oceano is a depressed low-income community with insufficient vacant land to meet the expressed needs of its residents for community development. Here’s what roughly 75% of survey respondents specified as their most pressing needs and priorities for community development:

- additional/new sidewalks (91% Latinos v. 73% non-Latinos)
- additional affordable housing (78% Latinos v. 62% non-Latinos)
- new job opportunities (83% Latinos v. 71% non-Latino)
- additional/new businesses (84% Latino v. 82% non-Latinos)
- a new “town center” in Oceano (81% Latino v. 64% non-Latinos)

Only 3% of Oceano’s privately held land is vacant and available for development, far short of what is likely to be necessary to effectively meet the above needs for community development. Which raises the question about the potential availability and use of Oceano’s publicly held land.

The County owns and controls approximately 14% of Oceano’s land, including the 60-acre airport. This land-use data is based on a land-use inventory that was done for a community plan update that Cal Poly’s CRP program prepared for the Oceano Beach Community Association in 2018.

In addition to the five priorities noted above survey respondents expressed their desires for new/additional amenities as shown below.



Q20: if an expanded/new town center is important to you, what new/additional amenities would you like?

Despite Oceano's large Latino population, it has no Latino cultural center or soccer field among the many other amenities the community lacks. This is at odds with Sections 30210 and 30213 of the California Public Resources Code as noted above.

HIGHEST & BEST USES OF LAND

As stated on its website's home page, the OEDC's goal from its inception in early 2021 as a representative body has been *to obtain County approval of a plan to redevelop Oceano based on the land-use preferences of its residents and on regional economic benefits*. It has devoted itself to representing, aiding and giving voice to the community's unheard majority in contending with the influence peddling of those with vested and special interests.

As also stated on the website's home page, the focus of OEDC's work is and has always been on determining what Oceano residents deem to be the highest and best uses of their land for the community. It was much with this in mind that the Santa Clara County Board of Supervisors voted in 2018 to explore other uses of the Reid-Hillview Airport property to meet the needs of area residents for community facilities and affordable housing. In so doing, the Santa Clara County Board directed staff to explore possible future uses of the airport site by drafting a Reid-Hillview vision plan with the following vision statement:

The East San Jose neighborhood will be a place of empowerment built on our culture, diversity and history, and sustained by education, well-being, and economic opportunity for the community.

More on the Reid-Hillview example is covered in my letter to Staff.

Process is primary to us in our pursuit of the above goal and in achieving environmental justice and social equity for Oceano and its Latino community.

RECOMMENDATION

Accordingly, the OEDC recommends that the Coastal Commission consider suspending approval of this and any other CDP Application for the Oceano Airport until the County...

1. acknowledges and agrees to address the EJ concerns associated with the Airport;
2. undertakes and completes an independent land-use preference study of Oceano; and
3. submits for Coastal Commission approval a vision plan that identifies possible future uses for the Airport site that align with and support the implementation of developments that community members prioritized in their responses to the community survey.

Respectfully Submitted,
Nick Alter, Chair
Oceano Economic Development Council

Oceano Airport

Kathy McCorry <kathy@southcountychambers.com>

Tue 12/5/2023 3:41 PM

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

📎 1 attachments (31 KB)

Letter of support for Oceano Airport..docx;

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**CALIFORNIA
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CENTRAL COAST AREA**

Hello,

On behalf of the South County Chambers of Commerce and our business community throughout Nipomo, Oceano, Grover Beach, Arroyo Grande, Pismo Beach, Shell Beach, Avila Beach and surrounding unincorporated areas we submit the following letter in support of the Oceano Airport Improvement Projects coming before the Coastal Commission later on this month.

Thank you for all you do to help make the South Central Coast a great place to live, work and play. Know that the improvements planned for the Oceano Airport will also improve the quality of our lives here. It will also enhance the economic vitality of the area by bringing more people to the Oceano Airport.

Thank you for allowing us to present this letter of support on behalf of the businesses in the region and their employees who reside here.

Kathy McCorry

CEO

South County Chambers of Commerce

805.574-1267

southcountychambers.com



Sent from [Mail](#) for Windows 10

December 3, 2023



To: The Coastal Commission

FROM: South County Chambers

RE: Letter of Support for improvements at Oceano County Airport, located at 561 Air Park Drive just north of the South San Luis Obispo County.

The South County Chambers of Commerce support the improvements recommended in the project description for Oceano Airport. The proposed project would repair, replace, or upgrade/improve several Airport components, including renovating and upgrading the existing pilots' campground area, repaving/striping and adding ADA improvements to the parking lot, adding two modular buildings to the maintenance yard (i.e., a pilots' lounge and a pilots' shower/restroom building), replacing the primary airport hangar, and upgrading various utility infrastructure to serve Airport facilities.

The proposed project raises issues that can generally be understood in terms of its compatibility with the surrounding area and surrounding area resources, including the community of Oceano itself.

The Oceano Airport is one of two airports serving the County, with the primary and larger airport in the City of San Luis Obispo serving commercial flights mostly to and from several cities on California's west coast, and the Oceano Airport generally serving non-scheduled general aviation and cargo flights (via piston-engine aircraft with wingspans less than 49 feet).

Project Description: Repairs, replacements, and improvements to airport facilities, including resurfacing/ADA parking lot improvements along Air Park Drive; new modular pilots' lounge and restroom/shower facility; replacement airplane hangar; improvements to the existing pilots' campground area; and related development.

The South County Chambers of Commerce believes the proposed development before the Commission in this CDP application is a relatively modest ensemble of repairs, replacements, and improvements to Airport facilities which do not rise to the level of redevelopment that would necessitate a complete review against all Coastal Act provisions. In addition, the conditions also incorporate and build upon the Applicant's proposed Community Event Plan that was designed to help weave the Airport more fully into the broader community fabric as a type of community gathering space (e.g., by, among other things, hosting community events like farmer's markets, youth aviation education, etc.). These amenities will help create a stronger economy by bringing more opportunities for activities and a sense of place. More attractive services will entice pilots to visit more frequently and stay longer. All of this adds to betterment of Oceano and the surrounding communities.

Respectfully,

Kathy McCorry, CEO

South County Chambers of Commerce

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Jackson, Devon@Coastal

From: Vaco 805 <council@vaco805.org>
Sent: Thursday, December 7, 2023 9:24 PM
To: CentralCoast@Coastal
Cc: Jackson, Devon@Coastal
Subject: AGENDA ITEM 14-D Oceano Airport improvements 3-22-0463
Attachments: VacoAirportLetter.pdf

Dear Commissioners:

Attached is a letter of support from the Vitality Advisory Council of Oceano (VACO) for the improvement project at the Oceano Airport L-52, Item 14-D. Please include this letter in the December 13, 2023 meeting materials.

Thank you

Your friends at VACO,

Jennifer Rokes, Secretary/Treasurer & Linda Austin, Chair



☎ 805-779-1805
✉ council@vaco805.org
🌐 www.vaco805.org
🏠 P.O. Box 890
Oceano, CA 93475
📱 vaco.805



Join in your community!

¡Únete a tu comunidad!



November 30, 2023

To: Courtney Johnson, Director of San Luis Obispo County Airports:

Dear Ms. Johnson:

This letter is in response to the proposed improvements at the Oceano County Airport (L52) which include improvements to the campground, camping facilities, and repair and maintenance of the parking lot.

Our organization, the Vitality Advisory Council of Oceano (VACO), is the only county recognized advisory body for the community of Oceano. We conducted a public meeting on April 12, 2022 and our members attended the November 16, 2022 meeting held at the airport with Coastal Commission and county representatives. We discussed these improvements again at our last public meeting held on November 16, 2023. All these meetings were well attended by members of the public. We were then and we remain now, in favor of all of the improvements as proposed. We are also pleased to see a Community Event Plan in response to community input. Below is our rationale for our support.

Improvements would benefit the local economy of Oceano with visitors arriving and staying in our area

Airports have historically served as an economic driver in communities where they exist. With the expansion of services at San Luis Obispo airport, infrastructure improvements at the Paso Robles airport, and improvements in Santa Maria airport, we are pleased to see that investments are planned for Oceano airport is not being left out.

EAA Young Eagles and similar programs to engage the youth of Oceano

Although the primary purpose of the airport is to serve as a location for airplanes to operate, as a community body, we also see opportunities for our community beyond that function. Having an airport in Oceano can be aspirational to younger members of our community as they consider a vocation and career path. Thank you for including an Aviation Career Day and STEM Day in your Community Event Plan.

Explore potential for public private partnerships to create new opportunities at the Oceano airport.

We are aware that a location of higher learning has been made available at the San Luis Obispo airport, where a public-private partnership was formed with Cuesta Community College. We understand that this program was years in the making, but perhaps there is potential for such a partnership at the

Oceano airport, which would benefit our community beyond the obvious and direct economic impact of visitors arriving into Oceano.

Additional use of parking lot for community events

Lastly, we believe the airport holds the potential for additional community events subject to FAA requirements. We are grateful for see the concept of a fun run, a Farm to Tarmac farmer's market , "Wings and Wheels" display, and aerial art exhibition as possibilities.

Thank you to you and your team for pursuing this investment in our community, and thoughtfully including our community input.

Best Regards,



Linda M. Austin, Chair

Your Friends at VACO

P.O. Box 890

Oceano, CA 93475

council@vaco805.org

Jackson, Devon@Coastal

From: Monette Rios <monette.rios@esaero.com>
Sent: Friday, December 8, 2023 1:21 PM
To: CentralCoast@Coastal
Cc: Jackson, Devon@Coastal; Brownsey, Donne@Coastal; comjohnson@co.slo.ca.us; Andrew Gibson; Benjamin Schiltgen; Trevor Foster
Subject: Coastal Development Permit Application Number 3-22-0463 (Oceano Airport Improvements) Comments
Attachments: Coastal Development Permit Application Number 3-22-0463 (Oceano Airport Improvements) Comments 2023.pdf

Hello Chair Brownsey, California Central Coast Commissioners, and staff,
Please review our comments, attached and below, regarding the Coastal Development Permit Application Number 3-22-0463, pertaining to the Oceano Airport Improvements, for the hearing scheduled between December 13-15, 2023, at the Dream Inn, located at 175 W. Cliff Drive, Santa Cruz, CA 95060.

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CENTRAL COAST AREA



December 8, 2023

The Senior Leadership Team:

Andrew Gibson, President & CEO, Co-Founder
Benjamin Schiltgen, CFO & Co-Founder, CEO ESA-C
Trevor Foster, COO & Co-Founder
Jac Fagundo, CIO
Bruce Lathrop, CLO
Empirical Systems Aerospace, Inc.
3580 Sueldo Street
San Luis Obispo, CA 93401

Donne Brownsey, Chair
California Coastal Commission
Re: Coastal Development Permit Application Number 3-22-0463
725 Front Street, Suite 300
Santa Cruz, CA 95060
Donne.Brownsey@coastal.ca.gov
CentralCoast@coastal.ca.gov

Dear Chair Brownsey and the California Central Coast Commissioners,

Empirical Systems Aerospace (ESAero) has high interest in the Coastal Development Permit Application Number 3-22-0463 (Oceano Airport Improvements). A little background on our company, formed in 2003, ESAero works with innovative, efficient, and sustainable electrical aircraft technologies for advanced air mobility and unmanned aircraft systems design and manufacturing. Our company has served the needs of the engineering industry through work on entrepreneurial concept development, aircraft modifications, military and commercial conceptual air vehicle designs, sub-scale technology demonstrators, hybrid propulsion system research and development, and niche engineering support. ESAero has been a leader in electric aircraft design and green technologies with significant efforts towards the reduction of aviation generated emissions. In addition to being the prime contractor for NASA's X-57 all-electric airplane, we have also completed several projects supporting emerging aerospace technologies. We continue to push technology development in the electric and advanced air mobility space by working with government and private customers on cutting-edge solutions and research projects. ESAero regards the Oceano Airport of particular importance, as it was our first location of business and we have had hangar spaces at the airport for two decades.

The conditions of the Oceano Airport have diminished significantly over the years and have increased the difficulty of usage due to the lack of much needed maintenance. Last year during a rough winter storm, our hangars were completely destroyed and removed, leaving behind only cement pads where the buildings once stood. It has been over one year, and the

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hangars have, yet, to be reconstructed under current permit limitations. San Luis Obispo County has limited airstrips for small aircraft use. Additionally, there is a shortage of hangar space for lease or rent to the surrounding area. Our company would like to see the improvements to the Oceano Airport hangars, plus the development of prospective additions of pilot lounges, revitalization of campsites, and restorations of runways/landing strips. We do not want to take our business out of Oceano but may be forced to if basic adjustments and safety enhancements are not advanced upon. In addition to our business needs for electric aircraft research, testing, and an aviation site, we consider the airport an asset to the community. We are excited about the proposed adaptation of the airport to serve as a multi-use facility to include event space for a local farmer's market and other happenings beyond the aerospace accommodations. Please consider our comments in your decision for the approval of the Oceano Airport improvements permit. Thank you for your time.

Sincerely,

The ESAero Senior Leadership Team

Handwritten signature of Andrew Gibson in black ink.

Andrew Gibson
President & CEO, Co-Founder Empirical Systems Aerospace, Inc.

Handwritten signature of Benjamin Schiltgen in black ink.

Benjamin Schiltgen
CFO & Co-Founder, Empirical Systems Aerospace, Inc., CEO ESA-C

Handwritten signature of Trevor Foster in black ink.

Trevor Foster
COO & Co-Founder Empirical Systems Aerospace, Inc.

Handwritten signature of Jac Fagundo in black ink.

Jac Fagundo
CIO Empirical Systems Aerospace, Inc.

Handwritten signature of Bruce Lathrop in black ink.

Bruce Lathrop (Dec 6, 2023 4:45 PST)
Bruce Lathrop
CLO Empirical Systems Aerospace, Inc.

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Thank you,
Monette Rios

Monette Rios
Executive Administrator



Phone: [\(805\) 275-1053 ext. 283](tel:(805)275-1053) | **Mobile:** (805) 821-1387

Email: monette.rios@esaero.com | www.esaero.com

3580 Sueldo St.

San Luis Obispo, CA 93401

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DEC -8 2023

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Jackson, Devon@Coastal

From: CentralCoast@Coastal
Sent: Friday, December 8, 2023 11:28 AM
To: Jackson, Devon@Coastal
Subject: Fw: Public Comment on December 2023 Agenda Item Friday 14d - Application No. 3-22-0463 (Oceano Airport Improvements, Oceano)
Attachments: Oceano County Airport Letter of Support.docx.pdf

From: Michael Foote <mfoote@reachcentralcoast.org>
Sent: Friday, December 8, 2023 11:14 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Cc: Melissa James <melissa@reachcentralcoast.org>; Joshua Boswell <josh@reachcentralcoast.org>
Subject: Public Comment on December 2023 Agenda Item Friday 14d - Application No. 3-22-0463 (Oceano Airport Improvements, Oceano)

Dear Coastal Commission,

Please find attached a support letter on Agenda Item Friday 14d - Application No. 3-22-0463 (Oceano Airport Improvements, Oceano). Thank you for your consideration of this important project for our region.

Regards,
Michael Foote



Michael Foote
Director of Economic Development
& Community Affairs | REACH
P: [805-801-8517](tel:805-801-8517) E: mfoote@reachcentralcoast.org
reachcentralcoast.org
[Sign up to receive REACH news](#)



REACH

Ideas + Action for a Thriving Central Coast

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Subject: Support for CDP Application No. 3-22-0463 (Oceano Airport Improvements, Oceano)

Dear Coastal Commission:

I am writing to offer REACH's support for the CDP Application No. 3-22-0463 (Oceano Airport Improvements, Oceano).

By way of background, REACH is a nonprofit, economic impact organization with a mission to increase economic prosperity on the Central Coast – serving San Luis Obispo and Santa Barbara Counties – through big thinking, bold action and regional collaboration. The north star of our work is collaboration with business, education, government and nonprofit partners to create good paying jobs and provide current and future generations the opportunity to thrive.

The 16 airfields and 3 military installations on the Central Coast are an important part of our region's economic fabric. These were recognized in the region's [REACH 2030 economic plan](#) as playing a key role in supporting high-wage jobs in the aerospace and precision manufacturing sectors, in strong alignment with state and federal efforts to advance innovation in these areas. The Oceano Airport has helped to launch some of our region's most advanced companies, creating good-paying jobs for residents and a more resilient and diversified regional economy. This project will continue to maintain this important part of our economy, including to recover from the strong storms in early 2023 that damaged infrastructure at the airport and across the Central Coast.

Thank you for your consideration and we encourage you to support this CDP application.

Sincerely,



Melissa James
President/CEO
REACH
melissa@reachcentralcoast.org

Jackson, Devon@Coastal

From: Jeff Edwards <jhedwardscompany@gmail.com>
Sent: Friday, December 8, 2023 12:12 PM
To: CentralCoast@Coastal
Cc: John Peschong; Debbie Arnold; bgibson: co.slo.ca.us; dortizlegg@co.slo.ca.us; Jimmy Paulding; rcampbell@co.slo.ca.us; Carl, Dan@Coastal; Jackson, Devon@Coastal; Oliver, Ellie@Coastal
Subject: Public Comment on December 2023 Agenda Item Friday 14d - Application No. 3-22-0463 (Oceano Airport Improvements, Oceano)
Attachments: jhe_ltr to CCC re Oceano Airport improvement project.pdf

Please find the attached comment letter for the above referenced project.

Thank you,
Jeff Edwards

J.H. Edwards Company
P.O. Box 6070
Los Osos, CA 93412
805.235.0873 - Jeff
805.235.8262 - Julie
805.528.3569 - Office

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DEC 08 2023

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

J. H. EDWARDS COMPANY
A REAL PROPERTY CONCERN
Specializing in Water Neutral Development

December 8, 2023

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

**Subject: December 15, 2023, Coastal Commission Hearing, Agenda Item: F14.
Application No. 3-22-0463 (Oceano Airport Improvements, Oceano) Oceano
County Airport**

Dear Commissioners,

This application before you fails to address numerous unpermitted projects since 1978 on the Oceano airport (L52) property which are not part of the Coastal Development Permit (CDP) referenced above. Your staff report documents at least eleven (11) projects that have been referred to the Commission's code enforcement division. It is important that the applicant addresses these numerous Coastal Act violations **prior to** the Commission's consideration of the subject CDP. It appears, San Luis Obispo County Department of Airports has had a blatant disregard for the Coastal Act. It is incumbent upon your Commission to deny the application or continue it off-calendar, until the violations and correction thereof may be made part of a Coastal Development Permit application. This is how the Commission treats private sector applicants with unpermitted development. To be consistent, the public sector must be handled in the same manner as the private sector regarding unpermitted development. If the Commission wishes to consider anything but a denial of this application or continue off-calendar, please contemplate the following facts and concerns.

The community of Oceano is a 1.5 square mile town in the unincorporated area of San Luis Obispo County. For many years Oceano has been considered the "Gateway to the Dunes," or as some have said, "The Doormat to the Dunes." Within the heart of Oceano is the 60-acre County owned airport known as "L52." By way of history, L52 is one of hundreds, if not, thousands of new small general aviation airports that proliferated following WWII. Over 76 years since activation of the airport, L52 has become obsolete and is no longer an asset to the community. In fact, the presence of L52 has limited economic development, in an otherwise challenged community.

Oceano has a population of 7,183 according to the 2020 US Census. The population includes 43% Hispanic or Latinx. The per-capita income is \$36,143 annually. The median value of owner-occupied housing is \$483,000. By comparison, the City of Pismo Beach, just up-coast from Oceano, has a median value of owner-occupied housing of \$943,700, which is virtually 100% greater. Oceano is the only place on the Central Coast of California where you can acquire property for half the price.

J. H. EDWARDS COMPANY

A REAL PROPERTY CONCERN

Specializing in Water Neutral Development

The application before you proports to make repairs, replacement and improvements to airport facilities. The centerpiece of this renovation relates to the pilot amenities. They include significant improvements to re-envision the existing tent-camping overnight accommodations for pilots landing at L52. The campground is seldom used now and notwithstanding the expenditure of hundreds of thousands of dollars will continue to remain underutilized. In fact, it is unclear why the County of San Luis Obispo would propose such improvements to a facility that has fallen into obsolescence.

In a dubious attempt to couch L52 as a community resource the applicant has proposed a Community Event Plan (CEP), including form-over-substance activities such as Oceano Airport Fun Fair, "Wings and Reels" community movie night and Run the Runway/Community Fun Run, to name a few. Clearly L52 is not an airport in the conventional sense. It is unlikely the proposed CEP would be approved by the Federal Aviation Administration (FAA) as it appears inconsistent with security and safety requirements. The CEP is equivalent to pseudo recreational opportunities for residents of Oceano. The CEP could attract some Oceano residents, but it is likely that most of the attendees would be from surrounding communities. Finally, the proposed events do nothing tangible to drive economic growth and job creation in Oceano.

Furthermore, the presence of the antiquated airport, that is L52, has had and continues to have a "chilling effect "on development and much needed redevelopment in the community due to the noise and safety provisions related to the airport. The location, height and density of new development is subject to highly restrictive regulations imposed by the Airport Land Use Commission. As a result, several projects in Oceano have been stymied or denied because of L52.

Given L52 is in the heart of the community with secure perimeter fencing and public trespass is not allowed, the airport imposes a physical barrier for much of the community to access the shoreline of their own beach. This impact to public access has denied the residents of Oceano convenient beach access for decades. This would appear to be a Coastal Act inconsistency. Article X of the California Constitution guarantees the right of access to navigable waters for all people. The Commission also recognizes that equitable coastal access is encompassed in and protected by the public access policies in Chapter 3 of the Coastal Act. The Coastal Act's mandates to provide maximum access and recreational opportunities for all, and to protect, encourage, and provide lower-cost visitor and recreational opportunities embody fundamental principles of environmental justice. Approving the proposed project appears to be contrary to your responsibilities under the Coastal Act in this regard.

J. H. EDWARDS COMPANY
A REAL PROPERTY CONCERN
Specializing in Water Neutral Development

The Commission maintains an Environmental Justice (EJ) policy as an integral part of its Strategic Plan. As a Disadvantaged Community (DAC), Oceano has been burdened by L52 in numerous ways for many years. To approve the CDP being considered you would be maintaining the status quo; the status quo is the enemy of the residents of Oceano. Emblematic of the Environmental Injustice is the inclusion of the 8-pilot tent-camping spaces and miscellaneous accoutrement for a handful of pilots and is elitist at its core. It is incumbent upon this Commission to exercise its EJ policy in what appears to be a case study of Environmental Injustice. To do otherwise would suggest that EJ for this Commission is merely the subject of lip service.

In conclusion, your Commission has two viable options. One, deny the application, or continue the matter off-calendar to allow the applicant sufficient time to incorporate the after-the-fact development permit application into the pending CDP.

Sincerely,

Jeff Edwards

Jeff Edwards

Cc: San Luis Obispo County Board of Supervisors
Courtney Johnson, SLO Co. Airport Director
Rebecca Campbell, Acting SLO Co. County Administrative Officer
Dan Carl, California Coastal Commission Deputy Director
Devon Jackson, Coastal Planner, Central Coast District, California Coastal Commission
Ellie Oliver, California Coastal Commission Enforcement Officer

Jackson, Devon@Coastal

From: Linda Austin <hguiton@aol.com>
Sent: Friday, December 8, 2023 4:22 PM
To: CentralCoast@Coastal; Jackson, Devon@Coastal
Subject: Agenda item 14-D- Oceano Airport Permit application 3-22-0463
Attachments: airportlinda.docx

Dear commissioners:

Please find attached my letter of support for the Oceano Airport Improvement project.

Thank you.

Linda Austin
805-440-5350
PO Box 535
Oceano, Ca 93475

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DEC 08 2023

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

December 5, 2023

California Coastal Commission

725 Front St., Suite 300

Santa Cruz, CA 95080

RE: OCEANO AIRPORT IMPROVEMENTS, PERMIT APPLICATION 3-22-0463

AGENDA ITEM 14-D Meeting December 15, 2023

Dear Commissioners:

This letter is to express my support for the application of San Luis Obispo County Department of Airports for the repairs and improvements slated for the airport infrastructure at Oceano.

I am a lifelong Oceano beach resident. Our family home built by my grandfather in 1927 is situated on Lakeside drive right at the end of runway 29. I have watched planes take off and land at Oceano all my life. My father graded the first runway in his D-4 Caterpillar when he was 17 years old, trading the tractor work for flying lessons. My mother, father, and brother all took flying lessons out of Oceano, as did many local residents in the south county. I have been flying out of Oceano since I was a baby in the back of my father's airplane.

In the course of our business, Guiton Realty in Oceano, we have interacted with many pilots and their families who fly into the airport and spend time in our community. We have rented vacation homes and sold property to people looking to invest in our area. Having a home near an airport within walking distance is a unique experience. Our beach area also has hotels, restaurants, businesses and parks within easy walking distance to the airport. In 1987, the airport made national news when Oceano resident, 10 year old Christopher Lee Marshall, flew across the United States with his instructor, earning the title of youngest person to pilot a plane across the country. Christopher grew up at the beach and spent his time at the airport doing odd jobs and receiving flying lessons. He is now a commercial jet pilot and flies around the world.

The airport has been a neighbor in this community for nearly 80 years. It is just one of the many attractions at Oceano that make our community a desirable area to live and vacation. These improvements to the airport infrastructure are much needed and would benefit the community in so many ways. Having upgraded restrooms and a new campground would make the airport more accessible to the local residents and visitors. I regularly attend the events held by the Friends of the Oceano Airport and see firsthand the benefits our community receives by having an active group that supports aviation and the community. I can visualize projects and programs that our local school children and the Boys and Girls Club of the South County can participate in and benefit from.

The improvements proposed by the County Airport Department of Airports are vital to the continued success of the airport and I strongly encourage your support of the upgrade.

Thank you for your consideration.

Sincerely,

Linda M Austin

1330 Lakeside Ave

Oceano, CA 93445

hguiton@aol.com

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DEC 12 2023

CALIFORNIA
COASTAL COMMISSION
CENTRAL OFFICE

From: Bonnie Ernst
To: California Coastal Commissioners and Staff

December 12, 2023

Re: Oceano Airport

Re: Coastal Development Permit Application Number 3-22-0463

Incompatible with the Coastal Act

Promoting/building an exclusive campground, entertainment stage, lounge, bathrooms, showers and renovating a (largely unused) private parking lot on public coastal land is incompatible with the basic goals of the California Coastal Act.

California Coastal Act 2023:

Section 30001.5 Legislative findings and declarations; goals

The Legislature further finds and declares that the basic goals of the state for the coastal zone are to:

- (a) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.*
- (b) Ensure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.*
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.*
- (d) Ensure priority for coastal-dependent and coastal-related development over other development on the coast.*
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.*
- (f) Anticipate, assess, plan for, and, to the extent feasible, avoid, minimize, and mitigate the adverse environmental and economic effects of sea level rise within the coastal zone.*

Oceano's coastal land has been held hostage to the triple injustice of OHV and 4 wheel drive vehicles, the sanitation plant for neighboring towns, and L52 servicing a few dozen hobbyists for decades with false promises of how each would improve or benefit Oceano.

The viability of the Oceano airport for the long term is dubious, the emergency services grossly overstated, and the environmental and economic justice problems to the small community of Oceano glossed over. The airport is fenced and gated with signage prohibiting public access. The largely unused parking lot is not for the public. This proposed "improvement" project does nothing to deter small aircraft from landing or taking off. Instead, it kicks the can down the road for difficult decisions and cements its use as an exclusive playground for a few private pilots.

Purported Rationale for the Oceano Airport

One of the main arguments put forward for the Oceano Airport's continued operation is that it is an essential emergency response facility. A letter written to the Coastal Commission by the Oceano Beach Community Association (OBCA) in Feb. 2023¹ lays out the facts that this airport is not essential, but a dinosaur, useless in most disaster situations.

RARE, UNFUNDED and UNSTAFFED "COMMUNITY" EVENTS:

The sugar pill you are asked to swallow is the unfunded, unstaffed, and extremely unlikely occurring list of "community events" that read like they were written up by Chat GPT. Even if wildly successful, these events would only allow the general public access to this coastal land for just a few hours per year. If they happened at all.

Who wants to run on a patch of asphalt and call it "recreation"?

Anyone familiar with Oceano understands the incredible amount of effort it takes to organize, promote, and attract the local community to any event. Yet with no expertise in community organizing, event planning, and absolutely no staff or budget they propose events to be a wild success. History tells us otherwise.

For example, the Friends of the Airport have held approximately 3-4 public events per year and even on those occasions attendance was small and the parking lot mostly empty. (Photo below taken May 14, 2022 12:51pm - Airport Celebration Day Free Admission)



PRIVATE CAMPGROUND is Incompatible with the Coastal Act:

Exclusive for pilots and their passengers only.

A private campground for pilots only is unnecessary. SLO County campground with showers is located next door and a large State Parks campground is located a block away. Another County campground with a pool just 3 blocks away.

Coastal Act Section 30004 - Costs to the public

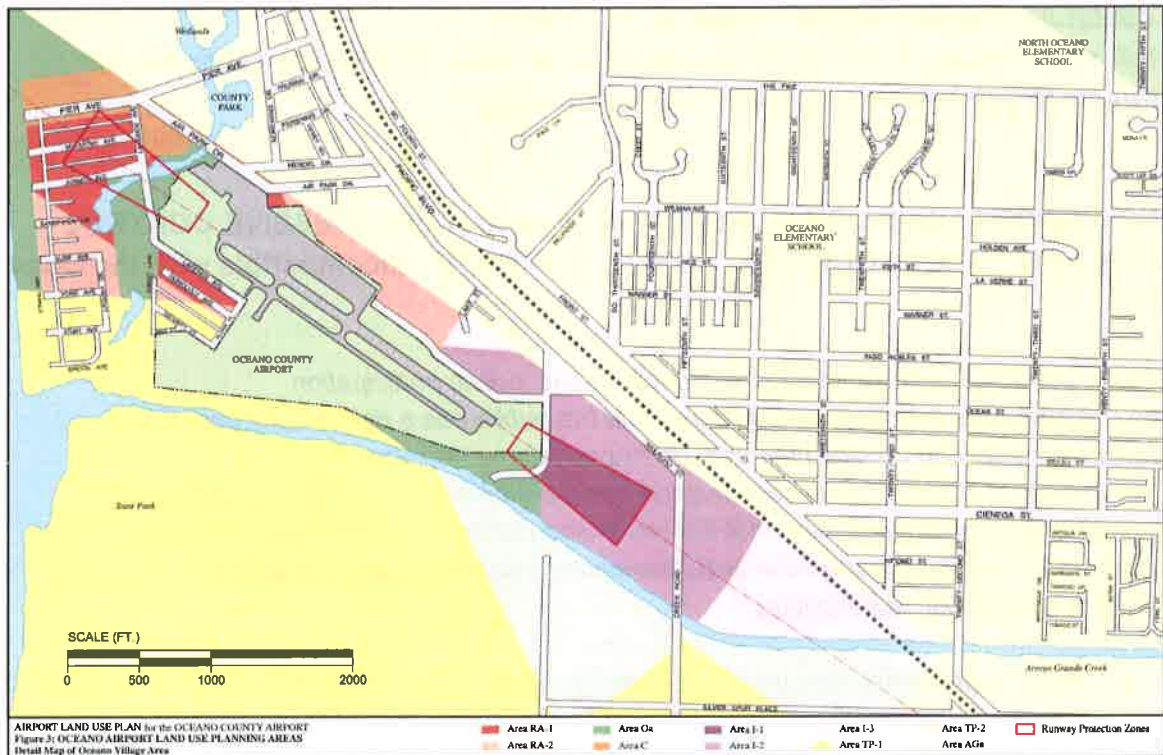
Staff recommends a cost study in 2 years while some current projections are for upwards to \$40 Million to upgrade the Oceano Airport.

THE AIRPORT LAND USE COMMISSION (7 men) HAS EXCESSIVE CONTROL OVER LAND USE IN OCEANO - PUBLIC & PRIVATE - incompatible with the Coast Act

Section 30006 Legislative findings and declarations; public participation

The Legislature further finds and declares that the public has a right to fully participate in decisions affecting coastal planning, conservation and development; that achievement of sound coastal conservation and development is dependent upon public understanding and support; and that the continuing planning and implementation of programs for coastal conservation and development should include the widest opportunity for public participation.

- Most importantly, this permit request is about much more than “improvements.” It’s about the continued control over land use in most of Oceano. Every square foot of land (coastal and inland map areas with a helter skelter patchwork of regulations) in Oceano is under the jurisdiction and control of the Airport Land Use Commission (ALUC) - another exclusive, dare I say “old boys club” of seven men.^(photo)



SPEAK PUBLICLY AND BE SHUT DOWN

It's well known that anyone who speaks in opposition to this airport is shut down or threatened with being cut off from funding for other projects. (the Oceano Advisory Council was cut off from all funding and then "unrecognized" by the SLO County Board of Supervisors in 2022, in part because of expressing opposition to the Oceano Airport Improvement Project). A new Council with all pro-airport members (including one ALU Commissioner) was then recognized and funded.

WETLANDS & THE COASTAL ACT

If given a choice between a giant gated, locked facility and wetlands - choose wetlands. Wetlands can allow public access. They can help regulate climate, store surface water,

control pollution and flooding, replenish aquifers, promote nutrient cycling, maintain natural communities of plants and animals, and provide opportunities for education and low cost recreation. Wetlands might do naturally what the multimillion dollar "Central Coast Blue" project is proposed to do to prevent sea water intrusion.

ENVIRONMENTAL JUSTICE

The CCC's Environmental Justice Policy (EJP) is in place to protect coastal resources equitably. By allowing a few out-of-town pilots to use 60 acres of precious Oceano coastal land and allowing seven men to control all land use, the CCC is not implementing its own EJP. Whether by conscious design or institutional neglect, Oceano is economically impoverished and environmentally abused. Our natural resources, beach, dunes, and wetlands are being used for the profit of neighboring towns and out-of-town tourism. Oceano has to live with the harmful consequences of such environmental injustice: air and noise pollution, building restrictions, denial of recreational facilities, and much more.

In the CCC's staff report prepared for the March 18, 2021 hearing, p.5 and 6, Staff recognizes that Oceano bears the burden of the Oceano Dunes State Vehicular Recreation Area while deriving no benefits from it. "...In fact, the vehicular/OHV use at the Park raises a classic environmental justice question of who benefits from and who bears the burden of such use."

<https://documents.coastal.ca.gov/assets/oceano-dunes/Commission%20staff%20recommendation%20synopsis%20and%20executive%20summary.pdf>

It is time the CCC acknowledges that the use of Oceano's coastal land for an ineffectual, unnecessary, rarely used airport raises the same environmental justice question: who benefits from and who bears the burden of such use?

DON'T LET THIS BE ANOTHER ODSVRA FIASCO

CA State Parks spent years "kicking the can down the road" with promises of an equitable Public Works Plan (PWP). After years of Commission work the ODSVRA continues to operate under a 2001 CDP. Twenty three years with nothing to show. Staff report page 31, footnote 27 reports the Airport as "dynamic". It is NOT dynamic, but a sentimental exclusive playground that needs to be reassessed.

WHAT PRECEDENT WOULD APPROVAL SET?

Would the Commission permit similar "improvements" on a golf course on coastal public land that allowed only players that drive to the course in a Tesla?

RECOMMENDATIONS:

- 1. Settle past violations of unpermitted projects.**
- 2. Suspend approval of this and any CDP application for the Oceano Airport until SLO County-**
 - a. Acknowledges and agrees to address the EJ concerns**
 - b. Undertakes and complete an INDEPENDENT Land Use Preference study**
 - c. Submit for Coastal Commission approval a vision plan that identifies future uses that support recreation, environmental and community development desires of Oceano.**

Past Coastal Act violations must be addressed and an independent commission is needed to evaluate the future of this airport. Both should be done prior to any additional permit approvals.

Thank you,

Bonnie Ernst
Oceano, CA