

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

3-22-0463 (OCEANO AIRPORT IMPROVEMENTS) DECEMBER 15, 2023 HEARING EXHIBITS

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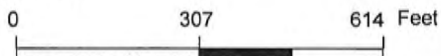


VICINITY MAP

Oceano County Airport Campground Renovation, Parking Lot Rehabilitation, and Utility Relocation

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

1: 3,681



Map by: staff

Printed: 5/27/2022



Exhibit 1

3-22-0463

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Figure 1: Campground Area, Looking southwest



Figure 2: Campground area, looking south



Figure 3: Campground area, looking north



Figure 4: Campground area, looking south

County of San Luis Obispo Government Center

1055 Monterey Street | San Luis Obispo, CA 93408 | (P) 805-781-5000 | (F) XXX-XXX-XXXX
info@slocounty.ca.gov | slocounty.ca.gov



Figure 5: Campground area dirt



Figure 6: Campground area grass



Figure 7: Pilot's Lounge Building (to be demolished and replaced with modular buildings)

County of San Luis Obispo Government Center

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Figure 8: Hardscaped area behind pilot's lounge

County of San Luis Obispo Government Center

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PROJECT DESCRIPTION:

The project site is located within the Oceano County Airport Property, and it includes the renovation of the existing half acre campground space, pavement rehabilitation of the existing landside parking lot, re-paving of airside maintenance yard area for new modular buildings and the utility relocations necessary to support the new modular buildings, campground, and stub outs for the future aircraft wash rack.

PARKING LOT REHABILITATION:

The landside parking lot will be rehabilitated by milling and overlaying the existing asphalt 2 inches for a surface area of approximately 3,700 square yards, some of the grades around the proposed accessible parking will be modified to meet accessibility requirements. The approximately 1,000 square yards of the maintenance yard pavements on the airside will be repaved in preparation to receive the two new modular buildings, the first one will house the pilot's lounge and it'll measure 12 feet by 28 feet, and the second modular building will contain the accessible restrooms and showering facilities measuring 10 feet by 28 feet. Finally, a new trash enclosure is being proposed in front of the current pilot's lounge. New striping and marking will be applied to the landside parking lot meeting the County parking guidelines and accessibility requirements including a new accessible path from the three proposed accessible parking spaces with detectable warning surfaces. Additional signs will be provided to solve existing deficiencies.

CAMPGROUND SPACE:

The current half acre campground site will be renovated; the new campground will consist the following features: eight campsites with fire pit and picnic bench, one playground space, one group barbeque area with picnic tables, BBQ grill and string lighting, one stage with festival string lighting, outdoor counter with sink, synthetic turf open space with cornhole gaming option and trash receptacles throughout the campground. The campground will be delineated from the aviation apron by using a two-rail decorative fence system. Power will be supplied to the stage and the group barbeque areas. Domestic water and sewage will be provided to the outdoor counter and sink.

UTILITY RELOCATION:

The campground site will be provided with electrical, sanitary sewer, domestic water and irrigation water services. Power will be available in the stage area and in the group barbeque space. Domestic water and sewage will be provided for the outdoor counter sink near the stage area, the new sewer, and water service laterals for the campground are approximately 110 feet long each. An irrigation service lateral approximately 20 feet long will also be provided for the campground landscape needs. For the proposed modular buildings, a new 140 feet long sanitary sewer connection will be made to the existing sewer lateral, this new lateral will service both modular building units. Similarly, a new 100 feet long domestic water service lateral will be tapped into the exiting water service line and then it will branch off to each of the modular building units. The new power supply to the modular units will come from an existing power pole. From the power pole, an underground electrical line approximately 100 feet long will connect to the proposed pedestal with the electrical meter and panel, this panel will provide 220V power needs for each of the modular building units. A single light pole located between the modular units will also be provided. Finally, stub outs for sewer, domestic water and power with an average length on 70 feet each will be placed under the paved area for upcoming expansion towards the future aircraft wash rack.



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Mead and Hunt, Inc.
8800 E Raintree Dr, Ste 285
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phone: 480-718-1896
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**OCEANO COUNTY AIRPORT
CAMPGROUND RENOVATION, PARKING LOT
REHABILITATION, AND UTILITY RELOCATION**
561 AIR PARK DR
OCEANO, CA 93445

NOT FOR CONSTRUCTION

MAH NO: 4665263-212602.01
DATE: MARCH 2022
DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: RPG

OVERALL SITE
PLAN

EXHIBIT 1

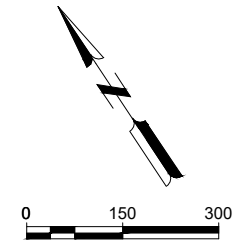


Exhibit 3
3-22-0463
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OCEANO COUNTY AIRPORT CAMPGROUND RENOVATION, PARKING LOT REHAB, AND UTILITY RELOCATION

561 AIR PARK DR.
OCEANO, CA 93445

CONCEPTUAL LAYOUT SUBMITTAL
NOT FOR CONSTRUCTION




M&H NO: 4665263-212602.01
DATE: MARCH 2022
DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: RPG
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SHEET CONTENTS
PROJECT LAYOUT
PLAN

SHEET NO. 1 of 1

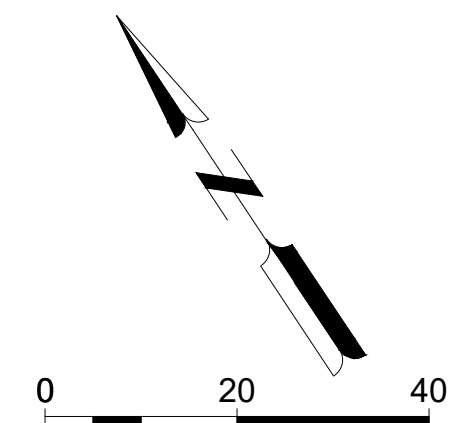
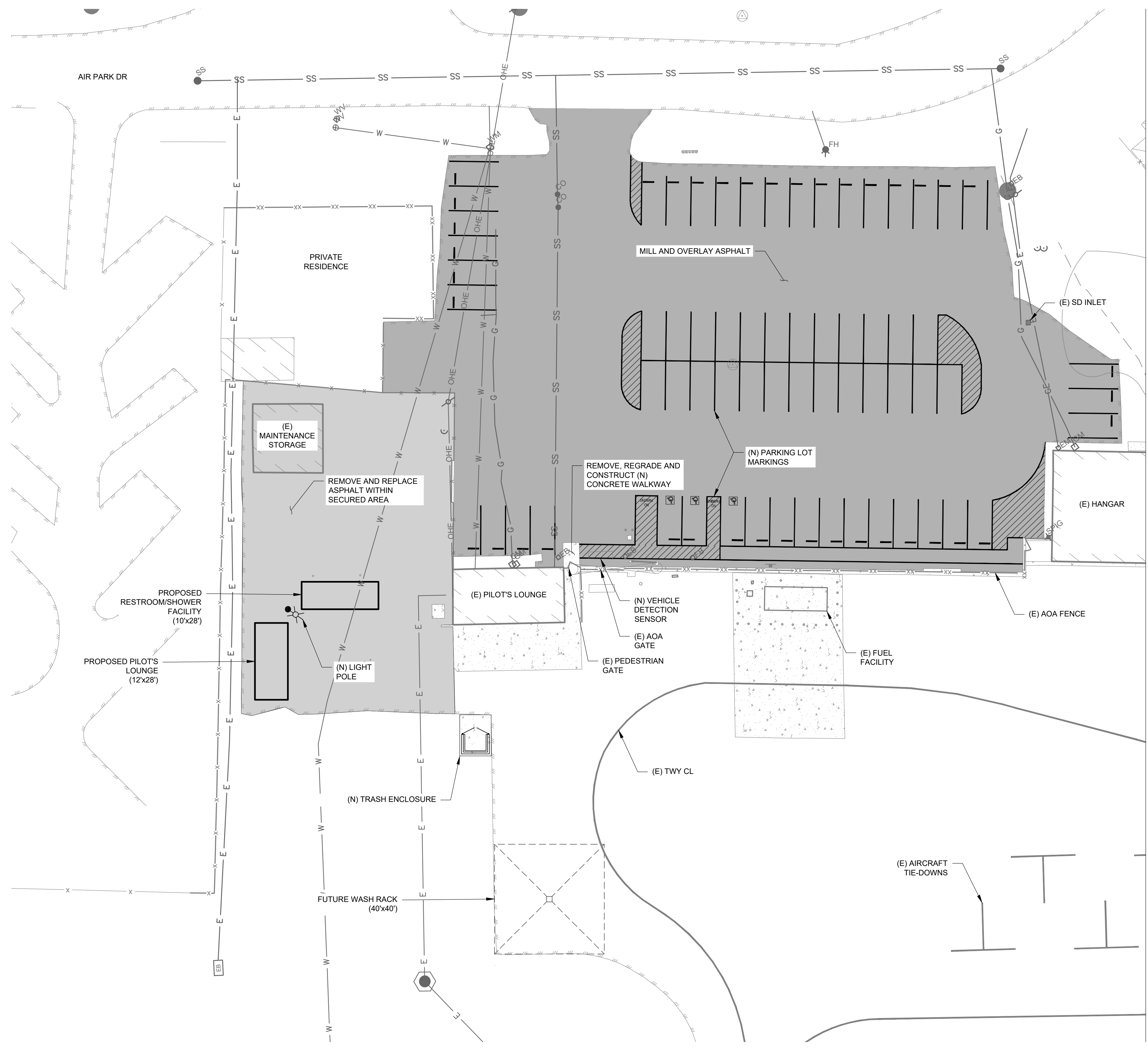
G-021

LEGEND

-  ASPHALT - MILL AND OVERLAY
-  ASPHALT - REMOVE AND REPLACE
-  EXISTING CONCRETE PAVEMENT

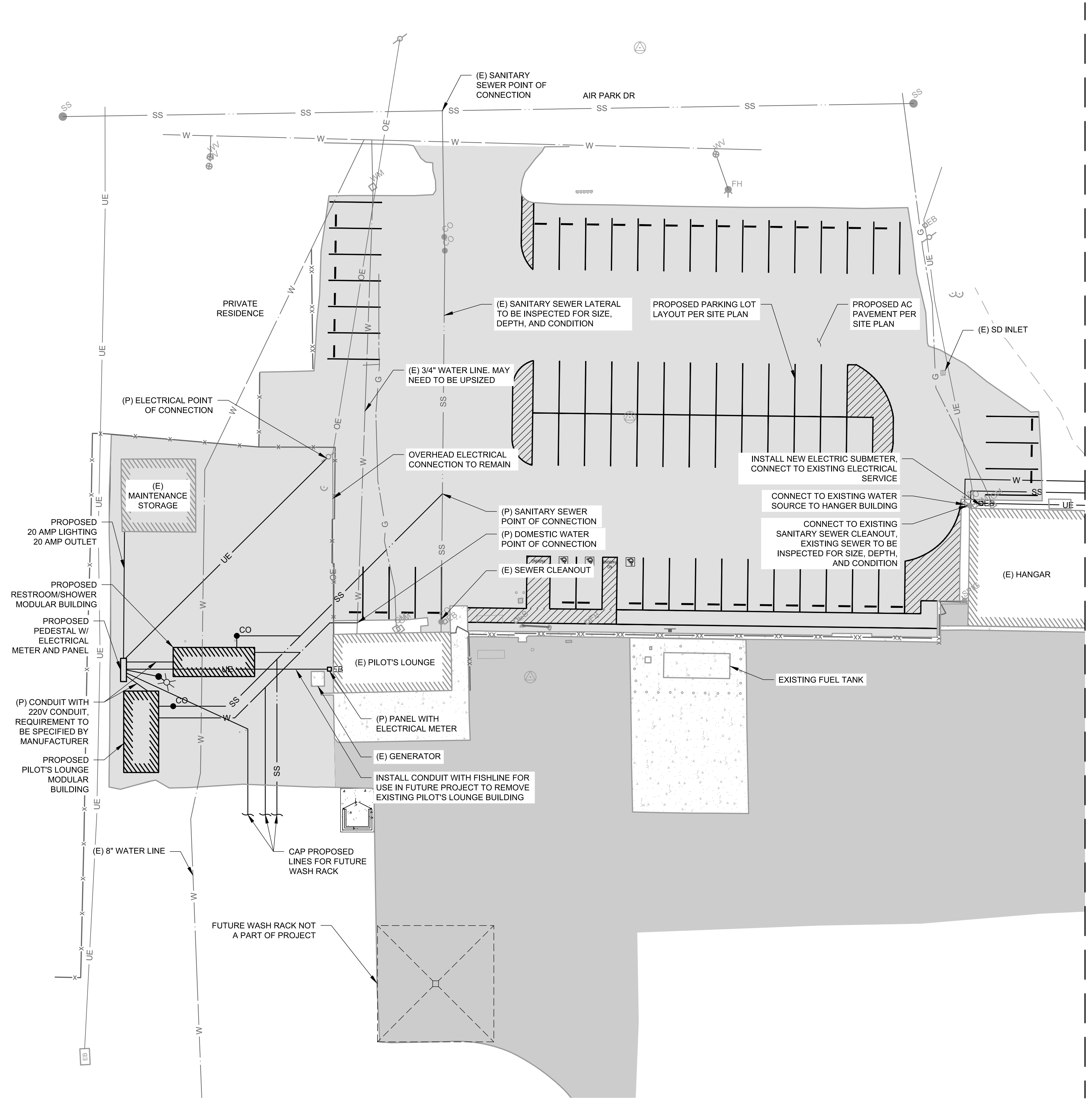
NOTES:

1. EXISTING PEDESTRIAN ENTRANCE WILL BE RECONSTRUCTED TO MEET ADA STANDARDS.
2. PROPOSED PARKING LOT LAYOUT WILL INCLUDE SIXTY-FIVE (65) PARKING STALLS INCLUDING THREE (3) ADA ACCESSIBLE STALLS.



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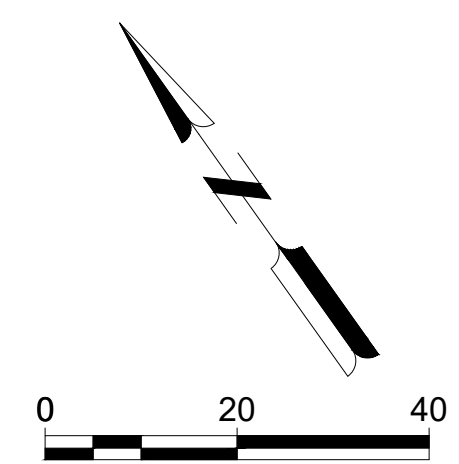


LEGEND

SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED DOMESTIC WATER
UE	PROPOSED UNDERGROUND ELECTRICAL LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING DOMESTIC WATER/FIRE SUPPRESSION LINE
G	EXISTING NATURAL GAS LINE
UE	EXISTING UNDERGROUND ELECTRICAL LINE
OE	EXISTING OVERHEAD ELECTRICAL LINE
XX	EXISTING CHAIN LINK FENCE
X	EXISTING WOOD FENCE
- - -	EXISTING GRADE BREAK
[Pattern]	PROPOSED CONCRETE PAVEMENT
[Pattern]	PROPOSED AC PAVEMENT
[Pattern]	EXISTING CONCRETE PAVEMENT
[Pattern]	EXISTING AC PAVEMENT
CO	PROPOSED SANITARY SEWER CLEANOUT
∞	PROPOSED BACKFLOW PREVENTER
EB	PROPOSED ELECTRICAL BOX

NOTES:

1. EXISTING UTILITY LOCATIONS DETERMINED BY MARKINGS AND SURFACE EVIDENCE FROM TOPOGRAPHIC SURVEY.



Mead & Hunt
Mead and Hunt, Inc.
8800 E Raintree Dr, Ste 285
Scottsdale, AZ 85260
phone: 480-718-1896
meadhunt.com

TETRA TECH
711 Tank Farm Rd, Ste 110
San Luis Obispo, CA 93401
phone: 805-542-9052
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**OCEANO COUNTY AIRPORT
CAMPGROUND RENOVATION, PARKING
LOT REHAB, AND UTILITY RELOCATION**
561 AIR PARK DR
OCEANO, CA 93445

30% SUBMITTAL
NOT FOR CONSTRUCTION

M&H NO: 4665263-212602.01
DATE: MARCH 2022
DESIGNED BY: PN
DRAWN BY: PN
CHECKED BY: DH
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SHEET CONTENTS
CONCEPTUAL
UTILITY PLAN

SHEET NO. of
C-101

**OCEANO COUNTY AIRPORT
CAMPGROUND RENOVATION, PARKING
LOT REHAB, AND UTILITY RELOCATION**
561 AIR PARK DR
OCEANO, CA 93445

30% SUBMITTAL
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M&H NO.: 4665263-212602.01
DATE: MARCH 2022
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SHEET CONTENTS
CONCEPTUAL
UTILITY PLAN

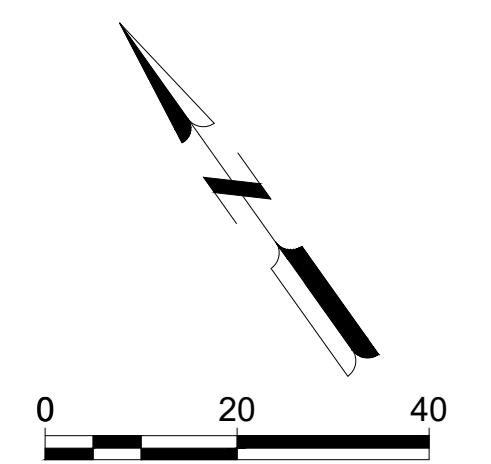
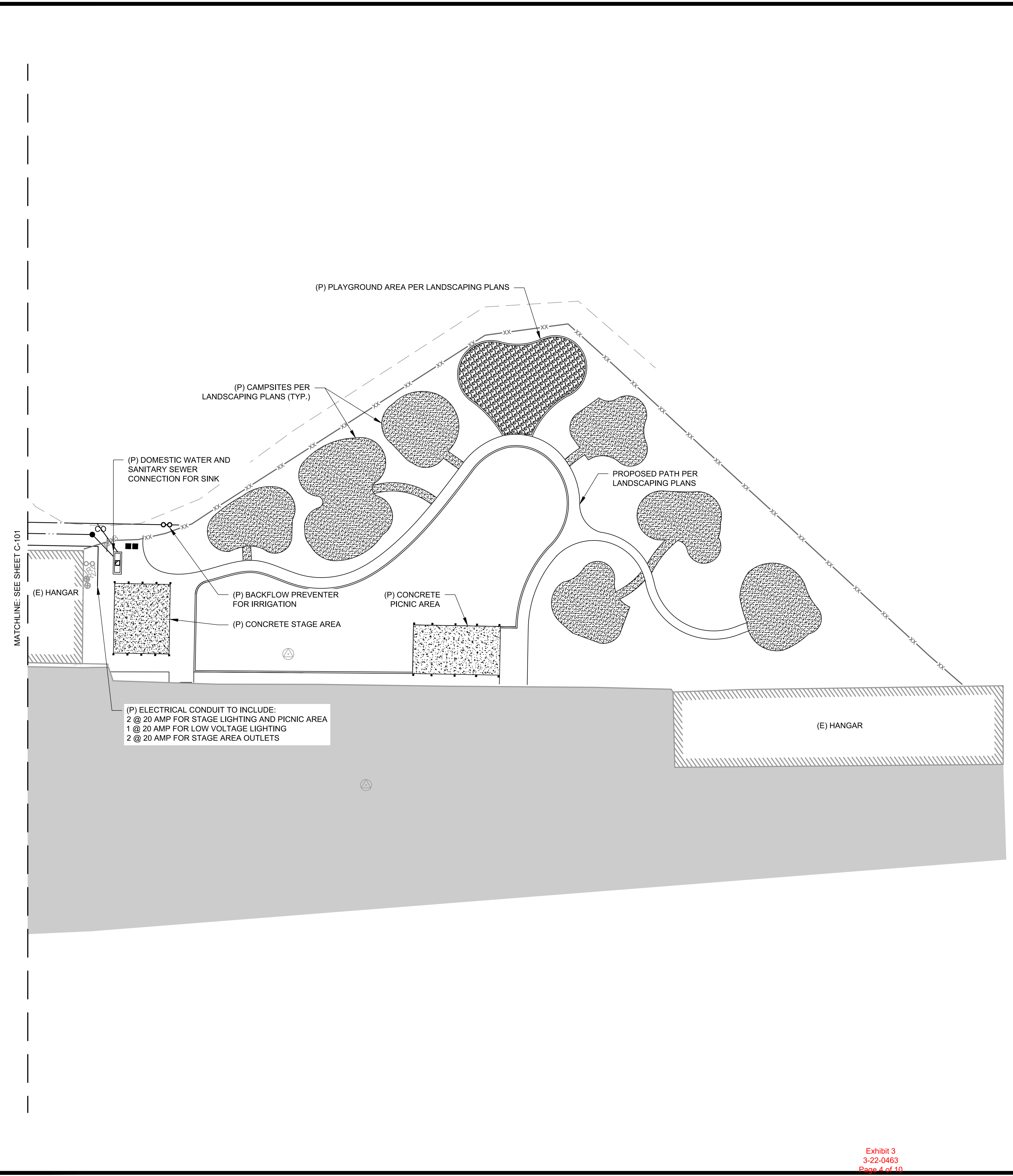
SHEET NO. of
C-102

LEGEND

— SS —	PROPOSED SANITARY SEWER LINE
— W —	PROPOSED DOMESTIC WATER
— UE —	PROPOSED UNDERGROUND ELECTRICAL LINE
— SS —	EXISTING SANITARY SEWER LINE
— W —	EXISTING DOMESTIC WATER/FIRE SUPPRESSION LINE
— G —	EXISTING NATURAL GAS LINE
— UE —	EXISTING UNDERGROUND ELECTRICAL LINE
— OE —	EXISTING OVERHEAD ELECTRICAL LINE
— XX — XX — XX — XX —	EXISTING CHAIN LINK FENCE
— X — X — X — X — X —	EXISTING WOOD FENCE
---	EXISTING GRADE BREAK
[Stippled Pattern]	PROPOSED CONCRETE PAVEMENT
[Solid Grey]	PROPOSED AC PAVEMENT
[Dotted Pattern]	EXISTING CONCRETE PAVEMENT
[Light Grey]	EXISTING AC PAVEMENT
● CO	PROPOSED SANITARY SEWER CLEANOUT
∞	PROPOSED BACKFLOW PREVENTER
□ EEB	PROPOSED ELECTRICAL BOX

NOTES:

- EXISTING UTILITY LOCATIONS DETERMINED BY MARKINGS AND SURFACE EVIDENCE FROM TOPOGRAPHIC SURVEY.



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**OCEANO COUNTY AIRPORT
CAMPGROUND RENOVATION, PARKING
LOT REHAB, AND UTILITY RELOCATION**

561 AIR PARK DR.
OCEANO, CA 93445

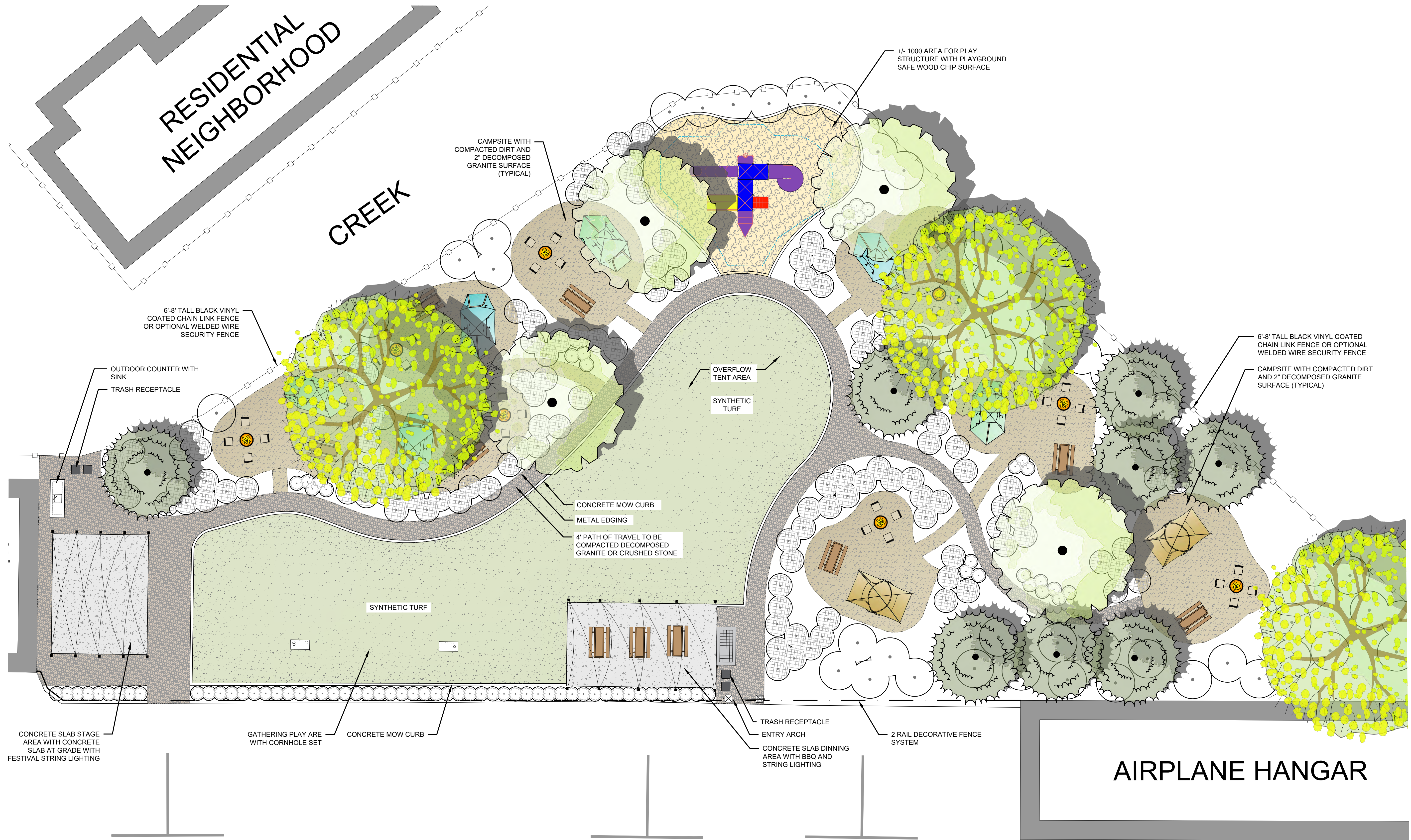
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DESIGNED BY: MA
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CHECKED BY: MA
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CONCEPTUAL
PLAN

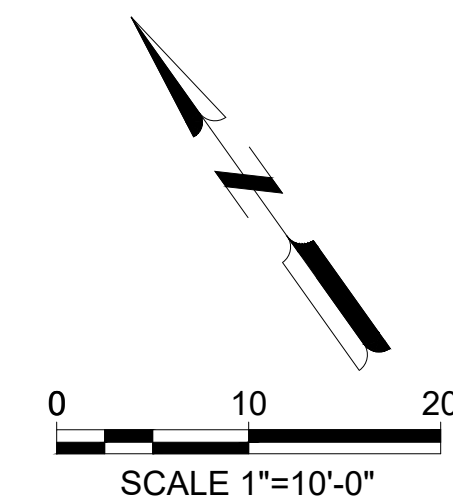
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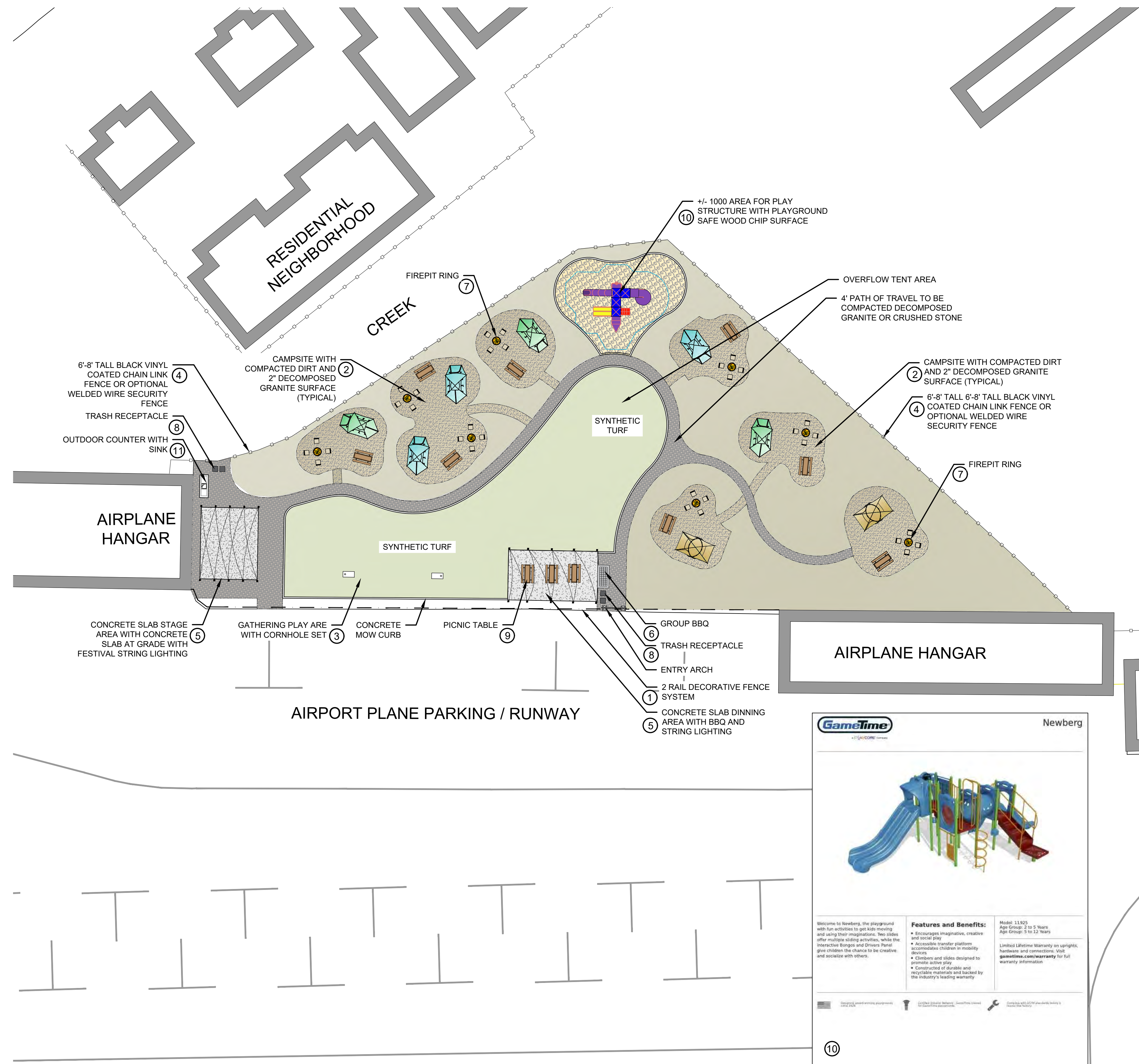
L-01



AIRPORT PLANE PARKING / RUNWAY

AIRPLANE HANGAR





GameTime Newberg



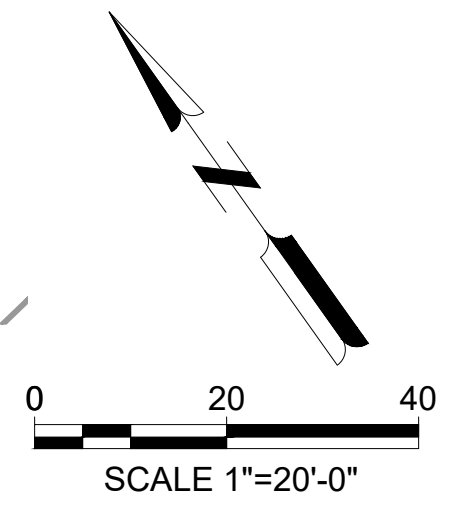
Model: 11925
Age Group: 2 to 5 Years
Age Group: 5 to 12 Years

Features and Benefits:

- Encourages imaginative, creative and social play
- Accessible transfer platform accommodates children in mobility devices
- Climbers and slides designed to promote active play
- Constructed of durable and recyclable materials and backed by the industry's leading warranty

Model: 11925
Age Group: 2 to 5 Years
Age Group: 5 to 12 Years

Limited Lifetime Warranty on uprights, hardware and connections. Visit gametime.com/warranty for full warranty information.



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OCEANO COUNTY AIRPORT
CAMPGROUND RENOVATION, PARKING
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561 AIR PARK DR.
OCEANO, CA 93445

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M&H NO.: 1234567-123456.12
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SHEET CONTENTS
MATERIAL BOARD

SHEET NO. 2 of 2

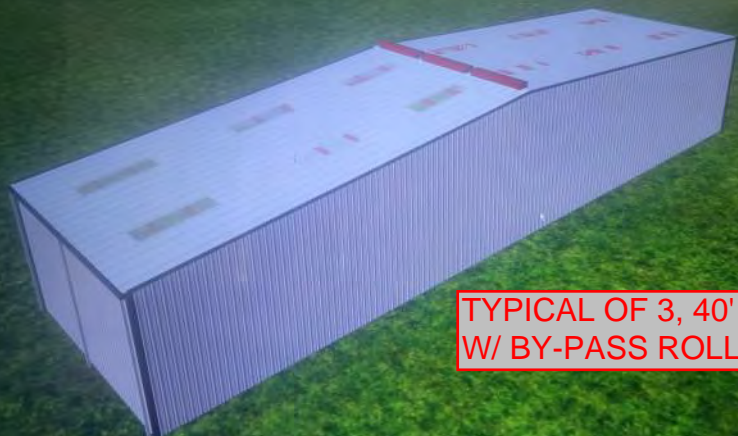
L-02

**PROPOSED OCEANO AIRPORT HANGER
REPLACEMENT**
ADDRESS: 561 AIRPARK DR, OCEANO CA. 93445
DESCRIPTION: REPLACE 4480 SF HANGER
PROJECT MANAGER: PATRICK SIMAS 805-781-1183

**EMERGENCY STORM DAMAGED HANGER
REPLACEMENT, COASTAL COMMISSION PLANNING
REVIEW DOC**
COUNTY OF SAN LUIS OBISPO

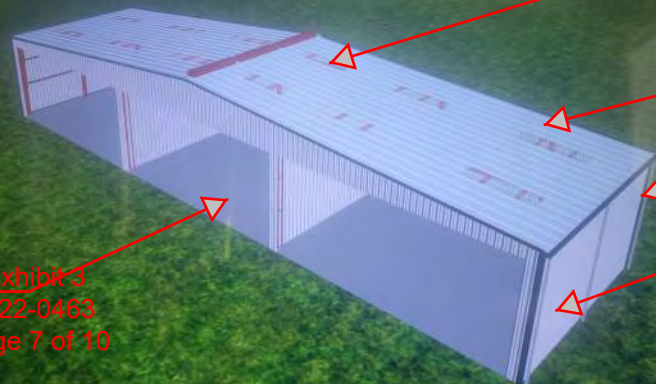


REPLACEMENT BUILDING NORTH ELEVATION



TYPICAL OF 3, 40' X 35' BAYS
W/ BY-PASS ROLLING DOORS

REPLACEMENT BUILDING SOUTH ELEVATION



TRANSULCENT
ROOF PANELS
4 IN EACH BAY

WHITE METAL
ROOF

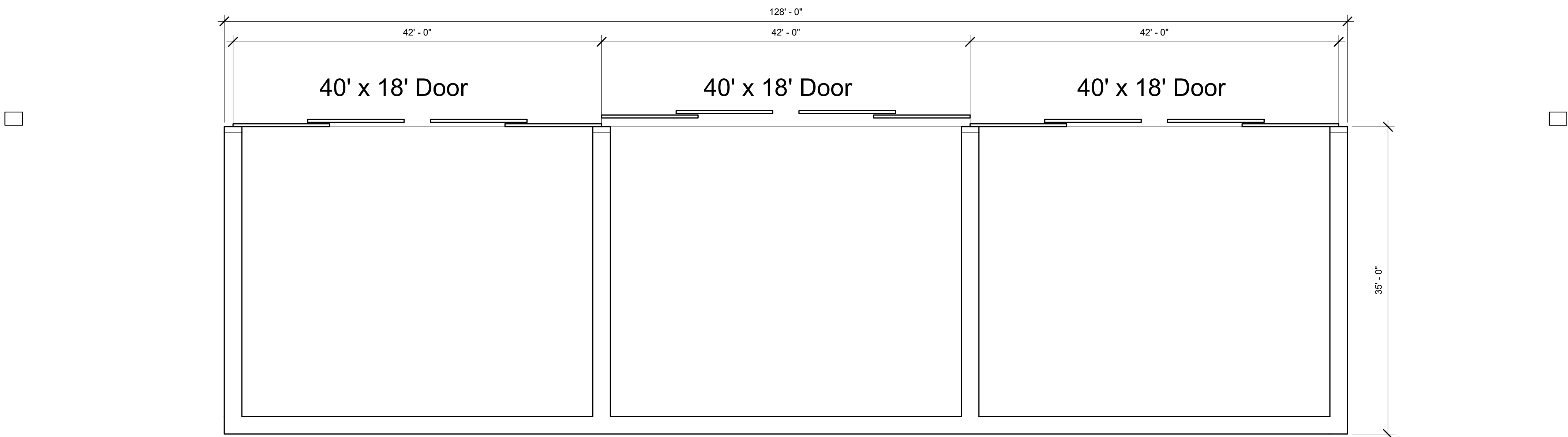
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FOX GREY
METAL SIDING

Exhibit 3
3-22-0463
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300 ft

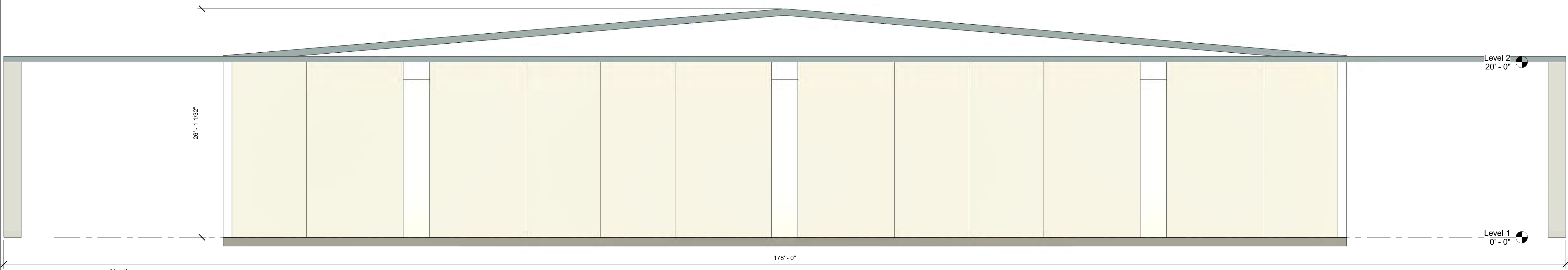




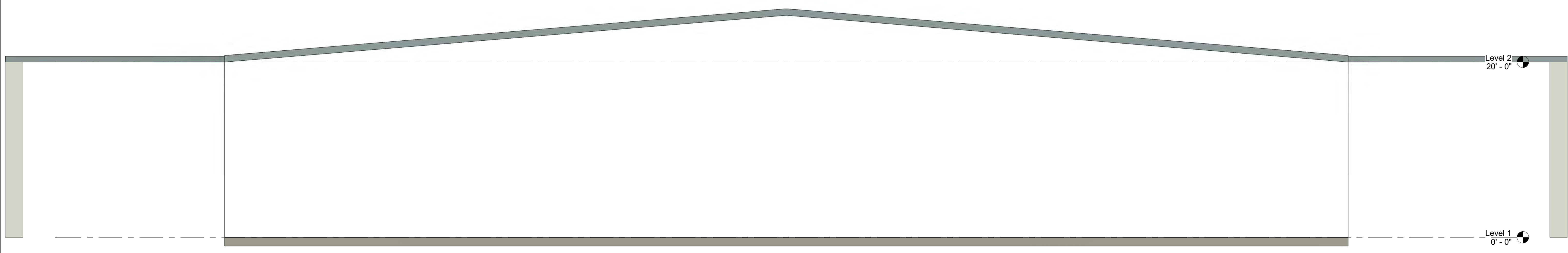
① Level 1
1/8" = 1'-0"

Oceanano Hanger Repair
561 Air Park Drive
Oceanano, CA 93445

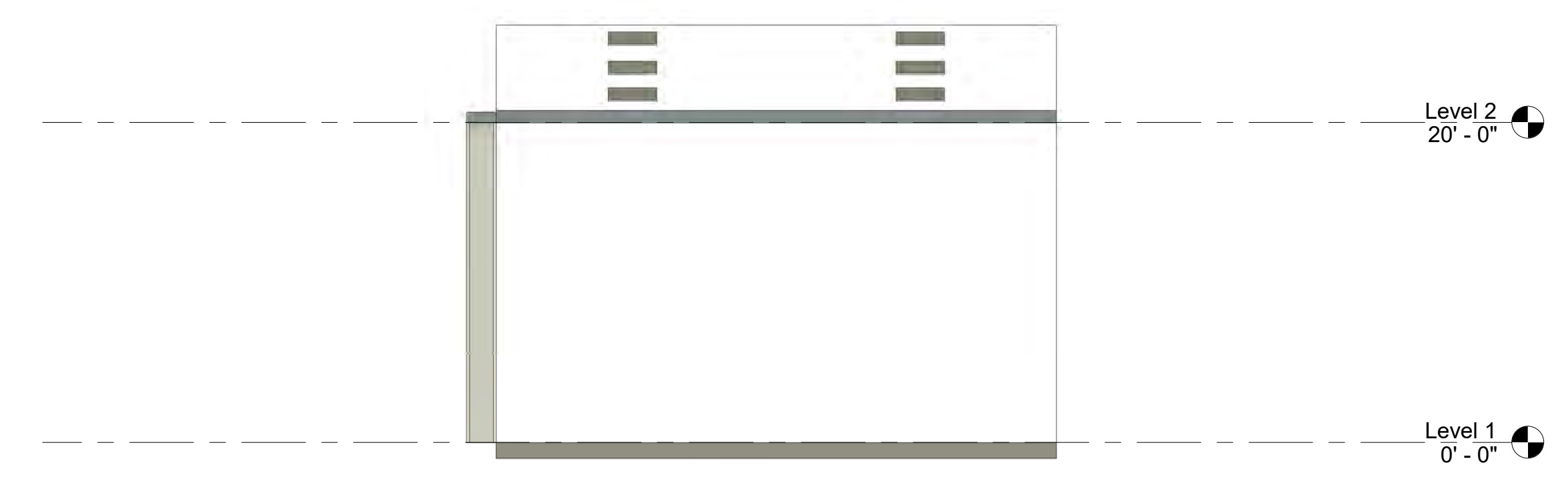
DATE:
8/23/2023



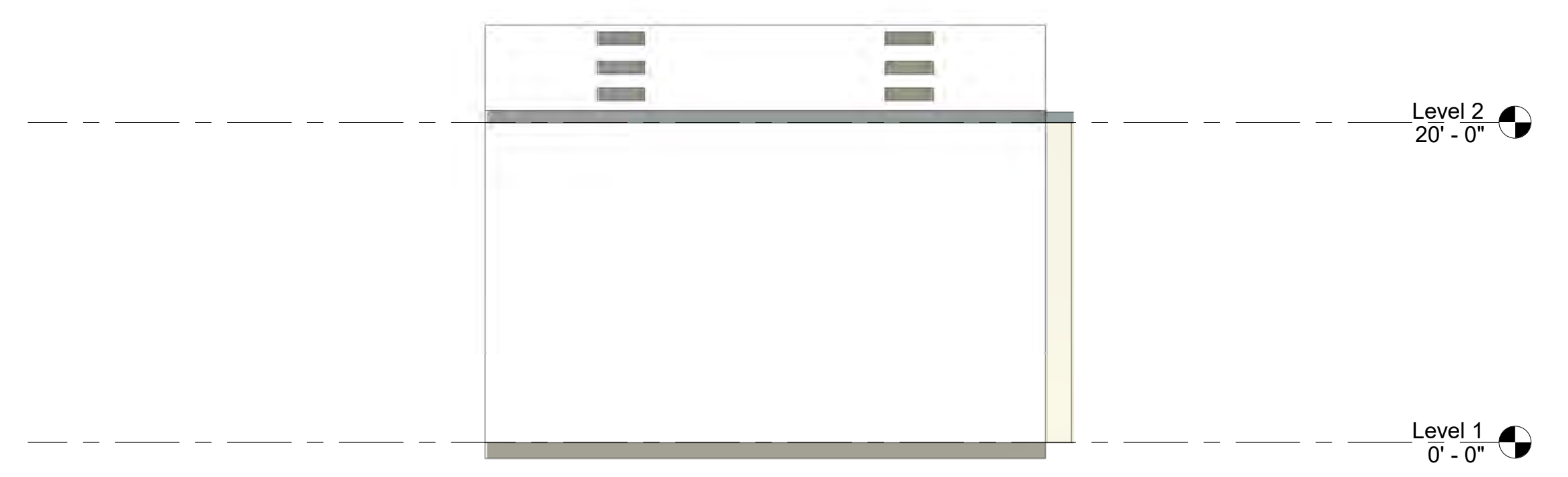
① North
3/16" = 1'-0"



② South
3/16" = 1'-0"



③ West
1/8" = 1'-0"



④ East
1/8" = 1'-0"

Oceano Hanger Repair
561 Air Park Drive
Oceano, CA 93445

DATE:
8/23/2023



① Level 3
3/16" = 1'-0"

Oceano Hanger Repair
561 Air Park Drive
Oceano, CA 93445

DATE:
8/23/2023

RECEIVED

AUG 02 2023

L52, Oceano Airport Community Event Plan:

We are excited to present the Oceano Airport Community Event Plan to the California Coastal Commission. This plan outlines the Airport's goal(s) for a series of engaging events that aim to bring together the Oceano Airport and Oceano Community, foster a sense of belonging, and gather valuable feedback to enhance our airport's offerings. These events are designed to promote aviation, community participation, inclusivity, and collaboration while embracing the unique coastal environment that surrounds us.

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Purpose of the Oceano Airport Community Event Plan:

The primary purpose of this CEP is to create a welcoming and vibrant community around Oceano Airport. By organizing a diverse range of events, we aim to achieve the following objectives:

1. **Community Engagement:** We seek to actively engage the local community in a variety of enjoyable events that appeal to different interests and age groups.
2. **Feedback Gathering:** These events will serve as platforms to gather valuable insights, opinions, and suggestions from community members about airport-related matters and potential improvements.
3. **Partnership Building:** By collaborating with various local organizations and businesses, we aim to foster a sense of unity and strengthen our ties with the broader community.
4. **Airport Appreciation:** All events will aim to cultivate a deeper sense of airport appreciation among the local community - highlighting the vital role of Oceano Airport in connecting the region and promoting the many benefits of aviation, including its impact on economic growth, travel accessibility, and its contribution to local businesses and tourism.
5. **Coastal Environment Appreciation:** Some events will focus on promoting environmental stewardship, celebrating the coastal environment, and encouraging responsible practices.

Event Descriptions, Frequency, and Potential Event Partners:

1. Aviation Enthusiast Day/Aviation Day

- **Description:** An annual event that celebrates aviation and offers the community an opportunity to explore different aircraft on display and educational booths. Aviation experts and pilots will engage with visitors, sharing insights into aviation history and the airport's role in the community.
- **Frequency:** Annually
- **Event Partners:** Airport staff, Local aviation clubs, aircraft owners, flight schools, SLO 99's, emergency responders (i.e., Cal Star, County of San Luis

Obispo Sheriff Aero Squadron, Civil Air Patrol, Angel Flights), ACI Jet, aviation historians, and local community vendors

2. **L52 Coastal Cleanup Day**

- Description: An annual event where community members can come together to clean up the community surrounding Oceano Airport. This event aligns with the California Coastal Commission's coastal protection initiatives and promotes environmental consciousness among participants. The event can also include educational sessions on how aviation enthusiasts can contribute to environmental protection.
- Frequency: Once every two years (or Annually- Dependent on Staff Availability)
- Event Partners: Airport Staff, potentially a local non-profit, local community organizations, local environmental organizations, schools, and community groups.

3. **Oceano Airport Fun Fair**

- Description: An annual family-friendly fair held at Oceano Airport, featuring carnival games, food vendors, live music, and various entertainment activities. The fair aims to promote community bonding and showcase local talents and businesses.
- Frequency: Annually (typically during the early autumn season)
- Event Partners: Airport Staff, Local community organizations, Local businesses, schools, and entertainment providers.

4. **Aviation Career Day**

- Description: An event targeted at students interested in pursuing careers in aviation. Representatives from different aviation professions will offer insights and guidance about potential career paths in the industry.
- Frequency: Once every two years
- Event Partners: Local schools (Cuesta/CalPoly), aviation companies, airport personnel, ACI Jet, and aviation training institutes.

5. **STEM AVSED Day**

- Description: FAA outreach through Science Technology, Engineering, and Math Aviation and Space Education Program to inspire youth and introduce a world of possibilities.
<https://www.faa.gov/education/programs> provides additional information.
- Frequency: Once every two years

- Event Partners: Airport personnel, FAA outreach partners, local schools, local aerospace companies, aviation training institutes, Cal Poly of Engineering students, and ACI Jet

6. **“Wings and Reels” -Community Movie Night**

- Description: Airport Movie Night, an evening under the stars at L52. A captivating cinematic experience right at the Airport Campground, where the magic of flight merges with the allure of film. The community can gather their friends, family, and/or fellow aviation enthusiasts for a memorable movie night with aviation-inspired films.
- Frequency: Annually
- Event Partners: Airport Staff, Friends of Oceano Airport, and potentially local businesses

7. **Community Open Forum(s)**

- Description: A bi-annual forum where airport management, community representatives, and stakeholders gather to discuss ongoing and future airport projects, address concerns, and gather feedback from the community.
- Frequency: Bi-Annually
- Event Partners: Airport Management, local government officials, community associations, and community members.

Additional opportunities/options/alternatives [dependent on Airport Management/Staff Availability, Community interest, Event Partner involvement, and economic feasibility.

8. **Aerial Photography and Art Exhibition:**

- Description: Host an aerial photography contest, encouraging aviation enthusiasts and local photographers to capture the beauty of the coastal environment from the sky. The winning entries can be showcased in an art exhibition at the Oceano Airport Fun Fair, raising awareness about the need to protect and appreciate the fragile coastal landscapes.
- Frequency: Annually
- Event Partners: Airport Staff, Friends of Oceano Airport, Local aviation clubs, aircraft owners, flight schools, and community members.

9. **Run the Runway/Community Fun Run:**

- Description: An exhilarating community fun run hosted at Oceano Airport, offering a unique and thrilling experience for participants of all ages and fitness levels. As the morning sun casts a golden glow on the runway,

participants will have the rare opportunity to take part in a non-competitive run or walk along the airport's well-maintained and secured runway.

- Frequency: Annually
- Event Partners: Airport Staff, a local non-profit, local community organization, and local community vendors.

10. **Farm to Tarmac -Oceano (Landside) Farmers Market:**

- Description: Experience the vibrant spirit of local flavors and creativity at the Landside Farmers Market. Whether you're a foodie, a culture enthusiast, or simply seeking a delightful day out, join us for a unique market experience that celebrates the best of Oceano community and the joy of aviation.
- Frequency: TBD
- Event Partners: In order to host this event and provide the community Farm-to-'Tarmac' Produce, an Event Partner will have to be identified (to run the event). The frequency will depend on their availability, and ability to host such event; however, the Landside parking lot (once rehabilitated) and Grass Field (Landside, also) will be available for events. Coordination with the Airport Property Management Staff will be required.

Conclusion:

The Oceano Airport Community Event Plan aims to enhance community participation, build strong partnerships, cultivate a deeper sense of airport appreciation, and celebrate the unique coastal environment that surrounds us. The Oceano Airport improvements, as outlined in the Coastal Development Permit (CDP), are deemed essential for making these community events possible, ensuring a safe and enhanced environment that can accommodate and support the diverse range of engaging activities planned for the benefit of our community. We look forward to the California Coastal Commission's support and collaboration in making these events successful and meaningful for the entire community. Thank you for your time and consideration. We are eager to work together towards a thriving and engaged Oceano Airport community.



August 30, 2023

From: Nick Alter
To: Javier Padilla Reyes, Environmental Justice Analyst, California Coastal Commission
Devon Jackson, Coastal Planner, California Coastal Commission
cc: Allene Villa, Bonnie Ernst, John Day, Erica-Ruvalcaba Heredia, Lynn Schlenker, Chuck Stevenson, Bob Zdenek
Subj: Coastal Development Permit Application #3-22-0463 – Oceano Airport Improvements

Hi Javier and Devon,

Apologies for this belated follow-up to our recent meeting. Below are my further thoughts and a recommendation on the proposed Oceano Airport Improvements project and related EJ concerns.

For those copied in, this County-proposed project has to do with the development of campsites at the Oceano Airport; the installation of a pilots' lounge, restroom, and showering facility; and some parking-lot repairs and maintenance-yard improvements. The proposed budget for the project is \$1.8 million, all of it to be funded by the County.

Competing Needs for Airport Land

The proposed airport improvements offer no significant benefit to Oceano and would compete with more urgently needed uses of the land that residents recently prioritized for development in a 2022 community-wide survey.

No statement of need or rationale for the project is provided in the County's *New Project Referral* submitted for review to the Oceano Advisory Council (OAC) in May of 2022. The question of need bears not only on the project's budgetary priority but also on whose needs are of greater priority. The County has a history of subordinating Oceano's needs and interests to those of its own and others.

Oceano is about 1.5 square miles in size (960 acres) of which 140 acres (14.5%) are publicly owned and controlled by the County. This data is based on a report entitled [Oceano Public Lands Inventory and Airport Reuse Plan](#) prepared for the OEDC in 2022 by CRP graduate student David Yaeger.

Over the years the County has repurposed large portions of Oceano's public land to serve regional and special interests, at Oceano's expense. The 60-acre Oceano Airport is one such instance; others are the 11-acre South County Wastewater Treatment Plant, a 5.5-acre leasehold RV storage area, and the Central Coast Blue Regional Recycled Water Authority project.

These four examples add up to 75 acres of Oceano's public land, representing 8% of Oceano's total land area. Only 3% of Oceano's land is presently vacant and available for possible development, which is less than what's needed for community developments prioritized by respondents to the community survey.

2022 Oceano Community Survey

During the 2021-22 academic year, graduate students in Cal Poly's City and Regional Planning (CRP) program conducted a [community-wide survey](#) of Oceano for the Oceano Economic Development Council (OEDC). The survey was designed jointly and sought to find out what Oceano residents feel are their most urgent and important needs for community development.

The survey took six months to administer in person and door to door during the pandemic. It was nonetheless able to garner demographically representative and statistically valid results from 10.4% of Oceano's 2,636 households:

- Ethnicity
Survey: 57% Latinos
Census: 58% Latinos
- Sex
Survey: 51% male v. 49% female
Census: 52% male v. 48% female
- Race
Survey: 85% White, 2% Asian, 4% Black or African American, 5% Native American or Native Alaskan
Census: 77% White, 10% Asian, 3% Black or African American, 2% Native American or Native Alaskan
- 95% confidence level

The following survey results identify what Oceano residents feel are their most important needs and priorities for community development:

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

Next Steps

In the aftermath of the survey, the challenge going forward has been to break from the County's historical pattern of inaction and to come up with a future vision and implementation plan for the Airport property that puts Oceano's needs first.

Over the past 20 years County Planning has undertaken multiple Oceano studies and plans offering residents hope for improved living conditions and setting expectations for change, only to be deferred indefinitely or discarded in the County's ordering of its fiscal priorities. Among them have been the [2001 Oceano Specific Plan](#), the [2013 Oceano Revitalization Plan](#), and the 2013 Complete Communities Survey: Funding and Financing Plan.

The lack of follow-through on these studies and plans has left residents feeling disregarded and disillusioned about Oceano's future as well as distrustful of County governance, especially among Latino community members, who make up 42% of Oceano's population.

The OEDC's 25-member Project Advisory Committee (PAC) considered alternatives for action at a June 2022 review of survey results. The PAC was formed expressly to oversee the design and implementation of the survey. Its diverse membership is made up of representatives from ten different stakeholder

groups plus three professional advisors as listed on the OEDC website's [About Us](#) page along with listings of Council members and Advisory Board members.

The PAC recommended that the OEDC explore the feasibility of creating a Community Development Corporation (CDC), which would place control of the community-development process more substantially in the hands of community members.

CDCs are 501(c)(3) organizations controlled by community residents dedicated to the revitalization of underserved communities. CDCs engage in the planning and implementation of affordable housing, economic revitalization, small business development, capital improvements, training programs and other community development projects. According to the urban institute, there are more than 5,000 CDC-type organizations nationwide.

The OEDC has since formed a CDC planning committee in association with Peoples Self-Help Housing and the California Economic Development Association (CEDA). This ten-member committee includes representatives from all three organizations plus the current Board president of the Oceano Community Services District and two professional community planners.

About the OEDC

As to background on the OEDC, it was formed in March 2021 largely to counter the County's inattention to Oceano's needs for community development and capital improvements. For decades these needs had gone largely unaddressed while Oceano's infrastructure lapsed into a general state of disrepair and its economy suffered from a lack of stimulation.

In the summer of 2018, the OCS D general manager and OBCA leadership met with County Planning to request a community plan update for Oceano with the aim of advancing follow-up action on the 2013 Revitalization Plan. County Planning declined the request on the grounds that it lacked the necessary resources, prompting the OBCA to turn to Cal Poly's City and Regional Planning (CRP) Department to take it on.

City and Regional Planning agreed to do the Community Plan Update and organized a planning studio for the project in September 2018. In the ensuing six months CRP grad students conducted four community workshops resulting in the issuance of an [Oceano Community Plan Update](#) in March 2019. Former Supervisor Lynn Compton's legislative assistant Caleb Mott participated in these workshops, as did the then-president of the OCS D Board, and the final Update was submitted to County Planning Director Trevor Keith.

A series of related Cal Poly planning studios and special projects was then undertaken by CRP, Business School, and Architecture students over the next three years, concluding with the Oceano community-wide survey during the 2021-22 academic year. County Planning Director Trevor Keith was kept informed along the way. Details and documentation on all these planning studios and projects can be found on the OEDC website's [Planning & Development Documents page](#).

Environmental Justice Concerns

The following [CPUC explanation of Environmental and Social Justice \(ESJ\)](#) captures what Oceano has been experiencing under county governance as a low-income unincorporated community:

Environmental and social justice seeks to come to terms with, and remedy, a history of unfair treatment of communities, predominantly communities of people of color and/or low-income

residents. These communities have been subjected to disproportionate impacts from one or more environmental hazards, socio-economic burdens, or both. Residents have been excluded in policy setting or decision-making processes and have lacked protections and benefits afforded to other communities by the implementation of environmental and other regulations, such as those enacted to control polluting activities.

The CPUC designates “ESJ Communities” as communities to which the following four factors apply. I’ve provided examples under each that are applicable to Oceano.

1. **PREDOMINANTLY COMMUNITIES OF COLOR OR LOW INCOME**
 - 42% Latino population
 - Low-income census tract in which median household income is less than 80% of State’s median household income (\$66k v. \$84k)
 - 15% poverty rate
2. **UNDERREPRESENTED IN THE POLICY-SETTING OR DECISION-MAKING PROCESS**
 - Community needs and priorities often disregarded and subordinated to County needs and priorities
 - Infrastructure in a state of disrepair for years, lacking curbs, gutters, street lights, sidewalks, and crosswalks (no Hwy 1 crosswalks through the full extent of the town)
3. **SUBJECT TO DISPROPORTIONATE IMPACT FROM ONE OR MORE ENVIRONMENTAL HAZARDS**
 - Air pollution from off-roading on beach and in Dunes
 - Flooding in streets. Decades of county inaction on flood control measures until recently.
4. **LIKELY TO EXPERIENCE DISPARATE IMPLEMENTATION OF ENVIRONMENTAL REGULATIONS AND SOCIO-ECONOMIC INVESTMENTS IN THEIR COMMUNITIES**
 - Land-use inequities that constrain Oceano’s community and economic development: 14% of Oceano’s land is apportioned to serve regional needs and special interests, leaving less than 3% for new business development, affordable housing, and more outdoor recreation space (e.g., for a soccer field, parkland).
 - Beachfront inequities that constrain economic development and adversely affect pedestrian safety and comfort: Oceano’s is the only beachfront in the County on which the LCP authorizes off-roading, creating an unwelcome intrusion for pedestrian beachgoers while stifling visitor-serving business activity that thrives in the County’s other beach communities where vehicles are banned on beachfronts.
 - Inconsistent and exclusionary policy-setting and decision-making processes: Oceano lacks a strategic vision and plan to guide County policy setting and decision making. Decision-making has consequently been more transactional and reactive than strategic, and more subject to the influence of special, vested, and political interests.

The Reid-Hillview Case Study

Like the Oceano Airport, Reid-Hillview is a general aviation airport in Santa Clara County. Although much larger than the Oceano Airport it has a similar history of competing needs with the local community,

many of whose residents feel the airport puts the needs of “an exclusive group of pilots and hobbyists” ahead of the community’s needs.

Many in Oceano feel the same way about the Oceano Airport and how it has supplanted the community’s higher rights to the land and greater need for its use; for which reason its use of Oceano’s scarce land is viewed by many as a social justice inequity, especially within the Latino population.

In December 2018 the Santa Clara County Board of Supervisors voted 3-2 not to accept any more FAA grant funding for the airport, culminating a 10-year land-use struggle between the County and the East San Jose community, according to San Jose’s city administrator. By declining to accept more federal grants the board is now eligible to explore other uses of the airport property that meet the needs of area residents for community facilities and affordable housing. More on the Reid-Hillview story is reported in this December 2018 issue of the [San Jose Mercury News](#).

A [Wikipedia story on Reid-Hillview](#) goes on to say how in 2019-20 Santa Clara County undertook a community process to explore possible future uses of the airport site by first drafting a Reid-Hillview Vision Plan with the following vision statement:

This 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.

SLO County would be well-advised to follow Santa Clara County’s lead with a vision plan of its own that draws from a thorough and unbiased exploration of possible future uses of the Oceano Airport property that stand to benefit Oceano and its residents above all others.

Recommendation

With the Reid-Hillview example in mind, I recommend that the Coastal Commission consider suspending approval of any new CDPs for the Oceano Airport until the County (a) acknowledges and agrees to address the EJ concerns associated with the Airport, and (b) 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.

Other References

- (1) [Oceano Airport Information Sheet](#)
- (2) [New Times article: Oceano Advisory Council Wants County to Reject Campground Project](#)
- (3) [OBCA Statement of Opposition](#)
- (4) [OEDC website](#)

Nick Alter, Chair
Oceano Economic Development Council
nickalter@mindspring.com
(805) 458-1169

From: Oceano Beach Community Association
To: California Coastal Commissioners and Staff

February 22, 2023

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

OBCA Statement of Opposition

The Oceano Beach Community Association (OBCA) considers this CDP application for the Oceano Airport improvement as an environmental justice violation. We oppose any expansion and improvements of the Oceano Airport. We call into question the priority of this public land's present use as a private airport rather than for the good of the community.

The Oceano Airport occupies 60 acres and presently houses 24 private planes, of which only three claim owner-residency in Oceano. The airport affords no financial benefit to Oceano and operates on a marginally profitable basis for the County. We believe 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. Some of the proposed "improvements" are in direct opposition to maintaining a valuable natural resource land area and providing public access. Instead this airport provides a couple dozen private pilots with a very exclusive playground, parking lot, and clubhouse.

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. The OBCA questions the validity of this argument which is often used to protect those with special and vested interests, such as owners and pilots of privately owned aircraft.

This argument also presumes that other emergency-response options are insufficient. Virtually all emergencies and rescue operations in the Dunes District are presently being handled efficiently without the need of fixed-wing flight operations. As to the possible need for fixed-wing aircraft, other nearby airports in San Luis Obispo and Santa Maria can generally meet the need and are also generally more reliable as emergency response facilities around the clock and in adverse weather conditions. More on this below.

FLOODS:

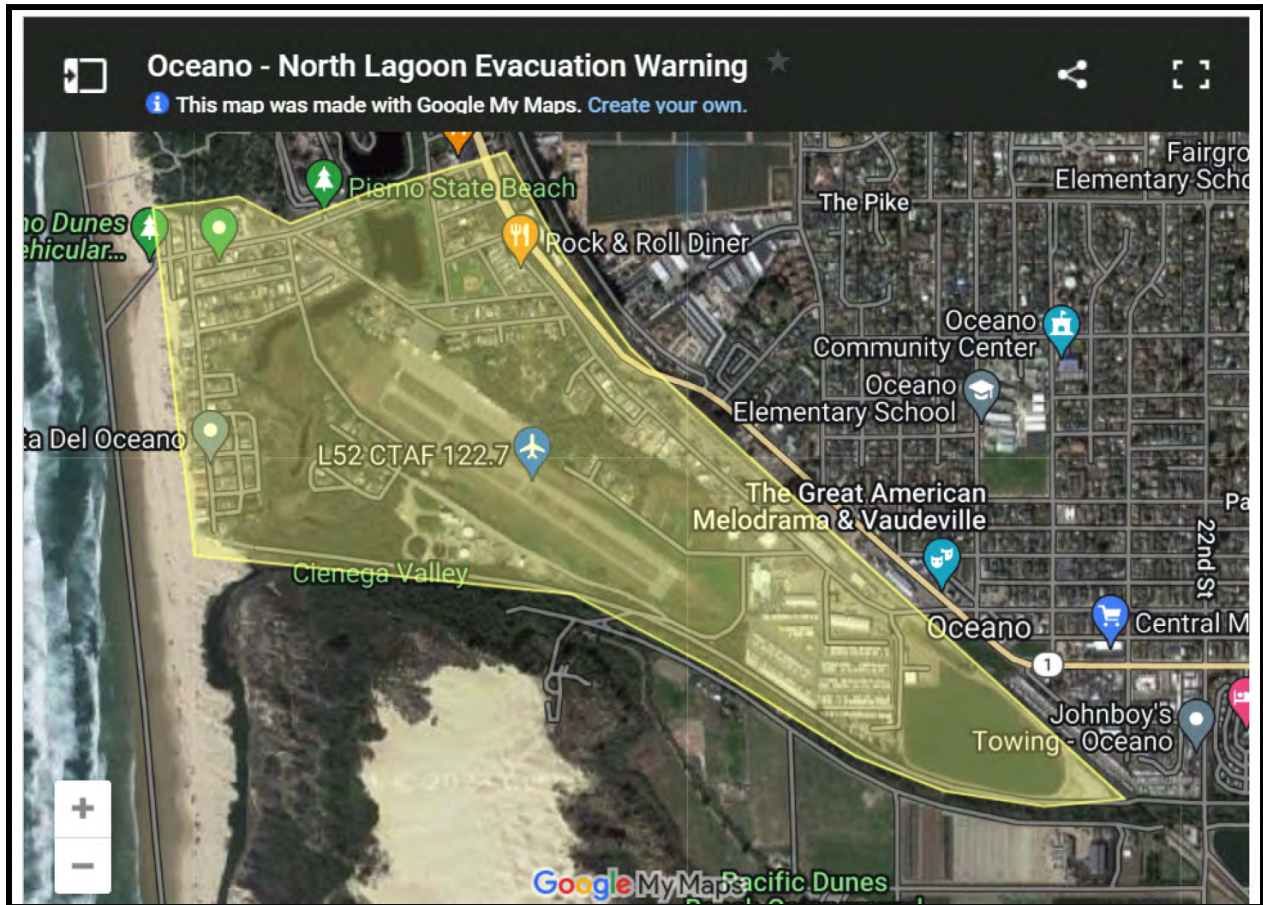
The most recent event of January storms quickly placed the Oceano airport in an Evacuation Alert Area and subject to immediate evacuations. The levee adjacent to the airport breached on the south side and was dangerously close to breaching on the north side also. John Diodati with SLO County Public Works noted, at the Jan. 24th Board of Supervisors meeting that intense flood protection work was done by various agencies, in part to protect the airport. The County

also admitted it chose to sacrifice farm land to the south. So instead of the airport helping in an emergency, it instead BECAME PART OF THE EMERGENCY.

A San Luis Obispo Tribune report dated Feb. 3, 2023 detailed the cost to farmers south of the levee. *“The roughly six acres of vegetable crops that had been planted earlier in the winter should have been harvested soon, but now likely won’t meet food safety standards because of the new pollutants and diseases brought in by the floodwaters, Ikeda said. “It’s something we were counting on,” Ikeda said of harvesting the crop. “It’ll probably mean a loss of around \$15,000 to \$20,000.” Another 70 to 80 acres of unplanted fields are also still oversaturated from the storm, Ikeda added. Those fields will have to lay empty longer than normal to dry out and be tested for diseases and pollution, Ikeda said. That’ll delay when he can plant the foods desired by hungry mouths year-round.”*

Read more at:

<https://www.sanluisobispo.com/news/local/environment/article271662712.html#storylink=cpy>



The levee broke during the early January storm, causing evacuation orders and widespread flooding in the areas south of the normally tame creek. At one point, Ikeda said his more than 80 acres of farmland, along with all of his electrical groundwater pumps and irrigation equipment in the area, was under at least a few feet of water.

The roughly six acres of vegetable crops that had been planted earlier in the winter should have been harvested soon, but now likely won't meet food safety standards because of the new pollutants and diseases brought in by the floodwaters, Ikeda said.



A broccoli field was flooded in Oceano as Arroyo Grande Creek overtopped the levee on Jan. 10, 2023. David Middlecamp dmiddlecamp@thetribunenews.com

TSUNAMI:

The Oceano Airport is also in a Tsunami Zone. The area has experienced two Tsunami warnings within the last 20 years. Signs are posted all around the airport area.



EARTHQUAKES:

An earthquake in 2003 closed the airport because of cracks in the runway.

CLIMATE CHANGE:

Climate change is upon us and more catastrophic weather occurrences are expected. Flooding, Tsunamis and earthquakes will likely render the airport unusable for short or long periods of time. Sea level rise could be decades away, but the nearby Oceano Beach area experienced extremely high tides that drastically changed the landscape in January 2023. Major changes to the levee are being discussed.

As shown in Figure 5-7 below, all of Oceano Airport is inundated by coastal water in the 10 foot sea level rise scenario. Based on data extrapolated from Port San Luis, California, a sea level rise scenario of 10 feet is an extreme high scenario, and likely to occur by the year 2100. The extreme scenario is the only scenario likely to inundate the entire airport site. However, with 7 to 9 feet of sea level rise, the airport is almost completely inundated by sea water. While this scenario could occur by the year 2070, these estimates are based on scenarios intermediate to extreme and may not occur until a later time.



Figure 5-7. Sea Level Rise Projections for Oceano Airport - 10 feet
Source: NOAA, 2017.

EMERGENCY HELICOPTERS:

How many times has the Oceano Airport helped the ODSVRA/Oceano in emergency situations? We have no idea because anecdotal information is all that has been provided. Videos show that helicopters can land in the dunes if any emergency evacuation is needed. They do not make unnecessary landings at the Oceano Airport. Angel flights have 3 nearby airports to fly out of: San Luis Obispo, Santa Maria and Lompoc.



Man flown to the hospital after Oceano Dunes crash

It should also be noted that the ideal space for a helicopter to land is 100' x 100' and helicopters often land on roof tops. Obviously 58+ acres is not required.

Below you will see that a large space inland east of Oceano (prone to wildfires) is completely devoid of any airport emergency services. We believe relocation of the airport could be of greater good. An inland airport could accommodate larger aircraft and could be used in emergency situations including fires, floods, and evacuations. For example, the Lopez Lake Recreation Area, east of Arroyo Grande with thousands of visitors and numerous adventure sports (windsurfing, fishing, swimming, hiking, camping, ropes courses, waterslides), is now located at least a 30 minute drive from the nearest hospital or urgent care!

“THEY PAVED PARADISE AND PUT UP A PARKING LOT”

The airport’s parking lot is excessively large. Friends of the Airport hold approximately 4 public events per year and even on those occasions the parking lot is mostly empty. (Photo below taken May 14, 2022 12:51pm - Airport Celebration Day Free Admission)



We are concerned that there is little information provided about specifics of the parking lot “improvements”. What toxic substances will be used? Will Reclaimed Asphalt Pavement (RAP) be used? Runway runoff was dealt with in the past, but how will parking lot runoff be dealt with? Could there be more “green” solutions? Could bioswales be used to reduce runoff and flooding?

What about parking for the general public? The Pier Ave vehicular ramp to the beach (one block away) is due to close at the end of 2023. People will not be allowed to park on the beach south of Pier Ave. any longer and parking in this area will be at a premium. Will this large asphalt lot sit empty while the surrounding neighborhoods attempt to absorb the excessive number of street vehicles?

CAMPGROUND:

The idea that private pilots and aircraft owners would choose to “pitch a tent” rather than a hotel or AirB&B seems highly unlikely. All evidence of the necessity of this campground is again, anecdotal. There is no documentation that this campground is necessary for pilots or passengers. However, if it was, it would be available exclusively for pilots and passengers. Despite any low-cost camping fee - it would cost a great deal to access that privilege. On the flip side, Oceano has, for decades, hosted a large number of inexpensive camping sites. In fact the most in the entire County, (photos below), to the detriment of Oceano’s local economy (only one hotel exists and it often has vacancies). More cheap camping spots only add to the overburden.

CAMPSITES - SLO County

NORTH COUNTY

Los Osos (MDO)	58
Cayucos	84
Cambria	
San Simeon	115
Morro Bay	543

TOTAL: 800

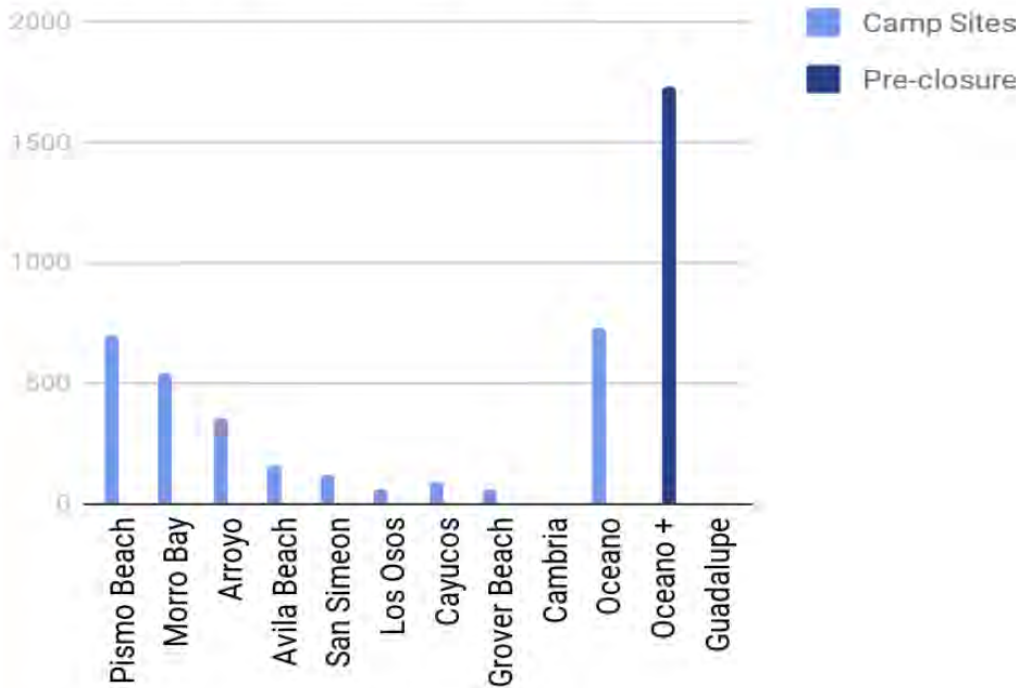


SOUTH COUNTY

Oceano	728 - 1728
Pismo Beach	698
Grover Beach	62
Avila Beach	128

TOTAL: 1616 - 2616

Estimated camping sites



CAMPGROUND ACCESS:

1.b It seems public access to the campground could be accommodated by fencing with a keycode access gate for pilots - similar to the access gate that already exists.

THE FUTURE:

The Oceano Airport might be able to widen a bit, but it cannot lengthen and there are noise limits. If the future is drones, they can land almost anywhere.

MILLIONS OF TAX DOLLARS FOR JUST A VERY, VERY FEW

Combining the many problems with the anticipated costs of more than \$7 Million* for FAA improvement projects and near \$42.5 million for locally funded capital projects plus routine maintenance, plus disaster maintenance this project amounts to throwing State, local and Federal tax dollars (roughly \$50 MILLION) to the wind. (*County Response memo_Dec2022_5.Cost)

The Oceano Airport brings in very little income to the County and no documented income to Oceano. The County's average annual net income from Oceano Airport for the years 2014-20 was \$27,000, with the year 2020 yielding a net loss.

THE AIRPORT HAS EXCESSIVE CONTROL OVER LAND USE IN OCEANO - PUBLIC & PRIVATE

This 60 acres of County-owned airport land dominate the surrounding area that the County does not own. Residential development, commercial development or recreational development to adjacent land sitting vacant or underused is subject to restrictions. It even includes noise-sensitive restrictions for things such as tennis courts & day care centers. All while allowing assembly facilities utilized exclusively by pilots' organizations or other airport related groups. Page 16 & 17 (<https://www.sloairport.com/wp-content/uploads/2017/11/OceanoALUP-final.pdf>)

One example is the Runway Protection Zone (RPZ), five acres that could be used for much desired soccer fields, workout paths, wetlands and more. Instead, those five acres store hundreds of empty RV trailers for out-of-town campers with zero benefit to Oceano. Adjacent to the levee - these empty trailers must also be protected in flood or tsunami emergencies. One only has to imagine the environmental disaster waiting to happen if a small plane crashes into hundreds of RVs with propane storage tanks.



If the purpose of the airport is to give quick access to the beach to people who fly in, there is truly no evidence of that happening. One could wait for months or years before seeing someone walk or drive out the gate and walk to the beach.

PUBLIC NOTICE



Re: COUNTY ATTACHMENT 11

We always appreciate comments from people from outside of Oceano or San Luis Obispo County (Mark A. McClardy, El Segundo) - especially insights from those who have likely never visited or spent any time at all in our community. How exactly is the Oceano Airport dependent on being located in the Coastal Zone when thousands of airports are not? What level of activity does the Oceano Airport actually support with zero employees? How is the Oceano Airport important to the "National System " with a few private planes flying in and out and the airport zones nearly overlapping with airports in San Luis Obispo, Santa Maria, Lompoc?

If given a choice between a giant empty concrete/asphalt/synthetic turf parking lot and wetlands - the OBCA prefers wetlands. Wetlands are crucial. 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 recreation. Wetlands might do naturally what the multimillion dollar "Central Coast Blue" project is proposed to do to prevent sea water intrusion.

As part of the airport network system - exactly what role does it play beyond a play lot for a few private pilots and some sentimental locals?

The Oceano Beach Community Association recommends no additional and costly "improvements" be approved by the CCC at this time. OBCA hopes the Coastal Commission could begin working with local legislators, the FAA and other agencies to relocate the equipment and this airport to a more appropriate inland location. A location likely much needed for fire protection.

Oceano coastal land has been held hostage to the triple whammy of OHV, the sanitation facility for neighboring towns, and the airport for a few dozen hobbyists for far too long with empty promises of how each would improve or benefit Oceano. The OHV court cases (Friends of Oceano Dunes) keeping vehicles on the beach could drag on for decades.

The CCC's Environmental Justice Policy (EJP) is in place to protect coastal resources equitably. By allowing a few rich out-of-town pilots to use 60 acres of precious Oceano coastal land, the CCC is not implementing its own EJP. Whether by conscious design or institutional neglect, Oceano is economically impoverished and environmentally devastated. Our natural resources, beach, dunes, 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, traffic jams, no safe access to the beach, developing building restrictions, denial of recreational facilities and 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, and privately used airport raises the same environmental justice question: who benefits from and who bears the burden of such use?

DON'T BE INTIMIDATED

The task is daunting, but not impossible and most importantly, the time is now. 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 "unrecognized" by the SLO County Board of Supervisors in 2022, in part because of expressing opposition to the Oceano Airport Improvement Project).

Changes have occurred in other places that are much larger and generated significant income - St Clair and Santa Monica.

The story of St. Clair Regional Airport is strikingly similar.

ST. CLAIR REGIONAL CLOSES UP SHOP AFTER 10-YEAR STRUGGLE



Author: Robert Nordstrom

Published in: March, 2018

Building and opening a new airport is no easy task—that goes without saying. As it turns out, closing one may not be any easier. Just ask the folks in St. Clair, MO.

After a decade of convening meetings, cutting through reams of red tape and jumping through an obstacle course of bureaucratic hoops, city leaders were finally given the go-ahead to paint Xs on the airport's 3,200-foot runway and close up shop on Nov. 17.



TRAVIS DIERKER

"It's been a long road, and it's definitely not been easy," reflects City Administrator Travis Dierker. "When the process began around 10 years ago, city officials started by contacting the FAA Central Region office and asking a simple question: 'What's it going to take to close the airport?'"

While the question may have been simple, the response was anything but. FAA personnel indicated that the agency was "not in the business of closing airports," and city officials began a long and circuitous process.

"It became obvious that we were going to need some assistance," Dierker recalls.

Why Close?

After opening in 1964, St. Clair Regional (K39) flourished as a general aviation airport, he explains. For a while there was enough traffic from local businesspeople to support a fixed-base operator, and at one point in the 1980s, the facility boasted

facts&figures

Project: Airport Closure

Location: St. Clair (MO) Regional Airport

Closing Date: Nov. 17, 2017

https://www.emissourian.com/local_news/saint_clair/st-clair-regional-airport-officially-closed/article_e8775f33-d0f3-5adc-b996-823210a30b91.html

We ask you to consider the facts - not sentimentality, glorified promises or anecdotal tales. The emergency uses of the Oceano Airport are ill-founded and likely to decline more with climate change. Public access is strictly limited and the environmental and economic justice problems for Oceano are numerous. It is time to move the airport to a better location and allow Oceano to have access to its public lands.

We welcome the opportunity to respond to any questions or concerns you may have. We would appreciate being informed about any actions or deadlines concerning Coastal Development Permit Application Number 3-22-0463.

Thank you,

Oceano Beach Community Association
oceanobeachca@gmail.com



July 15, 2022

TO: California Coastal Commission
FROM: Oceano Advisory Council
SUBJECT: Oceano County Airport Campground Renovation, Parking Lot Repair, and Utility Relocation Project

The Oceano Advisory Council (OAC) has serious concerns about the Oceano Airport Project (OAP) and its negative impact on the possible future re-development of the more than 60 acres for affordable housing, a community park and playing fields, commercial buildings, and possible headquarters for the Chumash Heritage National Marine Sanctuary. This letter was unanimously approved at our July 14, 2022 meeting.

At its May 12th meeting the OAC voted 3/2 (two members abstained) to not support the project in general for the following reasons, as stated in our official response to the SLO County Planning Commission:

“The basis for the decision is that these County owned 60 acres which comprise the Oceano Airport and campground could be repurposed for greater benefit to the community. Oceano is a small disadvantaged community that lacks many fundamental basic needs such as sidewalks, affordable housing, adequate recreational areas, businesses, etc. It also lacks vacant lots in which to construct and accommodate these needs. Currently this airport serves a few privileged individuals with little economic or social benefits to the community at large. Repurposing this airport area would provide 60 acres to help construct affordable housing, businesses, and recreational areas our community needs. It is these facts that led the majority of the council to deny this project in its entirety (page 83 of SLO County project approval document sent to CCC)”

The OAC has reviewed the CCC’s June 9, 2022 “Report on the Historic Roots of Housing Inequity and Impacts on Coastal Zone Demographic Patterns” and believe it is highly relevant to our situation and the OAP. Our major considerations are outlined in the following points.

1. Continuation of the current use of prime coastal zone land for a “public/private” airport which provides very little economic value to either the County or the community constitutes

a serious breach of economic, social, and environmental justice for the Oceano community. This very valuable land has much higher and beneficial uses for the community. The airport not only takes up 60 acres of community land but also represses neighboring land uses due to FAA regulations which severely limit human based development in the designated landing and take-off zones (eg, homes, commercial, parks, etc). Criticism of this land use is growing in the community and a recent social science based random survey of community residents confirmed this. Latino Outreach Council (attached) are proof of this.

2. This project is proposed at a cost of \$1.8 million and will consist of new and upgraded pilot lounge, restrooms, campground, children's park, and parking lot for the EXCLUSIVE use of private pilots. No Oceano residents are allowed to use these facilities. The Inland side of Oceano (West of Highway 1) has no public playground for children yet thousands are being expended for a "functionally private" playground who only children of private airplane owners will have access to. Additionally the only existing public park in Oceano is a half block away from the airport. Public parking for beach access is severely limited in this area and the parking lot is off limits unless you are using the airport facility. We are concerned that these improvements will be used to challenge efforts to repurpose airport land for more beneficial community uses.
3. The FAA requires reimbursement of funds they provide for local operations if an airport is removed from service. The OAC is not clear on whether this \$1.8 million will be added to the cost of repurposing the airport land and/or be used as an argument against such repurposing.
4. A recent large-scale survey research project on land-use preferences was completed by the Oceano Economic Development Council (OEDC) and the Cal Poly State University Graduate Program in City and Regional Planning. This is the most systematic and scientifically valid survey of its type ever done in Oceano and fully represents the demographic diversity of the community. A few highlights from this yet unreleased data are
 - 68% support new housing
 - 76% support new jobs
 - 82% support new businesses
 - 81% of Latinos and 68% of non-Latinos support an expanded or new Town Center concept with expanded shopping, dining, lodging, soccer fields, community center, farmers market, etc.

The airport land is the only County owned parcel available for such development. When the community of Oceano was first founded as a resort Town in the early 1900's this land was designated as the Town Center. Thus, the continued operation of this small airport for the use of an elite and extremely small number of people versus its use as an economic, housing, business, and tourism resource for the entire community continues a system of institutionalized social, economic, and environmental injustice.

5. The OAC understands that the CCC has limited authority over Oceano airport operations and the permit under review is focused on infrastructure improvements. However, approval of this permit does, implicitly, support and perpetuate this inappropriate and prejudicial use of a valuable community resource which benefits a very small minority of wealthy private airplane owners and pilots.

The OAC requests that this item be pulled from the consent agenda to allow public input; that our concerns be made a part of the public record; that our concerns be addressed by CCC Staff and Commissioners.

Sincerely and on behalf of the Oceano Advisory Council,

Charles Varni, Chair

FEB 01 2023

County of San Luis Obispo
Department of Public Works

Evelyn Delany
128 Seacliff Drive – Pismo Beach, CA 93449

February 1, 2023

Henry Bonifas
SLO County Public Works Department
County Government Center, Room 206
San Luis Obispo, CA 93408

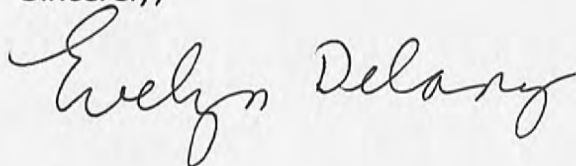
Dear Mr. Bonifas,

I am opposed to any expansion and improvements at the Oceano Airport. Please move to close the airport for the following reasons.

1. The airport is in a flood zone and will experience more and more problems related to surface and ground water.
2. The clearance areas required for airport operations restrict other development in Oceano.
3. This is not really a "public use airport." It caters to a small number (less than 100) pilots with enough discretionary money to own a small airplane. The runway is much shorter than at any other airport in the area. You need to be a really good pilot with a really small plane to land there.
4. Ample overnight accommodations exist in the area to accommodate anyone rich enough to have a personal airplane. There is no need for a camping area with amenities.
5. Emergency response and safety requirements can be met at the CDF heliport, SLO Airport and the SM Airport. In a true emergency, landings can be accomplished on the beach.

Please start proceedings to close this unnecessary airport as soon as possible.

Sincerely,



Fwd: Application No. 3-22-0463 Oceano Airport

Charles Varni <charles@varni.org>

Mon 10/2/2023 11:27 AM

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

RECEIVED

OCT -2 2023

**CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA**

October 2, 2023

Dear Coastal Commission and Staff,

I am a twenty three year resident of Oceano and am commenting on:

Application No. 3-22-0463 Oceano Airport Improvements, Oceano

As documented in the staff report, there has been significant opposition to this “improvement” project from Oceano residents. The report states:

“The main issues raised by these concerned community members is that the Airport is a public facility funded by public dollars that does not provide benefits to the Oceano community, and that it is taking up valuable public land that could be used for other community purposes (including affordable housing, a town center, a public park, additional wetlands to buffer against area flood risks, etc.). At the Oceano workshop, several community members suggested that the Airport is a burden to the community, and that it should be relocated and replaced with other uses that better serve the community.¹³ Further, Commission staff met with other community groups¹⁴ that raised similar concerns as were noted at the workshop, and who also stressed that the Airport is an exclusive playground of wealthy hobbyists that are removed from the community, providing no significant benefits to Oceano.”

The airport applicant comments with a litany of old, tired messages regarding Toys for Tots drives which originate in the airport parking lot; occasional community events (a Veterans Day memorial, a family movie night); and a completely overblown and exaggerated claim for its importance as an emergency transportation resource—with absolutely no documentation on numbers of emergency events the airport has been used for. The absurd notion that the airport will be a significant port of evacuation in case of a disaster at Diablo Canyon nuclear plant (or other natural disaster) is presented by Staff as if it is a reality. In fact, how many Cessa airplanes would it take to evacuate 7,300 Oceanoans—much less the other 100,000 citizens living within 8 miles? And would the wealthy private pilots be evacuating themselves and their families or the 3,500 Latinos that live here?

Footnote 13 on page 21 states:

“These concerns are echoed in correspondence received on this CDP application from the Oceano Advisory Council, the Oceano Economic Development Council, and Oceano Beach Community Association (see Exhibit 5). It should be noted that since receipt of the Oceano Advisory Council letter

Exhibit 5
3-22-0463
Page 24 of 26

in July 2022, the County's Board of Supervisors dissolved it as an official advisory arm of the County in terms of advocating for Oceano's interests and needs."

The Oceano Advisory Council had existed for more than 40 years prior to its unprecedented elimination by three extreme right wing, off roading, anti environmental justice Supervisors led by Lynn Compton. I served on this Council for 5+ years and was its President when we took positions on the CCC Staff recommendations to eliminate Pier Avenue as an access point for vehicles to the beach as well as the complete shutdown of vehicles South of Pier Avenue. Our recommendations were cited in the Staff report. Supervisor Compton was livid that we could take a position she did not agree with. Same with our position against the airport improvement project. Same with a vacation rental ordinance (we are the only coastal community to not have one).

In great irony, Staff now posit an implication that the OAC's recommendations in opposition to this project are somehow suspect or lack validity because a cadre of Supervisors sought to destroy the public voice of environmental justice in Oceano by eliminating our existence. And does staff know that Supervisor Compton created a second Advisory Council in Oceano filled with 100% off roading and airport improvement supporting members?

Why does the Staff believe that "It should be noted.." in footnote 13 that OAC was eliminated? It strikes me as blatantly prejudicial and is demeaning the very organization that, for the first time in Oceano history, began to speak up on issues of environmental justice, social justice, and economic justice in our community. Certainly, the other side of the story should have been included, as I have attempted to do here.

As President, I chaired the Oceano Advisory Council's public hearing on our airport project recommendations. What I basically heard for more than an hour were the same pro airport improvement arguments set forth in this staff report—plus something that does not show up in the report. And those were the overwhelming number of comments from pilots expressing their selfishness, entitlement, and arrogance that our Advisory Council or small community could see any other possible COMMUNITY USES for this land that would take priority over their "private" airport which is paid for by the public.

Footnote 16 on page 21 references the most extensive and social scientifically valid survey research study ever completed in Oceano. It was developed and administered by Cal Poly's graduate program of City and Regional Planning. Staff summarize that, *"The survey results showed that many respondents were either opposed or were neutral to repurposing the 60 acres that the Airport currently occupies to other uses."* In fact, the data show that 44% opposed the airport operation, 32% were neutral, and 22% supported it. The exact opposite.

Finally, what does this say about the CCC and environmental justice which, by the way, you are not mandated to consider but rather "may consider" (Sec30604(h))? It appears CCC has no significant issue with a revamped campground for private pilots in the middle of Oceano which no resident can ever use. It appears that the "mitigation" of twelve "community events" at the airport for the public fixes all that. If anything like the past, these events will include Veteran Day celebrations, pro airport propaganda sessions, maybe even an off road vehicle car show. They sure won't highlight an airport redevelopment plan with affordable housing and soccer fields.

Oceanoans get it. The cars and trucks can drive on our beach and harm the environment. Our one street to the beach serves out of towners heading to the SVRA with \$200,000 worth of motor vehicles and huge trailers. South County's sewage can be treated in our community and we can smell it. Our community

lacks flood control and safe routes to schools. Our beaches serve motor vehicles and our economic and environmental viability suffer.

I ask all Commissioners who, in the past, have advocated and supported meaningful environmental justice, to speak up again in defense of Oceano and our environmentally just future.

Charles Varni

Past President and Member, Oceano Advisory Council Current Director, Oceano Community Services District

This letter represents my personal point of view and not the OCSD