Locklin, Linda@Coastal

From: Christine Fimbres <christinefimbres@gmail.com>
Sent: Wednesday, April 17, 2019 12:28 PM
To: Coastal Hollister Ranch
Subject: Hollister

For 70 years I have loved the beach since going as a child to contemplate the beauty and meaning in life--especially impactful was gazing at the horizon meeting the sea. Now I view most beaches in sorrow at the wanton trashing by my compatriots. Look anywhere, the carelessness and filth spread by so many people is undeniable, despite Susan Jordan's claim that "we all care about the environment". The Coastal Commission may "have decades of experience" protecting "balance" at Big Sur precisely because it is so remote. To describe the public's activities at Joshua Tree and Elsinore is NOT demonization, just admission of obvious fact. Perhaps the Coastal Comm thinks those "elites" at Hollister are "no better than any other human being," but they are obviously cleaner and better stewards than the general public. I am grateful there are still some unspoiled beaches nearby. Just because I cannot go there to "enjoy" (with all the traipsing about involved), the idea that such places exist: it is reassuring and nourishing to the spirit.

The
City
Project

www.cityprojectca.org

April 15, 2019

John Ainsworth, Executive Director, California Coastal Commission
Sam Schuchat, Executive Officer, California State Coastal Conservancy
Jennifer Lucchesi, Executive Officer, California State Lands Commission
Lisa Mangat, Director, California Department of Parks and Recreation

Via email Hollister@coastal.ca.gov

RE: Hollister Ranch Contemporary Coastal Access Program

Dear Mr. Ainsworth, Mr. Schuchat, Ms. Lucchesi, and Ms. Mangat:

A. Overview

The City Project applauds the California Coastal Commission, State Coastal Conservancy, State Lands Commission, and Department of Parks and Recreation for your agreement to develop a contemporary Hollister Ranch coastal access program. We look forward to working with you and the people of California to develop and implement the plan for coastal access and environmental justice. We submit these comments in support of the collaboration agreement and its implementation.[1]

We recommend two additional reports as starting points for analysis. One, the Coastal Commission's 2019 Environmental Justice Policy and Report provide a blueprint for implementation at Hollister Ranch. The Commission unanimously adopted the Policy and Report, with the support of an unprecedented group of diverse allies, at a historic hearing in Los Angeles on March 8, 2019.[2]

Two, the 2004 National Parks Service study of the Gaviota Coast describes best practices for a coastal access program at Hollister Ranch that is fair, fiscally responsible, environmentally and economically sound, and complies with state and federal environmental justice and civil rights laws and principles.[3]

These three documents together – the Collaboration Agreement, the Commission's Policy and Report, and the NPS Study – offer a remarkable opportunity to develop and implement a coastal access program at Hollister Ranch. The City Project is committed to working with the four agencies to broaden and diversify public engagement in, and support for, this goal.

Section B summarizes coastal access, environmental justice, and civil rights authorities relevant to the collaboration agreement. Section C discusses the Hollister Ranch background and demographics. Section D discusses best practices for the coastal access program, and Section E describes a framework for planning, participation, and compliance.

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[1] Collaboration Agreement for the Development a Contemporary Hollister Ranch Coastal Access Program (March 1, 2019) (the "Collaboration Agreement"), available at https://www.slc.ca.gov/content-types/collaboration-agreement-for-the-development-of-a-contemporary-hollister-ranch-coastal-access-program/.

[2] The Coastal Commission approved one document called "Environmental Justice Policy" on March 8. That document, totaling 21 pages, includes a one-page statement called "Environmental Justice Policy" on page 4, in addition to an introduction, statement of principles, and implementation plan. For clarity, these comments refer to the statement on page 4 as the "Policy," and to the document as a whole as the "Policy Report." California Coastal Commission, Environmental Justice Policy, Unanimously Adopted March 8, 2019, available at https://documents.coastal.ca.gov/assets/env-justice/CCC_EJ_Policy_FINAL.pdf. Related information is available at www.coastal.ca.gov/env-justice/.

[3] NPS, *Gaviota Coast Feasibility Study & Environmental Assessment* (2004) (NPS Study). The final, draft, errata, and transmittal letter are available at parkplanning.nps.gov/document.cfm?parkID=422&projectID=72730&documentID=80018.

B. Coastal Access, Environmental Justice, and Civil Rights at Hollister Ranch

The four agencies have agreed to "work collaboratively to identify public access and recreational, cultural and educational experience opportunities and constraints" at Hollister Ranch.[4] The Coastal Commission Environmental Justice Policy emphasizes that state and federal laws and policies protect coastal access for diverse people. The Policy applies to coastal access at Hollister Ranch. The Policy provides as follows:

> [T]he Commission . . . is committed to protecting coastal natural resources and providing public access and lower-cost recreation opportunities for everyone. The agency is committed to ensuring that those opportunities not be denied on the basis of background, culture, race, color, religion, national origin, income, ethnic group, age, disability status, sexual orientation, or gender identity. The Commission will use its legal authority to ensure equitable access to clean, healthy, and accessible coastal environments for communities that have been disproportionately overburdened by pollution or with natural resources that have been subjected to permanent damage for the benefit of wealthier communities." Coastal access "should be inclusive for all who work, live, and recreate on California's coast and provide equitable benefits for communities that have historically been excluded, marginalized, or harmed by coastal development. The Commission recognizes that all aspects of our mission are best advanced with the participation and leadership of [such] people . . . . The Commission is committed to compliance and enforcement of Government Code Section 11135, as well as consideration of environmental justice principles as defined in Government Code Section 65040.12 . . . . Further, the Commission is committed to compliance with Title VI of the Civil Rights Act of 1964 and its regulations.[5]

The Policy Report explains as follows. The US has a history of "discrimination that has persisted in multiple forms. During the 20th century, the civil rights movement sought to secure legal rights that were held but not fully realized by African Americans and other marginalized populations."[6] The concept and values of "environmental justice emerged out of the civil rights movement to describe the application of civil rights and social justice to environmental contexts."[7] "Environmental justice" under California law "means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies."[8] Furthermore, the Policy and Report use "the term 'equity' as defined in the context of social and racial equity, where 'equity' refers to the fairness of outcomes for all groups and no one factor, such as race, can be used to predict outcomes.'"[9]

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[4] Collaboration Agreement, p. 4.
[5] Policy Report, p. 4.
[6] Policy Report, p. 19.
[7] Policy Report, pp. 2-3, 19.
As explained in the Policy Report, the legislature amended the Coastal Act in 2016 to clarify that the Commission has the authority to apply existing law, including CA Government Code section 11135 and the Coastal Act, to advance environmental justice and civil rights protections. The legislation also states the Commission may consider environmental justice when making permit decisions, and requires the Governor to appoint an environmental justice commissioner. AB 2616 (Burke) (Ch. 578, Stats. 2016), discussed at Policy Report p. 2 n.1, and p. 4 n.6. The 2016 amendments apply to "all public agencies implementing this division" (i.e., the Coastal Act).
Protections, prohibitions, and sanctions under section 11135 et seq. are in addition to any others imposed by law. (Gov. Code § 11139).
Prop 68 (the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018) also addresses funding and diversity, equity, and inclusion regarding coastal access. See, e.g., CA PRC 80001(b)(8), 80002(b), 80008(c).
[8] CA Government Code Section 65040.12(e); Policy Report, p. 4, 19.
[9] Policy Report, p. 4 n.9 and 19, citing Local & Regional Government Alliance on Race and Equity. Advancing Racial Equity and Transforming Government: A Resource Guide to Put Ideas into Action (2015).
The Policy and Report use the terms "disadvantaged" and "marginalized" interchangeably to include low-income and minority populations that are disproportionately burdened by or less able to prevent, respond, and recover from adverse environmental impacts. Policy Report at 4, 18, discussing Government Code Section 65302(h)(4)(A) and SB 1000 (Leyva) (Ch. 587, Stats. 2016) ("disadvantaged communities" under general plans).

Similarly, the NPS Study, which includes Hollister Ranch, emphasizes state and federal laws protect coastal access for diverse people. According to the NPS Study:

> The coastal land below the mean high tide line, and the first three miles of ocean, are considered public trust resources, and thus belong to all the people of California. Additional access points to these public resources could be developed to provide recreational opportunities for people of all races, cultures and incomes. This should be done in cooperation with area landowners in accordance with current county policies and consultation with landowners and should respect private property, and privacy concerns . . . . NPS has revised Alternative 2 to include language stating the importance of providing recreational opportunities for people of all races, cultures and incomes.[10]

The court in *Pappas v California Coastal Conservancy,* reviewing a proposed coastal access program for Hollister Ranch, ruled that the public holds a significant interest in public "rights of access and use," including access to "use and enjoy the ocean and beaches," and for "recreational purposes."[11]

The Environmental Justice Policy and Report, and the NPS Study provide best practices for coastal access at Hollister Ranch fiscally responsible; environmentally and economically sound; and in compliance with state and federal laws and principles.

C. Hollister Ranch Background and Demographics

Hollister Ranch covers 14,500 acres that includes 8.5 acres of public shoreline in Santa Barbara County. "The Gaviota Coast, of which Hollister Ranch is a significant part, is the least accessible stretch of coast in California, with less than 2 miles of publicly accessible shore in more than 60 miles of coastline."[12] Hollister Ranch was subdivided in 1971, the year before voters passed Proposition 20, the predecessor to the 1976 Coastal Act.[13] Hollister Ranch includes 135 parcels of 100 acres or more. The state significantly cuts property taxes for property owners who use Hollister Ranch land for environmentally destructive cattle operations.[14]

The Coastal Commission's own 1982 Hollister Ranch Beach Access Program, which has never been implemented, provided access for up to 182,500 people per year and included beach facilities; a shuttle van; and pedestrian, and bike access.[15] Governor Jerry Brown asked state agencies to "work together to craft a sensible and fiscally responsible plan" for coastal access at Hollister Ranch in 2018 when he vetoed legislation that relied on the 1982 plan.[16] The NPS Study provides such sensible and fiscally responsible alternatives.

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[10] NPS Study, Errata at 13, 60.

[11] Coastal access for the benefit of the public must be "fair, reasonable and adequate to all concerned," according to the court. The court ruled on procedural grounds and scheduled further proceedings without deciding the merits under substantive law. *Pappas v California Coastal Conservancy*, Order after Hearing, Case No. 1417388 (Santa Barbara Superior Court, Feb. 8, 2019), p. 4, and Ex. A at pp. 1-2, 7-9. The ruling, on file with The City Project, is available at https://www.cityprojectca.org/blog/wp-content/uploads/2019/02/Hollister-Final-Ruling-20190208.pdf.

[12] Collaboration Agreement, p. 1.

[13] Informational briefing on the 1982 Hollister Ranch Public Access Program from John Ainsworth et al. to Coastal Commission and Interested Parties, Dec. 14, 2018.

[14] See NPS Study at 126; Steve Lopez, At Hollister Ranch, homeowners enjoy private beaches - and hefty tax breaks, too, L.A. Times, (Feb. 27, 2019), www.latimes.com/local/california/la-me-lopez-hollister-beach-tactic-20190227-story.html.

[15] Coastal Commission,1982 Hollister Ranch coastal access program at 10-17, available at www.documentcloud.org/documents/4956538-Hollister-Ranch-Coastal-Access-Program-with-1982.html.

According to a real estate listings site: "The Ranch is in the county of Santa Barbara's agricultural preserve, which keeps the property taxes low through the Williamson Act, approximately $400 per year for undeveloped parcels. The agricultural preserve zoning allows the owners of each 100-acre parcel to build one main residence, a guesthouse, barns, and additional employee housing where county agricultural requirements are met." www.hollisterranchlistings.com/hollister-ranch-information-2/ (accessed April 15, 2019).

[16] See Collaboration Agreement, p. 3, quoting Gov. Edmund G. Brown, Jr., AB 2534 Veto Message (Sept. 30, 2018).

People of color and low-income people disproportionately lack access to beaches and the coastal zone in California, including Hollister Ranch. The environmental justice movement exists in part because mainstream environmentalists, including government agencies, NGOs, and funders, have traditionally ignored or marginalized people of color and low income people, as well as legal protections for equal justice, health equity, and environmental justice. The Environmental Justice Policy Report recognizes that a continuing history, legacy, and pattern of discrimination perpetuates disparities in the distribution of benefits and burdens of, and barriers to, coastal access.[17] Spencer Robins writes, "coastal experts and advocates are arguing that planning in cases like Hollister needs to account for the economic, social, and practical barriers that prevent so many people from being able to enjoy their right to the beach."[18]

The Environmental Justice Policy Report recognizes the need for public data and tools to measure, analyze, and alleviate disparities in coastal access and hold officials accountable.[19] Wealthy white senior residents enjoy greater coastal access, compared to people of color and low-income people in California, according to a Stanford Law School study. There are roughly 25% more non-Hispanic white people and 30% more senior citizens along the coast compared to proportionate representation, with 52% fewer Hispanic or Latino people, 60% fewer Black or African American people, 57% fewer American Indian people, and 18% fewer households below the poverty line.[20]

A Hollister Ranch real estate "expert" trumpets exclusive access as a selling point there: "[Y]ou can live the classic California beach lifestyle: having the summer barbeque with no one else around, walking on miles of empty beaches, surfing good waves in less crowded conditions, and fishing, windsurfing, kiting, hiking and biking up oak covered canyons. Once you discover how special this area is you become part of the group who want to preserve and protect it from the threats of the outside world."[21]

Wealthy, privileged property owners at Hollister Ranch include celebrities Yvon Chouinard, James Cameron, and Jackson Browne, who pride themselves for being mainstream environmentalists.[22] Chouinard is founder of Patagonia, a professed mainstream environmental corporation and coastal access advocate. The corporate web site proudly proclaims: "Let My People Surf."[23] (Which people are they referring to?) Filmmaker James Cameron swears he appropriated the story of Native American genocide and Pocahontas for his science fiction movie *Avatar*. "It's not meant to be subtle."[24] Browne's web site proudly proclaims "he is known for his advocacy on behalf of the environment, human rights, and arts education." Where's Browne's favorite place, and why? Hollister Ranch, because the owners share the philosophy of restricting its uses. "It's great. More than being neighbors, aside from being near each other, the people up here at the Ranch share a similar philosophy" – "restricting its uses so it

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[17] See, e.g., Policy Report, pp. 2-3, 7-9, 18-20.
[18] Robins, Spencer, *The Long Battle over Coastal Access at Hollister Ranch* (2019), www.kcet.org/shows/earth-focus/the-long- battle-over-coastal-access-at-hollister-ranch.
[19] See, e.g., Policy Report, p. 10 (accountability, tools, data, EJSCREEN, and census data).
[20] Dan R. Reinemn et al., *Coastal Access Equity and the Implementation of the California Coastal Act*, 36 Stan. Env't L.J. 89 and 96, 105-08 (2016). Available at www-cdn.law.stanford.edu/wp-content/uploads/2017/11/reineman.pdf. *Accord*, Robert García, Cesar de la Vega, & Erica Flores Baltodano, *Coastal Justice and the California Coastal Act: Equity Mapping and Analysis* and Maps 1-4. The City Project's coastal justice maps and analysis are included below in the Appendix. On the demographics of coastal access in Santa Barbara County, *see* Robert García & Erica Flores Baltodano, 2 Stan. J. C.R. & C.L. at 167-68, 194 (2005), goo.gl/9Ufl4.
[21] www.hollisterranchlistings.com/why-the-hollister-ranch/accessed April 15, 2019.
[22] Steve Lopez, New tactic in Hollister Ranch attempt to limit beach access: Dump the judge, L.A. Times, (Feb. 27, 2019), https://www.latimes.com/local/california/la-me-lopez-hollister-beach-tactic-20190227-story.html.
[23] Patagonia Corporate History, https://www.patagonia.com/company-history.html.
[24] "*Avatar* is a science fiction retelling of the history of North and South America in the early colonial period. *Avatar* very pointedly made reference to the colonial period in the Americas, with all its conflict and bloodshed between the military aggressors from Europe and the indigenous peoples. Europe equals Earth. The native Americans are the Na'vi. It's not meant to be subtle." Sworn declaration of James Cameron in *Morawaski v Lightstorm Entertainment, Inc.*, Case No. CV 11-10294-MMM (JCGx) (C.D. Ca.) (Oct. 31, 2012, Malibu, CA), pp. 30 and 34 (Pocahantas). The declaration, on file with The City Project, is available online. See Kirsten Acuna, James Cameron Swears He Didn't Rip Off the Idea for 'Avatar,' Business Insider (Dec. 13, 2012). Available at https://www.businessinsider.com/james-camerons-45-page-declaration-proving-avatar-was-his-idea-2012-12

would stay in its natural state."[25] Browne's a member of the advocacy group called Ocean Elders, along with Cameron and two others. Browne even received the John Steinbeck Award for artists whose works exemplify environmental and social values.[26] Research has disclosed no public support for coastal access and environmental justice at Hollister Ranch by these eco-celebrities.

The history of public access at Hollister Ranch is well known, and will not be further discussed here.[27]

D. Best Practices for the Hollister Ranch Coastal Access Program

The Coastal Commission and NPS are correct: Environmental justice and civil rights protections apply across the board to coastal access program or activities that are publicly financed, assisted, or administered. Environmental justice and civil rights protections are not limited to a single or separate program or activity. Thus the Environmental Justice Policy and Report, and the NPS Study, encompass the following matters that are especially relevant to coastal access and environmental justice at Hollister Ranch.

1. Recreation and Coastal Access

The Hollister Ranch coastal access program should provide equal access to recreation. Recreation includes swimming, sunbathing, picnicking, photography, painting, walking, running, hiking, biking, body surfing, surfing, board surfing, diving, beach combing, kayaking, boating, birding, whale watching, wildlife viewing, nature study, horseback riding, and camping.[28]

For example, fully 79% of children nationally whose families make less than $50,000 a year cannot swim. Nearly 64% of black children, 45% of Hispanic children and 40% of white children have little to no swimming ability, according to the Channel Islands YMCA.[29] The coastal access program should promote healthy safe fun at the beach access through swimming classes focused on such youth.

2. Healthy Active Living and Coastal Access

The connections between healthy active living and access to public lands, beaches, and waters has been amply demonstrated and is an essential component of coastal access, environmental justice, and health equity at Hollister Ranch.[30]

3. Coastal Trails and Transit

The development of a coastal trail has been a high priority for local, state, and federal agencies to provide better public access in the Hollister Ranch area. Trails for walking, running, hiking, and biking provide access to beaches, surfing sites, cultural and historic resources, coastal lagoons, rocky intertidal areas, tide pools, reefs, wildlife areas, and monarch butterfly migration habitat and for

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[25] The Living Stories Collective: Jackson Browne (Dec. 20, 2015), http://www.livingstoriescollective.com/interviews/2015/12/20/jackson-browne.
[26] See https://www.jacksonbrowne.com/biography/ and http://www.oceanelders.org/ocean-elders/.
[27] See, e.g., *Free the Beach! Coastal Access, Equal Justice, and Hollister Ranch* (Policy Report 2018), by California LULAC (League of United Latin American Citizens), GreenLatinos, Robert Bracamontes, and The City Project. Available at www.cityprojectca.org/blog/archives/45824.
[28] Policy Report, pp. 2-3; NPS Study pp. 39-40, 69.
[29] Channel Islands YMCA, *Practice Water Safety This Summer* (May 15, 2018), www.ciymca.org/blog/practice-water-safety-this-summer, *citing* USA Swimming Foundation, University of Memphis, and University of Nevada, Las Vegas, National Research Study on Swimming Ability (2017), www.usaswimmingfoundation.org/utility/landing-pages/news/2017/05/25/usa-swimming-foundation-announces-5-10-percent-increase-in-swimming-ability-among-u.s.-children.
[30] See, e.g., National Academies of Sciences, Engineering, and Medicine, Committee Report called Communities in Action: Pathways to Health Equity, pp. 118-19, 145, 418, 466-69, 354-55 (2017).

recreation purposes described above. NPS recommends more vertical easements, trails, and facilities. A land and water corridor could connect to Gaviota State Beach. Proposed trail locations align with, e.g., the Juan Bautista de Anza National Historic Trail.[31]

Transit to trails can improve access, provide fun, healthy, educational trips and materials, and reduce congestion, air pollution, and polluted water run-off into the sea. The federal Every Kid in a Park program can provide programs and education materials for fourth graders in public schools, with grants focused on schools that disproportionately serve students eligible for free or reduced meals (Title I schools). Shuttle buses can move people from parking lots to the beach and coastal zone.[32]

4. Culture, History, Art, Natural Resources, and Education

The four agencies agree to "work collaboratively to identify . . . cultural and educational experience opportunities and constraints" at Hollister Ranch.[33] The Environmental Justice Policy and Report, and the NPS Study, encompass education, culture, history, art, and natural resources.[34] The struggle for public access at Hollister Ranch should itself be part of the education and interpretive materials for the coastal access program there.

The Hollister Ranch area is rich in cultural and natural resources. Over 1,000 documented sites reflecting 10,000 years of human habitation blanket the area. Programs and activities such as signs at access points and trail heads, on the beach, on social media, street banners, classes, tours, and transit to trails programs can promote and preserve these resources and values.[35] Bilingual and multicultural education and interpretive materials should be available, with classes and tours provided by diverse, bilingual and multicultural staff. Simply translating existing materials into other languages without more is not enough.

Significant historic sites pertain to maritime history, as well as the Cold War and the Western White House.[36]

Education, Native Americans, and Latinos/Hispanos are discussed in the next two sections.

5. Native American People and Values

The Hollister Ranch area is rich with Native American culture and resources, including 14 Chumash villages and other sites or artifacts. The coastal access program must address Native American people and values.

The story of Native Americans begins with time immemorial and continues seven generations into the future. It's important to tell the story of Native American people before contact, and through contact and catastrophe. It's just as important to tell the story of contemporary Native American triumphs and challenges.

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[31] Policy Report, pp. 7, 8; NPS Study pp. p. 39-40.
[32] See, e.g., Transit to Trails, www.cityprojectca.org/transit-to-trails.
[33] Collaboration Agreement, p. 4.
[34] Policy Report, pp. 2, 6, 10, 14, 15; NPS 27-47, 62-65. The California Department of Parks and Recreation discusses culture and land for Native American, Black, Chinese Americans, Japanese Americans, and Mexican Americans in Five Views: An Ethnic Site Survey for California (1988). The report is available from both the Department and NPS at ohp.parks.ca.gov/pages/1069/files/FiveViews.pdf and www.nps.gov/parkhistory/online_books/5views/5views.htm.
[35] See, e.g., NPS Study at 24-47, 50-54, 65; Policy Report at 6.
[36] See, e.g., pp. 30-35, 50-53, 60-65.

Native Americans stand in a special relationship to the earth and their ancestors, land, water, sacred sites, burial grounds, villages, and artifacts. "From the Indian perspective, the relationship with their ancestral lands operates in the form of a covenant between the community and the land, in which Indian people regularly minister to the land as stewards and the land reciprocates by supporting, nurturing, and teaching the community to live in proper balance with its surroundings," according to N. Bruce Duthu, a law professor, scholar of Native American culture, and tribal member of the United Houma Indian Nation.[37]

Native American people have been subjected to generations of discrimination, genocide, and culturecide at the hands of the state and private actors. The Coastal Commission, Department of Parks and Recreation, and NPS recognize this.[38] It's not enough to stop with "the same old sad story of the 'dead Indian,'" however. "Indians are not little ghosts in living color, stippling the landscape of the past and popping up in the present only to admonish contemporary Americans to behave. . . . They survived to make history, to make meaning, to make *life*."[39]

The Hollister Ranch coastal access program must meet the needs of Native American people, and tell the complete story of Native Americans through education and interpretation. Protecting the earth and her people transcends recreation and private property interests for Native Americans and others.[40]

6. Latino/Hispano People and Values

Cultural resources at Hollister Ranch encompass the rich history of Latinos/Hispanos from the time of contact, the Spanish, mission, and Mexican Rancho periods, and labor organizing from the 20th century to the present.[41] Education and interpretive materials need to tell this complex story.

The Juan Bautista de Anza National Historic Trail, commemorating the Spanish expedition in 1775-76, runs through the Hollister Ranch area. That trail, and the Gaspar de Portola expedition trail of 1769-70, are the only places, outside California deserts, that visitors can get a feel for what the expeditions would have seen and experienced two centuries ago.[42]

The relationship between the Catholic Church, missionaries, and indigenous people remains complicated today. Pope Francis, the first Latino Pope from the Americas, canonized Father Junipero Serra in 2015. Many Native American people criticize the role of the Church and Father Serra in the subjugation of indigenous people and cultures.

Agriculture and rights of farmworkers to healthy working conditions, equal justice, human dignity, and freedom galvanized the civil rights movement throughout the 20th century to the present.[43]

Luisa Moreno, an advocate for worker's, women's, Latino, and human rights who immigrated from Guatemala in the 1920s, began organizing and unionizing agricultural workers in the 1930s in California

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[37] American Indians and the Law (2008), p. 79.
[38] See Policy Report, pp. 1, 5, 14, 20; NPS Study at 27-28, 143-44, and Map 7 at 187; Benjamin Madley, *An American Genocide: The United States and the California Indian Catastrophe* (2016) and map at page 28 (Chumash territory).
[39] David Treuer, The Hearttbeat of Wounded Knee: Native America from 1890 to the Present (2019)10-11, 17-18. Mr. Treuer is Ojibwe from the Leech Lake Reservation in Minnesota.
[40] See Coastal Commission Tribal Consultation Policy (2018), documents.coastal.ca.gov/assets/env-justice/tribal-consultation/CCC%20Tribal%20Consultation%20Policy%20Adopted%208.8.2018.pdf.
[41] NPS Study, pp. 31-32, 50; Albert Camarillo, Chicanos in a Changing Society: From Mexican Pueblos to American Barrios in Santa Barbara and Southern California, 1848-93 (1996); Carrie Gibson, El Norte: The Epic and Forgotten Story of Hispanic North America 76-79, 135-47, 347-81 (2019); Eduardo Morales, Latinx: The New Force in American Politics and Culture (2018).
[42] NPS Study, pp. 29-31, 50.
[43] Carrie Gibson, El Norte, pp. 352-64;369-80.

with the CIO. She was the first person of Latin descent appointed to the CIO. Moreno was an organizer for the Sleepy Lagoon Defense Committee, and helped develop the national campaign against bigoted depictions of Latinos by the state and the press arising from the Zoot Suit Riots. The US deported her as amid anti-immigrant, anti-socialist hysteria during the Cold War in 1950.[44]

United Farm Workers and César Chavez in 1972 supported the coastal initiative that became the Coastal Act to protect the environment and the health of farmworkers.[45] César Chavez and Dolores Huerta built on her work in organizing the United Farmworkers Union in the 1960s. President Barack Obama dedicated the César Chavez National Monument in Delano, California, in 2012, the first national monument dedicated to a Latino born after the 1700s.[46]

Education and interpretive materials must include the history of Latinos and Hispanos in the Hollister Ranch coastal access program, as the struggles remain relevant today.

7. Economic Vitality, Jobs, Housing, and Displacement

The Environmental Justice Policy Report and NPS Study recognize the need for Coastal Access to address economic vitality for all, including jobs and displacement.[47] This includes jobs, paid internships, and opportunities for diverse young people, business enterprises, and NGOs at Hollister Ranch. The history and legacy of discrimination continues to affect economic and social inequalities and the environmental today. When Hollister Ranch was first subdivided for sale in 1971, people of color and low income people did not have equal access to the resources to buy their way in, and still don't. This contributes to the job-housing-recreation mismatch. Hollister Ranch also maintains agricultural uses harmful to the environment, climate, and public health.[48]

8. Conservation and Climate Justice

Protecting conservation and climate at Hollister Ranch is consistent with a coastal access program that protects people and each of the values summarized above. Conservation and the environment includes clean air, water, and land; habitat protection; climate and sea level rise. The Coastal Commission emphasizes climate justice, sea level rise, and fossil fuel adaptation in its pathbreaking guidance, as well as in the Policy Report.[49] The NPS Study did not address climate change in its otherwise thorough discussion of conservation and the environment.[50]

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[44] Ryan P. Smith, Guatemalan Immigrant Luisa Moreno Was Expelled From the U.S. for Her Groundbreaking Labor Activism, July 25, 2018 Smithsonian.com, https://www.smithsonianmag.com/smithsonian-institution/guatemalan-immigrant-luisa-moreno-expelled-us-groundbreaking-labor-activism-180969750/. Moreno was also an organizer for the Sleepy Lagoon Defense Committee to develop the national campaign against bigoted depictions of Latinos by the state and the press. Eduardo Obregón Pagán, Murder at the Sleepy Lagoon: Zoot Suits, Race, & Riot in Wartime L.A. 86 (2003).

[45] Personal communications from UC Davis Law Prof. Richard Frank and Sarah Christie, Coastal Commission Legislative Director, to The City Project, 2016.

[46] Our World is a Better Place Because César Chávez Decided to Change (The City Project blog 2012), www.cityprojectca.org/blog/archives/16354.

[47] Policy Report at 3, 12; NPS Study at 117-23.

[48] See NPS Study at 112, 117-18, 216. For example, "In the 1860s, Chinese workers were brought to Santa Barbara County from Canton by Colonel W. W. Hollister to work on his Goleta Valley estate and to serve as bus boys, chefs, and waiters in his hotel." Five Views, p. 115 in hard copy and p. 89 of 173 at ohp.parks.ca.gov/pages/1069/files/FiveViews.pdf at p. 89 of 173. Hollister contracted for Mexican American women and children to replace the departed Chinese in the 1890s. Albert Camarillo, Chicanos in a Changing Society, p. 92.

[49] See, e.g., Policy Report, pp. 1, 3, 9, 11, 15, 17-20; California Coastal Commission, Sea Level Rise Policy Guidance, pp. 58-61 (2018), available at https://www.coastal.ca.gov/climate/slrguidance.html.

[50] NPS Study 161-64.

E. Framework for Planning, Participation, and Compliance

The four agencies agree on the need for a framework for coastal access: "The purpose of this Agreement is to establish a framework for effective and efficient communication and collaboration among the Parties to develop a contemporary [Hollister Ranch] Public Access Program informed by meaningful and comprehensive public outreach and stakeholder engagement in a timely manner."[51]

The City Project recommends the following analytic framework as a best practice for coastal access, environmental justice, and civil rights compliance. The framework is based on good policy and sound law.[52]

1. Describe what you plan to do.

Here, develop a coastal access program for Hollister Ranch in collaboration with government agencies and the people.

2. Include affected communities at every step of the process, including people of color, low income people, and other traditionally marginalized communities.

The four agencies, the Coastal Commission, and NPS are committed to diverse public participation, as discussed above.[53]

3. Analyze benefits and burdens on all people.

Numerical differences and disparities in coastal access are generally the starting point for analysis.
Numerical disparities can be shown through statistical studies, demographic analyses, GIS mapping, surveys, historical analyses, anecdotal evidence, cumulative impacts, and other information.
Standards and publicly available data are necessary to measure progress and equity, and hold public officials accountable

The NPS Study provides such information for the Hollister Ranch area.[54] The Environmental Justice Policy Report addresses the need for each of these methods for analysis and accountability.[55]

Consider the values at stake.

NPS recites the values of public lands, waters, and monuments. The values include fun, health, human development, and bringing people together; education, culture, history, art; economic vitality, including quality jobs, housing, and displacement; and conservation and climate. Equal justice and democratic governance underlie these other values.[56]

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[51] Collaboration Agreement, p. 3 (emphasis added).
[52] The framework is reflected in the report by the National Academies of Sciences, Engineering, and Medicine called Communities in Action: Pathways to Health Equity, pp. 354-55 (2017). The full report, along with recommendations and a comic book summary, is available at www.nationalacademies.org/promotehealthequity. See also Mark Magaña, Xavier Morales, and Robert García, A Framework for Civil Rights, Environmental Justice, and Health Equity, chapter in the PRRAC handbook called Strategies for Health Justice: Lessons from the Field (2018), pp. 45-57. The handbook is available at available at https://prrac.org/pdf/health_justice_rpt.pdf.
[53] Collaboration Agreement, p. 3, Policy Report, pp. 2-3, NPS Study, p. 98.
[54] See, e.g., NPS Study, pp. 161-64.
[55] See, e.g., Policy Report at pp. 9-10, 14-15, 19.
[56] See, e.g., NPS, Healthy Parks, Healthy People Community Engagement eGuide, p. 15 (2014). Although NPS purged this resource from its

4. Analyze alternatives to what is planned.
The NPS Study identifies Alternative 2 as the "environmentally preferred alternative."[57] The Commission's 1982 Hollister access program, which was never implemented, has been rejected as inadequate, outdated, and not financially viable.

5. Develop an implementation plan to distribute benefits and burdens equitably, avoiding discrimination.

Discrimination includes unjustified discriminatory impacts regardless of intent, intentional discrimination, implicit bias, and systemic discrimination – or "business as usual."

The Environmental Justice Policy and Report, and the NPS Study, provide recommendations for implementation that are best practices for coastal access, environmental justice, and civil rights at Hollister Ranch and beyond.[58]

F. Recommendations and Conclusion

The Collaboration Agreement, the Coastal Commission's Policy and Report, and the NPS Study offer a remarkable opportunity to develop and implement a coastal access program at Hollister Ranch that is environmentally and economically sound; fiscally responsible; and in compliance with state and federal laws and principles.

The City Project is committed to working with the four agencies to broaden and diversify public engagement in, and support for, the coastal access program at Hollister Ranch.

Please distribute to the Chairs of the Coastal Commission, Coastal Conservancy, State Land Commission, and State Park and Recreation Commission.

Very truly yours,

Robert García
Founding Director-Counsel
The City Project
rgarcia@cityprojectca.org
213-260-1035

cc:

Gov. Gus Newsom; Monique Limon (D-Santa Barbara); Autumn Burke (D-Inglewood); Eduardo García (D-Coachella); Anahuak Youth Sports Association, Azul, Native American leader Robert Bracamontes, Central Coastal Alliance United for a Sustainable Economy (CAUSE), California Coastal Protection Network, California Environmental Justice Alliance, California LULAC (League of United Latin American Citizens) and Ventura LULAC, Center for Biological Diversity, Citizens for Responsible Oil and Gas, The City Project, City Surf Project, Clean Water Fund, Community Nature Connection, Defenders of Wildlife, EarthJustice, Earthwise Productions, GirlVentures, GreenLatinos, Harambee House

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web site, the eguide is archived on the Wayback Machine. See https://web.archive.org/web/20181014175725/www.nps.gov/public_health/hp/hphp/press/HealthyParksHealthyPeople_eGuide.pdf, archived as of Oct. 18, 2018.

[57] Errata, pp. 3-4. The final study did not identify a "preferred alternative" because Alternative 2 did not require NPS action.

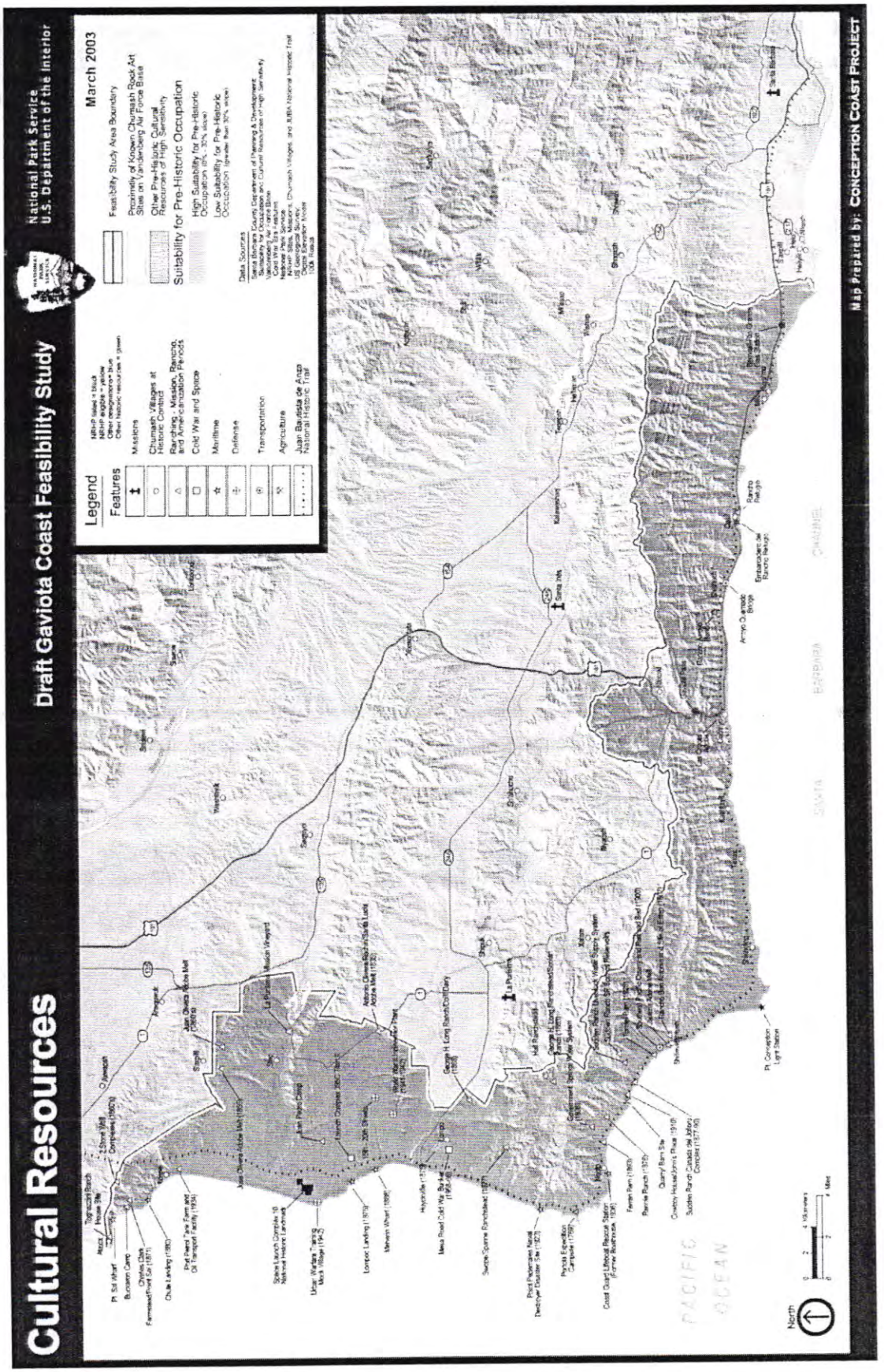
[58] See, e.g., Policy Report at 12-20; NPS Study at 161-63, and Errata at 13, 60.

Inc./Citizens for Environmental Justice (CFEJ), IDARE LLC, National Parks Conservation Association (NPCA), Natural Resources Defense Council (NRDC), Ocean Conservation Research, Poverty & Race Research Action Council (PRRAC), The Praxis Project, Sierra Club, Sonoma County Regional Parks, West Oakland Environmental Indicators Project, The Wilderness Society.

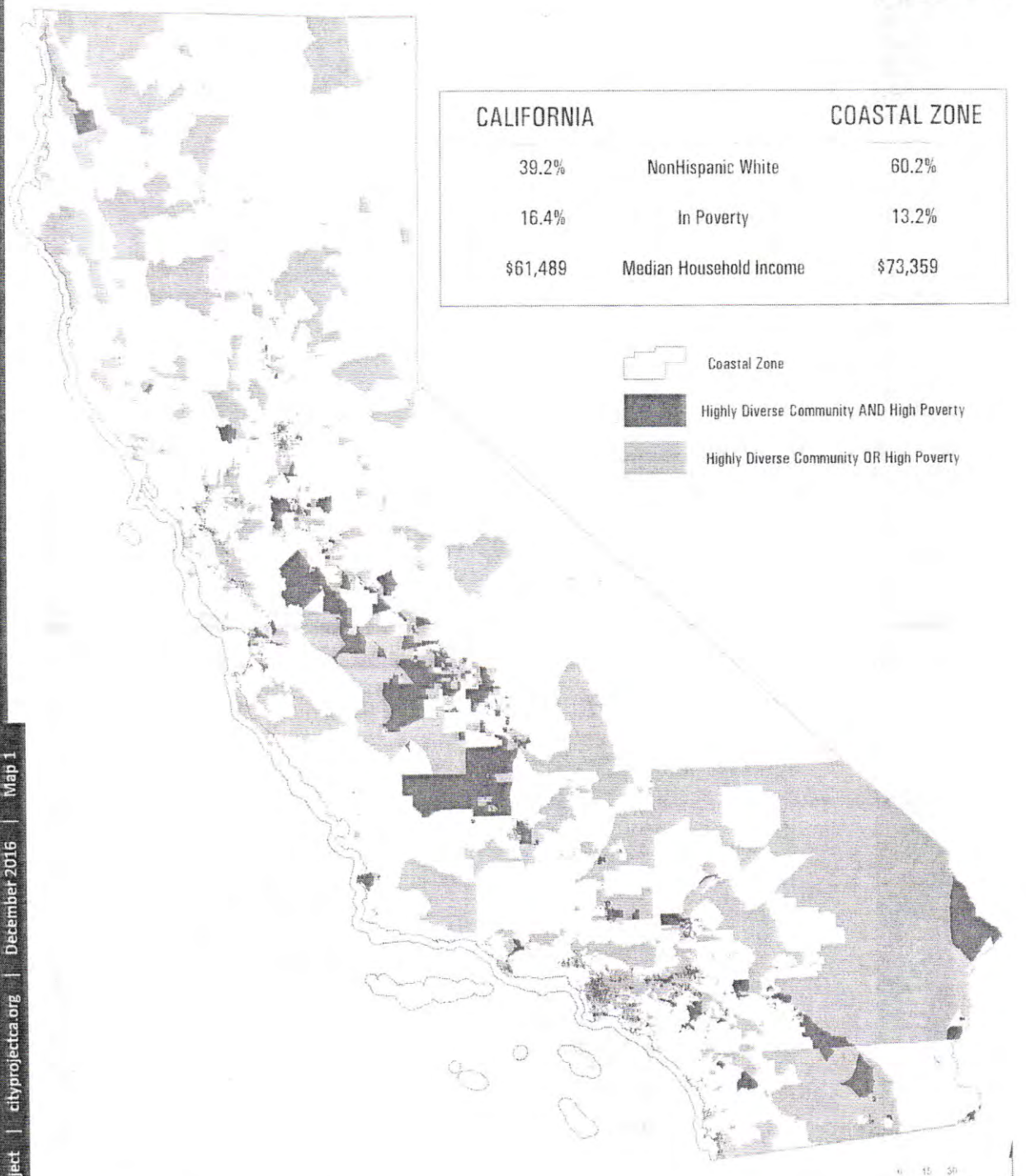
APPENDIX
MAPS AND ANALYSES
GAVIOTA COAST AND HOLLISTER RANCH AREA
COASTAL ACCESS, ENVIRONMENTAL JUSTICE, AND CIVIL RIGHTS

The NPS Map 7 below shows cultural resources in the Hollister Ranch area. Source: NPS Study, p. 187.

The City Project Maps 1-5 and table below illustrate that people of color and low income communities have the worst access to beaches and the coastal zone. They are disproportionately impacted by climate change and sea level rising. Map 1 shows people of color and low income communities have the worst access to beaches and the coastal zone. Map 2 breaks out the analysis for people of color; Map 3 analyzes poverty; and Map 4 analyzes median household income. The Table provides the underlying data. People of color and low income people also disproportionately live in the most environmentally degraded communities with greater health vulnerabilities, more exposure to toxics and pollution, and less access to parks and recreation. These patterns reflect the continuing legacy and history of discriminatory land use, housing policies, park programs, and economic policies that benefited non-Hispanic white folks. See Robert García, Cesar de la Vega, and Erica Flores Balodano, Coastal Justice and the California Coastal Act: An Equity Mapping and Analysis (The City Project Policy Report (2016)), www.cityprojectca.org/blog/archives/44071. On the demographics of coastal access in Santa Barbara County, see Robert García & Erica Flores Baltodano, 2 Stan. J. C.R. & C.L. at 167-68, 194 (2005), goo.gl/9Ufl4.


Cultural Resources
Draft Gaviota Coast Feasibility Study
National Park Service
U.S. Department of the Interior
March 2003
Legend
Features
Missions
Chumash Villages at Historic Contact
Ranching, Mission, Rancho, and American Colonization Periods
Cold War and Space
Maritime
Defense
Transportation
Agriculture
Juan Bautista de Anza National Historic Trail
Feasibility Study Area Boundary
Proximity of Known Chumash Rock Art Sites on Vandenberg Air Force Base
Other Pre-Historic Cultural Resources of High Sensitivity
Suitability for Pre-Historic Occupation
High Suitability for Pre-Historic Occupation (0% - 30% slope)
Low Suitability for Pre-Historic Occupation (greater than 30% slope)
Data Sources
Map Prepared by: CONCEPTION COAST PROJECT
PACIFIC OCEAN
SANTA BARBARA CHANNEL
North

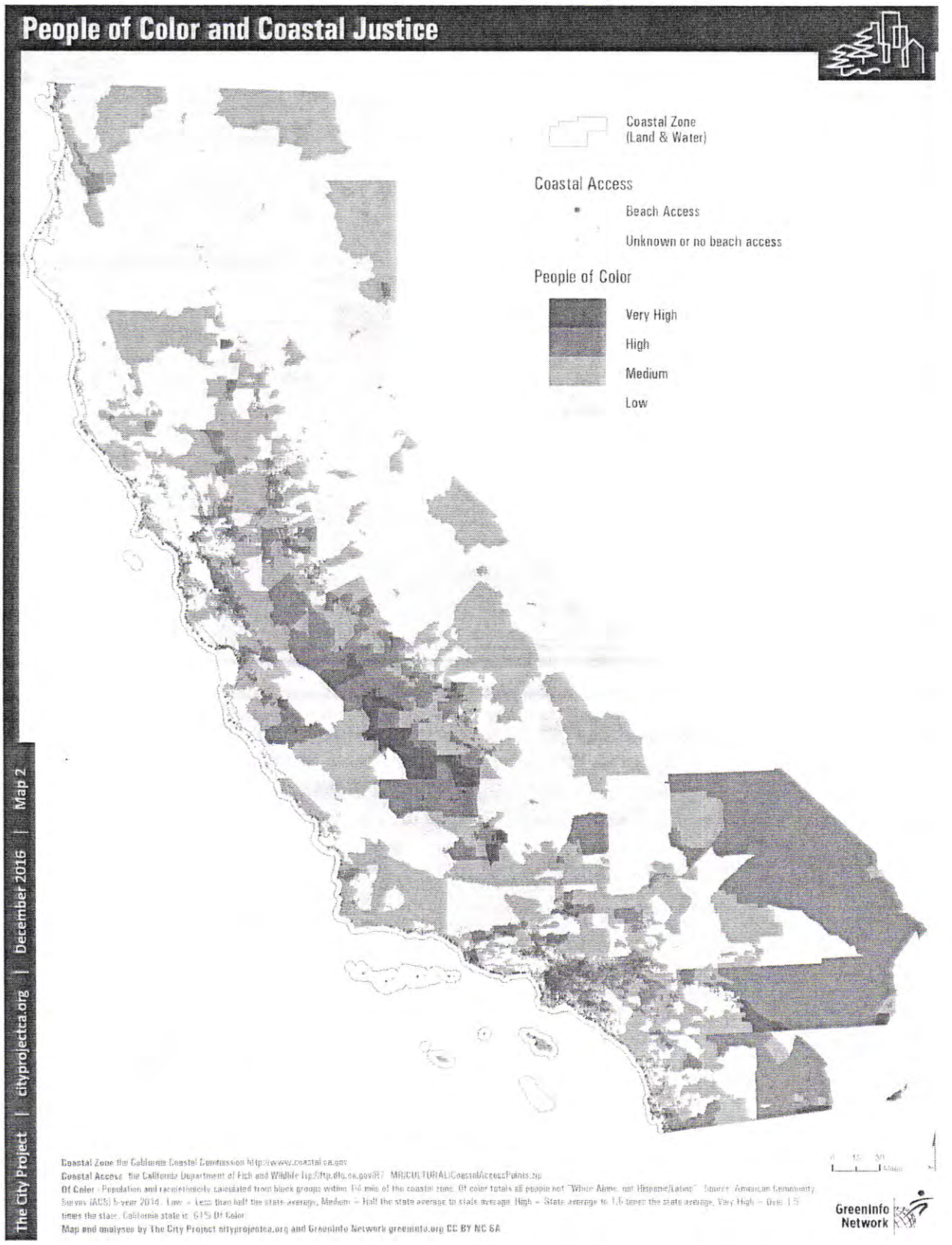
Coastal Justice



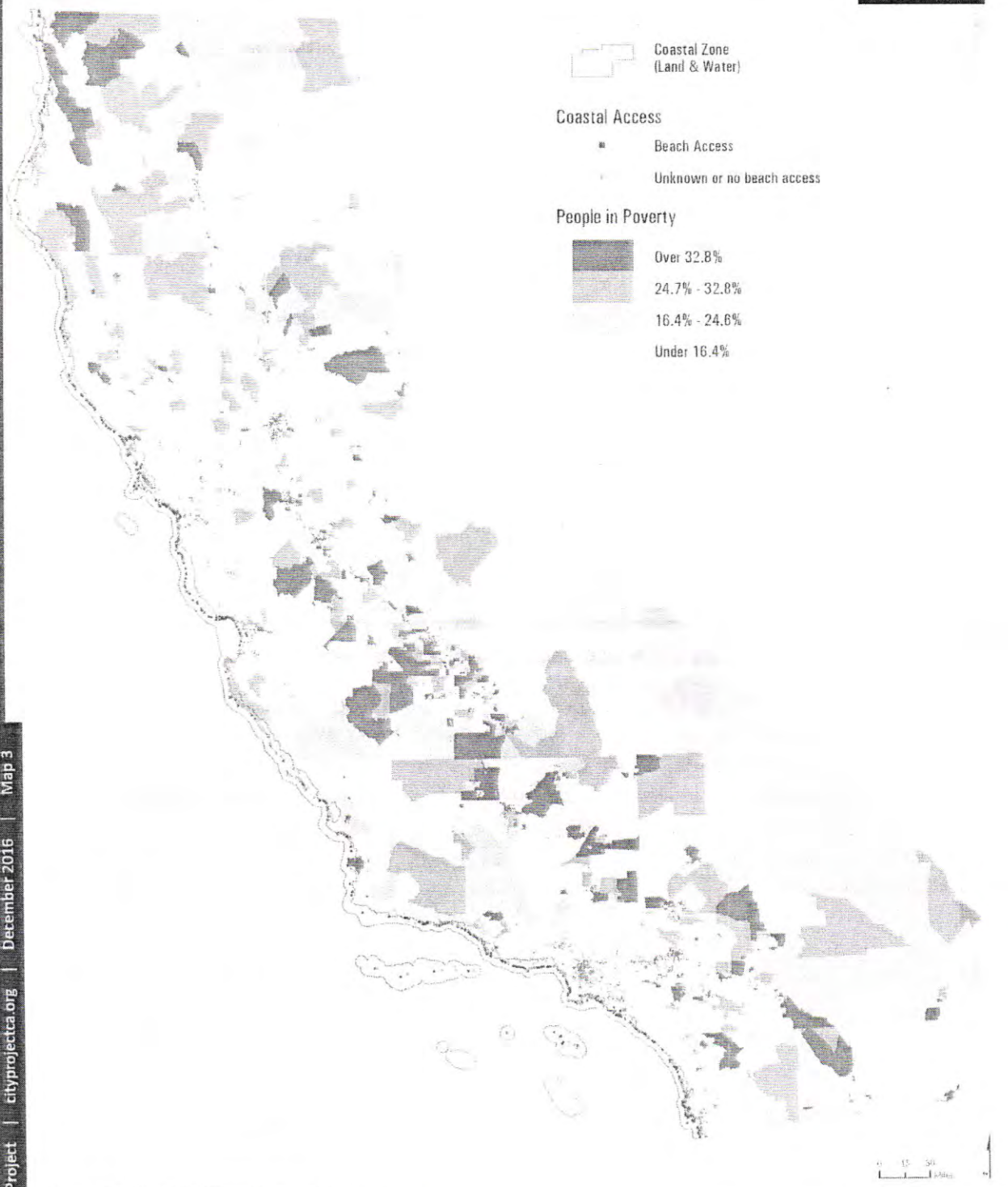
The City Project | cityprojectca.org | December 2016 | Map 1

Coastal Zone the California Coastal Commission http://www.coastal.ca.gov
Coastal Access the California Department of Fish and Wildlife ftp://ftp.dfg.ca.gov/BIO_MR/CULTURAL/CoastalAccessPoints.zip
Demographics Population, race/ethnicity, poverty, and median household income: American Community Survey (ACS) 5-year 2014.
Map and analyses by The City Project cityprojectca.org and GreenInfo Network greeninfo.org CC BY NC SA

GreenInfo Network


People of Color and Coastal Justice
Coastal Zone
(Land & Water)
Coastal Access
Beach Access
Unknown or no beach access
People of Color
Very High
High
Medium
Low
The City Project | cityprojectca.org | December 2016 | Map 2
Coastal Zone the California Coastal Commission http://www.coastal.ca.gov
Coastal Access the California Department of Fish and Wildlife ftp://ftp.dfg.ca.gov/R7_MR/CULTURAL/CoastalAccessPoints.zip
Of Color - Population and race/ethnicity calculated from block groups within 1/4 mile of the coastal zone. Of color totals all people not "White Alone, not Hispanic/Latino". Source: American Community Survey (ACS) 5-year 2014. Low = Less than half the state average, Medium = Half the state average to state average, High = State average to 1.5 times the state average, Very High = Over 1.5 times the state. California state is 61% Of Color.
Map and analyses by The City Project cityprojectca.org and GreenInfo Network greeninfo.org CC BY NC SA
GreenInfo Network

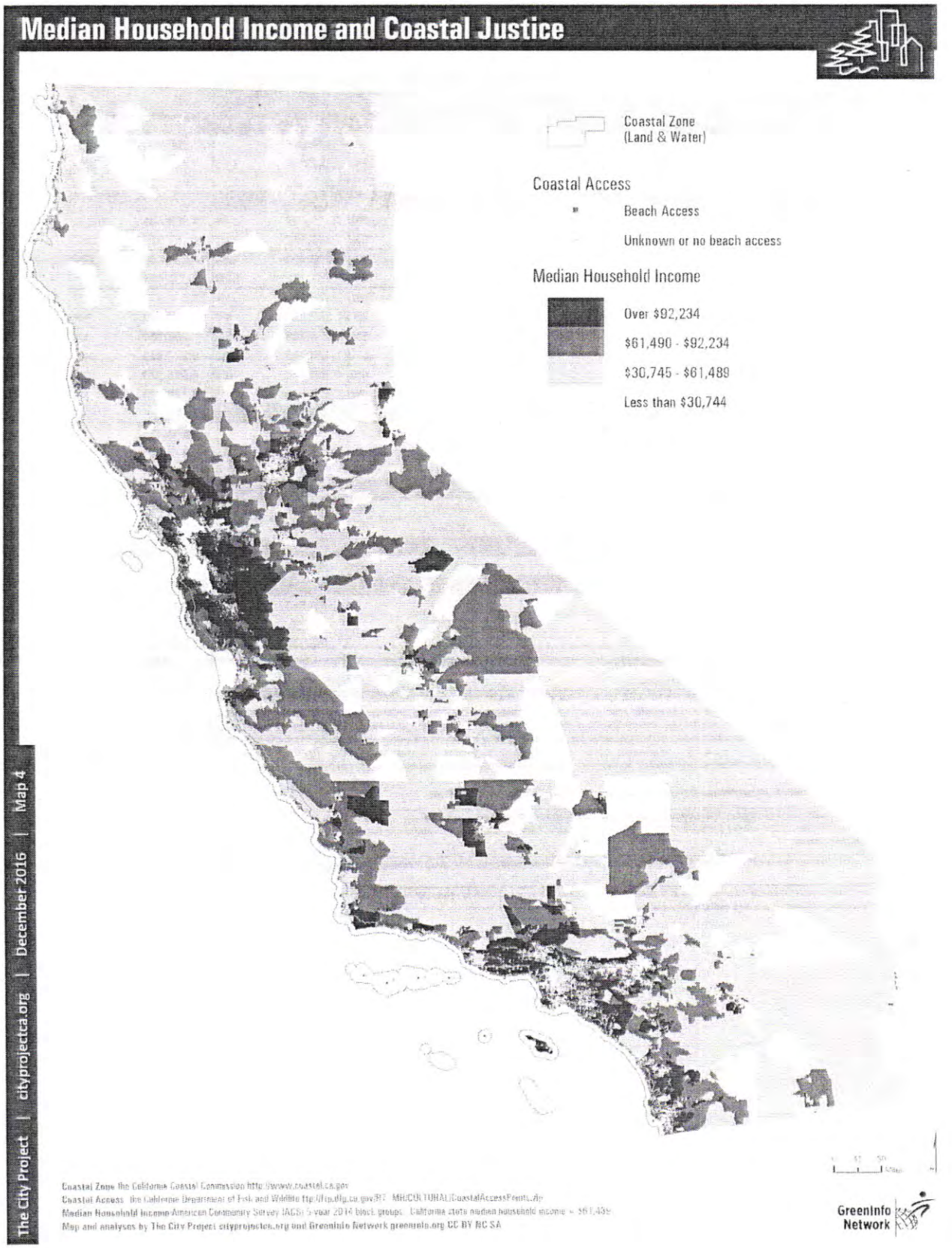
Poverty and Coastal Justice



The City Project | cityprojectca.org | December 2016 | Map 3

Coastal Zone the California Coastal Commission http://www.coastal.ca.gov
Coastal Access: the California Department of Fish and Wildlife ftp://ftp.dfg.ca.gov/R7_AREA/AGRICULTURAL/CoastalAccessPoints.zip
Poverty - Poverty rate is calculated from block groups within 1/4 mile of the coastal zone. Source: American Community Survey (ACS) 5 year 2014. California state has 16.4% of people in poverty
Map and analysis by The City Project cityprojectca.org and GreenInfo Network greeninfo.org CC BY NC SA

GreenInfo Network


Median Household Income and Coastal Justice
Coastal Zone
(Land & Water)
Coastal Access
Beach Access
Unknown or no beach access
Median Household Income
Over $92,234
$61,490 - $92,234
$30,745 - $61,489
Less than $30,744
The City Project | cityprojectca.org | December 2016 | Map 4
Coastal Zone the California Coastal Commission http://www.coastal.ca.gov
Coastal Access the California Department of Fish and Wildlife ftp://ftp.dfg.ca.gov/BIT_MH/CULTURAL/CoastalAccessPoints.zip
Median Household Income American Community Survey (ACS) 5-year 2014 block groups. California state median household income = $61,439
Map and analyses by The City Project cityprojectca.org and GreenInfo Network greeninfo.org CC BY NC SA
GreenInfo Network

Coastal Justice (T)	COASTAL ZONE (within 1/4 mile)		LOS ANGELES COUNTY		CALIFORNIA	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
Total Population	2,352,974		9,974,203		38,066,920	-
Children (under 18)	450,344	19%	2,347,600	24%	9,212,288	24%
Seniors (65 and over)	334,275	14%	1,149,893	12%	4,617,907	12%
Race / Ethnicity+						
Non- Hispanic White	1,417,329	60.2%	2,711,665	27%	14,905,601	39.2%
Of Color	935,645	40%	7,262,538	73%	23,161,319	60.8%
Hispanic	567,837	24%	4,800,491	48%	14,534,449	38%
Non-Hispanic	1,785,137	76%	5,173,712	52%	23,532,471	62%
White	1,796,843	76%	5,329,333	53%	23,650,913	62%
African American	63,454	3%	832,253	8%	2,262,323	6%
Native American	18,165	1%	54,409	1%	287,360	1%
Asian Pacific Islander	224,318	10%	1,420,423	14%	5,277,822	14%
Other Race	147,162	6%	1,949,940	20%	4,890,329	13%
2 or more races	103,032	4%	387,845	4%	1,698,173	4%
Income / Poverty						
Median Household Income++	$73,359	-	$55,870	-	$61,489	-
In Poverty	298,294	13.2%	1,805,868	18%	6,115,244	16%
Unemployment (Civilian Labor Force, 16+)	107,799	8%	564,669	11%	2,084,564	11%
Rent / Own						
Own	455,781	50%	1,503,915	46%	6,908,925	55%
Rent	455,347	50%	1,738,476	54%	5,708,355	45%
Transportation						
No Car Access	56,702	6%	317,126	10%	984,914	8%
Parks and Open Space						
Acres of Green Space	2,249,070	-	904,861	-	49,235,609	-
Acres of Bureau of Land Management land	107,553	-	11,172	-	15,019,326	-
Acres of Forest Service land	1,046,143	-	656,220	-	20,757,057	-
Total Acres of Green Space Per 1,000 Residents	955.8	-	90.7	-	1,293.4	-
Net Acres of Green Space Per 1,000 Residents	465.5	-	23.8	-	353.6	-

The demographics reported in this table are for those block groups within a quarter mile of the Coastal Zone, as defined by the Coastal Conservancy. California Coastal Zone means that land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. The coastal zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, nor any area contiguous thereto, including any river, stream, tributary, creek, or flood control or drainage channel flowing into such area.
http://atlas.resources.ca.gov/arcgis/rest/services/Boundaries/Coastal_Conservancy/MapServer

Demographics calculated from The American Community Survey 2010-2014 5-year survey data.
+Race/ethnicity figures will not add up to 100% if Hispanic is included. Census ACS 2010-14 allowed respondents to mark multiple races in addition to being Hispanic/Latino.

++The median household income for the Coastal Zone is a median of the contained block group medians. The average of the median household incomes is $79,625

All parks and open space data has been calculated from GreenInfo Network's California Protected Areas Database (CPAD2016a) www.calands.org. Total acres include BLM and FS land. Net Acres exclude BLM and FS land.

12/2016 www.cityprojectca.org

Locklin, Linda@Coastal

From: Karis Clinton <createorder@hotmail.com>
Sent: Monday, April 08, 2019 4:21 PM
To: Coastal Hollister Ranch; Karis Clinton
Subject: Updates needed to 1982 HR access plan

Dear Plan Revisers,
The 1980's version of legitimate state interests have changed significantly over the decades but none more than in our understanding of ecology/environment and watershed management. Upon reading the 1982 access plan, I am struck by how limited our understanding of natural systems was, the environmental movement had just started with the Santa Barbara oil spill, and approaching natural systems with an empirical scientific basis led to many mistakes in systems management. Costly mistakes, the biggest one being that people assumed that destroyed environs could just be rehabilitated or restored back to "life", and perhaps that's what people needed to believe to imagine they could fix the pollution and devastation that was coming to light.

However compelling the idea is, facts and empirical evidence has proven it wrong. Massive species extinctions due to loss of habitat has continued our downward plunge into this mass extinction event. Interior species were found to live only in vast areas of undisturbed land, indicator species are extremely sensitive to pollutants, migrating populations are rapidly declining and restoration is impossible without seed banks and places where wild ones can live protected from human sprawl. Green house gasses from human industry and travel are poisoning the air to such an extent that trees are dying of acid fog and plastics in the ocean are killing marine life. Humans have changed the world environments to such an extent that it is estimated in 12 years we will not be able to survive the world we have created.

So, while public access, seems like it would be in the public's best interest, it is not. The pollution, infrastructure, and just sheer numbers of people accessing the beach, trampling or paving over sensitive habitats, flora and fauna is an unbridled environmental disaster. HROA and the homeowners within have protected and restored this place. They have given everyone a seed bank, a place from which diversity can re-populate our world, a safe place for the natural world to live.

Overwhelming amounts of research and restoration project evidence all point to the inescapable fact that we can't get the native species to return to an area once they have gone extinct and their living habitats trampled, poisoned and devastated by human populations.

Simply look at beaches all along the coast, developed, changed, destroyed by humans, native habitats for things to live are gone. We may someday have a chance to renew them, if we have the foresight to protect seed banks, areas where the species have living habitats. These fragile ecosystems need to be protected. That is the best interest of the public and "substantially advances legitimate state interests", there is no legitimate state interest that is more important than the health of the lands and waters of the state for the benefit of all.

Additionally, if the state wanted to serve its people it would acknowledge the HROA's actual restoration activities, over the last forty years MGIC, the original developer and HROA, have created the best restoration project to date. A system of benign minimal interference, combined with protection against human development, allowing the ecosystem to come back into balance. If one was concerned with "substantially advancing legitimate state interests" then partnering with HROA, the researchers and students who use this area as a living laboratory, promoting further restoration attempts such as reintroducing anadromous fishes into these protected streams or using seed bank stock to re-populate other restoration projects.

Sedwick ranch is owned by UCSB and maintained without any public access for purposes of habitat conservation and restoration, the state supports and funds their activities, rightfully so, because it is known that they are serving a greater

good by protecting this vast expanse of land. So, too should the state help with conservation efforts with HROA and anyone protecting, conserving and restoring watersheds for the benefit of all.

If you read the Gaviota Coastal Plan REC- 3 it emphasizes protection, restoration and resolving this conflict as its prominent feature. It doesn't state that public access is more important than protection and preservation. It clearly emphasizes preventing the "loss of open space to development" and to protect agricultural resources above all else, here is a classic case of ag rehab of a large area, wild lands, and EHS areas kept safe. Resource protection is placed above public accesses. As is proper, evidenced by the literature and research about habitat protection and the impossibility of true restoration with continual human degradation.

Furthermore, if ***more people*** were allowed access to the beach areas, via the HROA common areas and private roadway, then infrastructure would have to accommodate this influx of people. The road is narrow and winding, people or bikes would cause a significant safety issue due to the narrowness of the road. As it is when the children's school program accesses the beach via the "tide pool school". The bus needs to be escorted to the beach because the bus can't make the turn and traffic has to be stopped in both directions so it can back up and make the turn down to Alegria beach. If the road must be widened to accommodate the increase in traffic with shuttles, as the 1982 plan suggests, then the native plant populations, like the California buckwheat, that provide habitable spaces, will be destroyed and the hillside degraded to accommodate a road widening.

The 1982 plan also calls for facilities to be built, toilets with running water. The only place to put facilities would be in the tidal estuaries, pinniped rookeries and native bird nesting areas, all of which would be illegal and immoral to do.

That's not all, the plan also allows wells to be dug or streams to be dammed to provide fresh water for the 'random' public access people. Which protected restored streams are you going to kill? And how would any court of law anywhere come to the determination that this destruction would "substantially advance legitimate state interests". In fact, most would argue that is in direct conflict with legitimate state interests of protecting and preserving the coastal waters.

The HROA owns three parcels that allow for homeowners/guests and the public to access the beach. Students, scientist, and veterans are allowed to use the HROA private roads, facilities and enjoy the myriad of ecotones protected by the HROA. All who enter must follow the rules and are protected by the private security/fire/emergency trained and qualified first responders and are able to enjoy the hard labor of the private maintenance/restoration employees. Furthermore, public members who walk in below the high tide line and access the beach by sea going vessels are also afforded the protection of these emergency services free of charge. Many times, the HROA staff has assisted boaters and members of the public who experience emergencies, both medical and mechanical, in this remote area without cell service.

All of these services are provided and paid for by the HROA, it would not be in the best interest of the public or "substantially advance legitimate state interests" to ask the tax payer to pay for all this restoration and coastal protection.

The CC believes they can find another payer who can have both "more public access" and habitat restoration yet they provide no evidence of who this mysterious benefactor might be once they remove HROA as the benefactor. Nor any evidence of how this magical feat could come to pass. How do they intend their "magical management company" is going to prevent people from trampling tiny species, or disturbing rookery sites or dumping their refuse into the creek?

The state can't even pay for what they have already, funding to State Beaches have been cut. We hear that the Gaviota State Park (immediately outside the Hollister Ranch boundaries) doesn't have enough money to fix the pier, an access point for boaters north of the park. If it is our duty as Californians to provide public coastal access, then we should focus on repairing the Gaviota pier, the access point to the Hollister Ranch and points north that are also inaccessible except by water vehicle.

Perhaps the $5000 in leu of fee should be spent repairing and providing services or expanding services to beaches already owned by the state, and paying a fair wage to the people working there, as well as hiring back the people desperately needed to care for the state parks and other "free" beach access areas that are rife with refuse and human over use destruction. A warning to how quickly unlimited public access can destroy natural resources and scenic beaches.

Finally, the monies spent continuing a legal battle with the HROA is costing the state even more money. Several cases have been settled by the commission, deviating from their original wording, in order to stop the senseless spending of taxpayers' monies, because once again it would advance legitimate state interests, in this case the financial interest of the state, to do so.

My expectation is that the commission, and any environmental group pushing the issue, will see the wisdom of this argument both in terms of environment protection and an end to the waste of state funding to continue a conflict with the HROA who could become a partner in conservation and restoration, providing a protected area, free of charge to the community, akin to the UC system and other collaborative leaders in the coming crisis.

In fact, the PRC 30610.3 states that the commission can define the types of permitted uses as well as the manner in which public access will be managed. The commission can legally appoint HROA to manage public access to Hollister Ranch.

This would truly be the most effective and straightforward way to advance your directive to protect the coast and would substantially advance legitimate state interests, in a way that continuing this conflict cannot and does not.

Perhaps, there could be "more access" by way of further research projects and monitoring, as called for in the 1982 plan, the annual bird count, butterfly and migratory bird counts, plant walks, anadromous fish re-introduction, Tomol landing sites, engineers/architects/landscape architect groups can study the human/land interaction and local materials conservation (such as the blue shale roads) and sociologist can study how a community that imposes rules for the benefit of all can work. And of course, the artist who have documented this incredible jewel of open lands, supported, financed and protected by the HROA.

The possibilities for collaboration, preservation and restoration are limitless so long as the area is secured from human development, once destroyed, as we now know, quite impossible to restore. This is a desperate plea from an artist and lover of wild spaces, a worker of restoration projects and a human in a world marching towards global destruction.

Karis Clinton,
Master of Landscape Architecture

Locklin, Linda@Coastal

From: clay boss <clayboss369@gmail.com>
Sent: Monday, April 01, 2019 2:26 PM
To: Coastal Hollister Ranch
Subject: public access

Opening this ranch to the public would not be a good idea. Just like we have no fishing zones off our coast I feel that there should be areas that are "off limits." The area is designated a natural preserve and is a working cattle ranch. It is the only remaining place on the entire Pacific Coast where they actually run cattle on the sand when they gather. Not a goof place for sunbathers.

The fact that on would have to cross several people's private property is criminal. You're not dealing with just one owner.

I use Joshua Tree as an example of how the masses value and treat the environment. During the government shut down, it was disgusting to see the senseless destruction that occurred there. I don't want to see this happen to "the ranch!!!"

Locklin, Linda@Coastal

From: Devik <devik@roadrunner.com>
Sent: Wednesday, March 27, 2019 7:56 PM
To: Coastal Hollister Ranch
Subject: Access to all beaches in California

For too many years the deep pocketed residents of the Hollister Ranch have kept the rest of California away. Every time I drive through Gaviota and look towards the Ranch I'm amazed that this has been the case for so many years.
As a long time surfer and lover of our beaches I sure hope that 1680 & Monique change the situation.

Devik Wiener
Studio City CA

Locklin, Linda@Coastal

From: trekkspill@aol.com
Sent: Wednesday, March 27, 2019 3:35 PM
To: Coastal Hollister Ranch
Subject: ideas on providing Hollister access

Coastal Commission:

I'm a licensed land surveyor in So Cal, been interested in Santa Barbara County coastal access for some time.

The most legitimate path forward is to simply use eminent domain to take the whole coastal strip for value. Everything from the railroad row to the shore is common area--no landowner owns a piece of the coast as part of their lot. When this was platted back in the 1960's or 1970's, it never should have been allowed to hold the coastal strip privately. Similar situation that formed Crystal Cove State Park in Orange County when the Irvine Company wanted to develop the area.

The most efficient was to provide coastal access all the way to Jalama would be to use the railroad, since it's already there. You could put some sort of self-propelled trolley on the tracks, stopping at beaches along the way where you want people to get off and not stopping where you don't want people to get off. That way the Hollister Ranch road doesn't have to be used or impacted. That track is lightly used by Union Pacific--mostly some Amtrak trains a day. Eventually, the Nature Conservancy owning the Point Conception Ranch now will be having some sort of public access--the same trolley could service that too. I'm getting a tour of that property in May, I'll be asking them about what their plans are.

This whole Hollister mess never should have happened. Bad planning years ago.

Kriss Larson (PLS)

Locklin, Linda@Coastal

From: Sylvia Bowers <lorrainebowers@charter.net>
Sent: Wednesday, March 27, 2019 9:01 AM
To: Coastal Hollister Ranch
Subject: Plan

Just open it, quit dragging "your" heels. Other areas are open, look at what was done there and repeat!! It looks like past judges have been allowed to favor ranchers and the government has allowed them to do this.
Sincerely
Sylvia Bowers

Sent from my iPhone

Locklin, Linda@Coastal

From: azearbaugh <azearbaugh@aol.com>
Sent: Wednesday, March 27, 2019 7:40 AM
To: Coastal Hollister Ranch
Subject: Forty five years ago I walked down the railroad tracks to surf some of the most beautiful coastline I had ever seen! I was picked up by security and told I would be arrested if I came back! It's time for EASY access! Thank you, andrew zearbaugh. tha

Sent from my Sprint Samsung Galaxy S7.

Locklin, Linda@Coastal

From: Roxanne Brophy <roxiebrophy@gmail.com>
Sent: Wednesday, March 27, 2019 5:50 AM
To: Coastal Hollister Ranch
Subject: Access to the Ranch

I used to go in by boat in the 1970s and can't do that anymore. Would love to see it again. Please keep working on getting all of us access!

Thanks

Locklin, Linda@Coastal

From: Lee Ballard <lee@nillo.com>
Sent: Tuesday, March 26, 2019 6:53 PM
To: Coastal Hollister Ranch
Subject: walking path.

Please consider just letting people walk in. Perhaps bike/walk path. It will be almost exclusively surfers anyway.

Locklin, Linda@Coastal

From: Charles McDermott <charlie4mcdermott@gmail.com>
Sent: Tuesday, March 26, 2019 3:59 PM
To: Coastal Hollister Ranch
Subject: Do not open up the Ranch

Dear CA,

I do not own Ranch property and have been there 3 times in my life; twice by boat and once on land.

It is a highly unique and very well managed and preserved ecosystem. Taking private land for the state to manage on behalf of the people will be a net negative to the land. And surfers who want in can boat, walk, or paddle just like me.

The area is so modestly developed that it cannot handle tons of cars without very significant construction. And seeing how poorly and corrupt coastal development in my area has been managed I do not trust local and state agencies - massive parking lots and then hotels will soon follow.

It is far from anything and there is ~ 20 miles of empty coast between Santa Barbara and the Ranch that are wide open to the public and are always empty so just leave it alone.

And if all private property is to be invaded by the public then please declare all gated communities illegal.

Hopefully you all end up at the US Supreme Court so limits to your unlimited powers in CA can be set.

Regards,

Charlie

Sent from my iPhone

Locklin, Linda@Coastal

From: John sullivan <jpshivanand@gmail.com>
Sent: Tuesday, March 26, 2019 2:16 PM
To: Coastal Hollister Ranch
Subject: Open hollister ranch

To whom it may concern,

As a taxpayer who lives in the vicinity Of hollister ranch find it unbelievable in the transparency of government officials haven't open up access to the beach ..
Please put my plan in open the gates now...
Thank you.
John Patrick sullivan.
Sent from my iPhone

Locklin, Linda@Coastal

From: Alex cole <aaccole@gmail.com>
Sent: Tuesday, February 12, 2019 3:13 PM
To: Coastal Hollister Ranch
Subject: Hollister Ranch Access

To whom it may concern,

I have been a hard working tax paying citizen of Santa Barbara since 1984. I was born in California in 1958. We have laws in this state regarding coastal access that need to be complied with. One of the reasons I still live in California is because I believe that this state is generally not corrupt. Please see to it that the access plan is approved with it's original intent intact. A walking and bicycle trail to allow access to the beaches of the Hollister Ranch is absolutely appropriate and reasonable. Keep daily numbers of people to an environmentally acceptable level as needed.

The time is now!!!

Thank you for your work on this important issue!!

Alex Cole
1338 Manitou Road
Santa Barbara Ca. 93101

805-680-2260

Locklin, Linda@Coastal

From: Dale Roy Robinson <daleroyrobinson@gmail.com>
Sent: Tuesday, February 12, 2019 12:13 PM
To: Coastal Hollister Ranch
Subject: Hollister Ranch access

I am one of many Californians who was horrified to read in the LA Times of the behind-closed-doors beach access deal the that the Coastal Commission supposedly made on our behalf with the owners of Hollister Ranch.

California's beaches should be open to the public. You should not have to risk your life to access a beach by kayaking or paddleboarding through dangerous waters. You should not have to effectively win the lottery by being a handful of school kids or an even smaller and unenviable minority of disabled veteran. The wealthy should not be able to control what is public as specified in the state constitution. Nor should they be allowed to effectively block legal access through a protracted legal fight that perhaps only they can afford, as they have done at Hollister Ranch for 40 years now.

Thank you,
Dale Robinson

Locklin, Linda@Coastal

From: TOM EAGLETON <tomeag@comcast.net>
Sent: Monday, February 11, 2019 8:55 AM
To: Coastal Hollister Ranch
Subject: public access

Hello,

I'm writing to express my support for more public access to our beautiful coast.

Please find a way to balance the need for Hollister Ranch owners to have their private property and the people of California to have access to the magnificent coast that abuts the property.

More and more people every year and California, but no new coastline.

thanks,

Tom Eagleton
Santa Cruz, california 95060

Locklin, Linda@Coastal

From: Michael Kleeman <mkleeman@well.com>
Sent: Monday, February 11, 2019 8:17 AM
To: Coastal Hollister Ranch
Subject: A good model for Hollister Ranch access

Dear California Coastal Commission:

Your commission was created in 1972, based on a ballot initiative. In 1976, the state Coastal Act was created to protect the California shoreline and ensure the public can share in its beauty. Both of these important events were stimulated by the public concern about lack of coastal access at The Sea Ranch. I would like to suggest that the solution to access here, where I live, is a good working example to apply at Hollister Ranch.

At The Sea Ranch there are six public access points, with parking and bathroom facilities, to access beaches and a public trail at Black Point. There is a large County Park at Gualala Point. All of these make access to the Coast straight forward and, for the Sea Ranch access points, free (the County Park charges a modest access fee).

In my 30 years at The Sea Ranch these forms of public access and public presence on our beaches and access trails have not caused any degradation of our enjoyment of the land or water. While there have been some concerns voiced about people parking on Sea Ranch roads (we are not a gated community) these are infrequent and typically not an issue. The access at 17 Mile Drive in Pebble Beach is also a good example of how to make the coast available to all.

I realize that Hollister Ranch is located closer to major population area than The Sea Ranch and there will be more people there. However there is no reason not to allow access comparable to what we have here or that in Monterey.

The Coastal Act should not have exclusions for those that can pay more and have good lawyers, and Hollister (and other areas along the coast) should be easily available to all who want to visit.

Thank you for helping make and keep California the wonderful place it is.

Michael Kleeman

Locklin, Linda@Coastal

From: Jason Drew <causeihideinplainsight@gmail.com>
Sent: Monday, February 11, 2019 7:35 AM
To: Coastal Hollister Ranch
Subject: Please keep up this great work!!

We all deserve access. It's not just for the wealthy and privileged!

Locklin, Linda@Coastal

From: EnvironmentalJustice@Coastal
Sent: Friday, February 01, 2019 4:29 PM
To: Coastal Hollister Ranch
Subject: FW: Coastal access

From: Paul Rea [mailto:paulrea2@gmail.com]
Sent: Sunday, January 27, 2019 9:07 PM
To: EnvironmentalJustice@Coastal
Subject: Coastal access

Hi my name is Paul Rea and I am a resident of Marin county. I grew up in San Francisco and my family has been in the area since 1870. My great grandparents had a farm in Watsonville in the late 1800s. I have enjoyed the California coastline all of my life since I first waded in the Pacific ocean in Santa Monica in 1956. I spent many summers with cousins in Southern California. I also attended UC Santa Barbara in the late 1960s and early 1970s. I give this as a reference because I have been able to enjoy the fine national parks and coastline that your able commission has overseen. In Northern California I frequently enjoy the Golden Gate National Reserve, Stinson Beach and the Drakes Bay area. While at Santa Barbara I became familiar with El Capitan, El Refugio, Gaviota and Jalama State Beaches. All fine examples of how your commission operates.

I am also familiar with the history of Martin's Beach and some of the proposals for the Hollister Ranch. I have had the privilege of visiting the Hollister Ranch as a guest and have also boated up the coast to Point Conception about twenty times in the last forty eight years.

I own my home but do not own any property on the coast of California. Having been an observer of all of the these great places each one has its own unique qualities. Martins Beach and the Hollister Ranch are both very different situations and should be treated separately. Martins Beach is a smaller area that allowed public access. I think it would be an easier place to allow public access and manage.

The Hollister Ranch is a different story. It is a large area that has been well privately managed for well over fifty years. It would be a much larger and costlier area to manage. There are also some fine parks above and below the Hollister Ranch that I previously mentioned, El Refugio, El Capitan and Jalama. The Hollister Ranch has many cliffs by the seashore with limited access for beach activity.

I know that the Bixby Ranch was purchased a number of years ago. It is even more remote and any move to make it public would take a lot of money and staff.

I think the Hollister Ranch should remain private. It has been run privately for over fifty years. It is a large fragile area and any changes or increased population could be detrimental.

Paul Rea Guarantee Mortgage
A Division of American Pacific Mortgage
505 Montgomery Street suite 1275

San Francisco, CA 94111
phone 415 345 4386 fax 415 441 5048
NMLS 280163 BRE #00856755
APM nmls 1850/ APM CAL BRE #0125943
Email paulrea2@gmail.com
Website www.guaranteemortgage.

Locklin, Linda@Coastal

From: EnvironmentalJustice@Coastal
Sent: Friday, February 01, 2019 4:25 PM
To: Coastal Hollister Ranch
Subject: FW: Santa Barbara coastline

From: NANCY 894883KLEIN [mailto:rrnklein3@comcast.net]
Sent: Thursday, January 31, 2019 7:56 PM
To: EnvironmentalJustice@Coastal
Subject: Santa Barbara coastline

I have lived on the coast almost all my life. Most of my activities involved sailing, and fishing throughout our beautiful coast. The most beautiful part of our coast lies north of Santa Barbara up by the Hollister Ranch. My real concern is any change to this beautiful place would be a disservice to the area and the state. When you see that area from the water, it is the most pristine land and coast that I have view over the years. Though I have never been on the land, any environmentalist viewing what I have viewed would agree that the management of this area is done with good environment practices. I have seen public access to many beaches over the years, and maintenance to these areas requires many resources and not always to the benefit of the public. Thank you for your time. A concern citizen

CALIFORNIA COASTAL COMMISSION
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904- 5200
FAX (415) 904-5400
TDD (415) 597-5885
WWW.COASTAL.CA.GOV

January 15, 2019

To: Interested Parties

From: Linda Locklin, Public Access Program Manager
Sarah Christie, Legislative Director

Re: 1982 Hollister Ranch Public Access Program

Regarding the Informational Briefing held by the California Coastal Commission on December 14, 2018 (item Friday # 5), attached are all the public comment letters that the Commission has received on that item to date. There are over 450 letters and they are dated from December 10, 2018 through January 14, 2019.

Locklin, Linda@Coastal

From: John Vallee <reef_magnet@yahoo.com>
Sent: Monday, December 10, 2018 8:26 AM
To: Coastal Hollitser
Cc: Hollister Ranch
Subject: Hollister Ranch Access Program

Dear Commissioners-

I would like to provide some personal input on the Hollister Ranch issue.I am a 69 year old physician and outdoor enthusiast and have lived in Santa Barbara for 40 years, in southern California for 60 years.I have a background in marine biology, have a longstanding interest in coastal issues, and am a member of Channelkeepers.

I have had the opportunity to visit Hollister Ranch many times over many years and have followed the access issue closely. I know Hollister Ranch to be the last pristine section of California coast in southern California,untouched by crowds, litter, and environmental degradation.The abundance and diversity of marine life is unique, given its proximity to Point Conception.Furthermore,the marine and coastal ecosystems are largely untouched and unchanged in this stretch of coast, unlike the rest of southern California.It is in the best interests of California that it remain so.

The upcoming review of the 1982 Hollister Ranch Public Access Program concerns me. This program is badly outdated; if implemented, it would result in overcrowding of the Ranch, ,environmental degradation, and irreparable damage.The 1982 Program deserves a careful, complete,unrushed revision at this point.Such deliberation should certainly include the principal owner of this land,the Hollister Ranch Owners Association. I know that the environment and resources of Hollister Ranch have been closely and carefully protected by the current owner; their input and suggestions are critical.

The State of California is not financially or structurally capable of developing this stretch of coast into a state parkas per the 1982 agreement.Much more time and effort are needed.How will a program of massive public access be financed?How will environmental ruination be prevented? How will we keep this from turning the pristine stretch of coast into yet another crowded southern California beach park?

Finally, on a personal note, my hobbies include surfing and tidal biology.When I visit Hollister Ranch I find abundant tidal ecology and uncrowded surfing; it is like going back to the California of my youth.This is a magical stretch of our coast. Please don't allow it to devolve into an overcrowded mess.

Thank you for considering my comments.

Sincerely,

John H Vallee MD
41 Tierra Cielo Lane
Santa Barbara,CA
93105

reef_magnet@yahoo.com

Locklin, Linda@Coastal

From:	Locklin, Linda@Coastal
Sent:	Monday, December 10, 2018 10:35 AM
To:	Coastal Hollitser
Subject:	FW: Hollister Ranch Plan Update
Attachments:	Comments on public access at Hollister Ranch 2.docx

From: Mark Robinson [mailto:markkrobinson@verizon.net]
Sent: Monday, December 10, 2018 7:14 AM
To: Locklin, Linda@Coastal; Hudson, Steve@Coastal; Carey, Barbara@Coastal; Phelps, Jacqueline@Coastal
Subject: Hollister Ranch Plan Update

Dear Commission Officials.
I was unable to provide the attached public comment on Hollister Ranch through your website (technical problems) or by FAX (no response). So I am taking the liberty of emailing it to you in the hopes that it can be considered before the meeting this Wednesday.
Thank you for considering these comments (attached Word file)
Mark Robinson MD
Bishop CA
(760) 914 2990

Comments on public access at Hollister Ranch:

I lived on the California coast for 20 years and have access to the Hollister Ranch through my family, but have never lived there. I am familiar with the entire coast of Southern California from almost four decades of travel and recreation. I am in favor of access as required by law: Limited and non-destructive access.

The public already has access to the Hollister Ranch beach by boat or by walking (only at low tide) which is consistent with the letter of the law. Additional access comes through Hollister Ranch Conservancy hosted educational programs. What is not present is *easy motorized mass access over land*. The law does not require that. Such access to the Hollister Ranch will degrade it severely. Based on my travels, it is the *least damaged and best preserved of all of the beach areas along the entire So Cal coast*. Nearby State Parks along the coast are good and beautiful places but show grossly more human impact and degradation of the natural environment than Hollister Ranch. Mass access always means some visitors who abuse the place: garbage, cigarette butts, noise, campfires, trampling, dog poop, etc. For many visitors these parks are a mere recreational venue and many, perhaps most, have little if any real connection to the place or strong motives to keep it whole. Use it and pass on. Hollister is an example of outstandingly successful preservation and low impact sustainable use by the locals who own, live in and care for the place rather than use it simply as a recreational venue.

The limited access and good stewardship which protects the Ranch from being overrun are ironically the main reasons why it is so attractive. Desirable places such as Yosemite and the Grand Canyon are being "loved to death" by hordes of motorized passers through even with administered access programs and limitations. Even places with strict limits and absent motorized access such as the wilderness around Mt Whitney and the John Muir Trail are severely affected and degraded by the activities of hundreds of daily visitors. Even though the majority of these wilderness travelers do the best they can to minimize their impact. Masses of humans always harm an environment. What reason is there to do this to Hollister Ranch which so far has escaped this fate?

Certainly in a comprehensive multi- Agency coastal access plan the Hollister Ranch *should not be singled out* as the only coastal property near Gaviota to be opened to mass access, car camping and shuttle busses. If it is singled out, then the people who live there should have representation on the task force. A comprehensive plan should include the former Bixby Ranch, a more logical place for what is being considered, now run by the Nature Conservancy as a limited access coastal preserve. Not to mention Vandenberg AFB and the ranches east of Gaviota State Park.

It seems unlikely that the practicalities of access have been carefully considered what with all the heavily publicized ideological and legal wrangling among the various parties absorbing everybody's attention. The road along the beach is steep and winding and would probably need extensive expensive and scarring rebuilding and maintenance to handle the increased traffic. That traffic would make it hard to use and emergency access for ambulances, fire equipment and law enforcement would be slow and difficult but inevitably much more frequently needed. Daily use by the local people could become an unpleasant ordeal. Cows use the road. It's a real cattle

ranch on an agricultural preserve. To keep that agricultural work off of the public access and away from the hikers would be complex and expensive.

A trail along the road could be a danger to hikers from vehicles especially because of visibility issues. Because the road goes up and down it would not be a logical hiking trail and likely to be too much for casual walkers who can be expected to run into problems (No water! No shade! No place to sit and eat! Too many hills! So terribly windy! Where can I relieve myself? That brush looks like a good ashtray. Maybe I should ask the people in that house to drive me home.). Such unprepared day hikers would need help but be unable to summon a rescue with their cell phones. The temptation to cut south from the road directly to the ocean and to the presumed beach would be great and inevitably taken. This leads often enough to threatening terrain, poison oak, impenetrable brush, private homes and unstable cliffs. Search and Rescue. What will be done with the beach lovers who miss the last shuttle and can't walk back in the dark? With 180,000 or more potential new people on this land each year all of this and much worse is certain to occur. Again and again.

It will be an expensive proposition to deal with it all. Forever. Governor Brown seemed to know this when he suggested that the old access plan was not fiscally responsible. Things haven't gotten cheaper since 1982, the year of the original plan some 36 years ago. Can Parks and Recreation Budgets afford all of this expansion along with new rangers, maintenance, law enforcement, safety, monitoring etc.? I thought it was difficult just to maintain what already exists.

The costs to the natural world at the Hollister Ranch deserve some consideration too. The ranch littoral and adjacent hills and valleys are alive in a way that no other So Cal location can match. Almost like the Channel Islands off the coast (*which also have very seriously limited access*). The country inland has native plants and animals living something like the way they did when the Chumash controlled who could easily get to the beach. Would this ecosystem be improved by increased human use (and unfortunately but inevitably human abuse) of the place? Real living tide pools, abundant near shore life, even abalone are still there. How long could that survive a pick over by the picnickers and fisher people?

Whenever a Hollister Ranch native wants to build a new structure or make some change a long and expensive process involving biology, archaeology, and geology reports and regulatory approval taking years and massive effort is required. Anything likely to damage native vegetation or habitat, to create an eyesore or otherwise degrade the environment is forbidden. The Coastal Commission in part sees that this is so. I think that a competent professional assessment of the biological, archaeological, geological, visual and cultural impact of the work needed to accommodate hundreds of new visitors each day in a State Park like venue would reveal damage perhaps orders of magnitude greater than the sum of all that has been done at Hollister Ranch so far. Road building. Trail construction. Water extraction. Buildings, Bathrooms. Parking lots. Campgrounds. Waste disposal facilities. How can this be done to the same exacting standards required of the Hollister Ranch residents by regulators including the Coastal Commission? Probably it cannot.

The people who live there shouldn't be steamrollered either. Their quality of life will with certainty be quite severely diminished. Great collective effort, discipline and expense were

required to bring the place to its current exemplary state. Is that to be now taken away and harvested in an aggressive fashion and exploited so that anybody on a whim can easily enjoy a novel place to picnic on the beach or take a moody walk? So that surfers can with small effort get to some formerly less crowded than average waves? That would not be a good way to treat the people who have found a way to live in a place without destroying it.

The best, least expensive and most practical approach to preserving this outstanding place is to keep access the way it is now. This is a no cost option to the taxpayer. It is a proven success. *Geography has already placed natural barriers to casual coastal visitation, as is the case for most of the coast anyway.* The public can and will always be able to access the beach to the extent required by law. But it does now take some effort, some knowledge, some skill and real desire. Which is good.

Locklin, Linda@Coastal

From: William Broadhead <boardwalker73@gmail.com>
Sent: Monday, December 10, 2018 11:20 AM
To: Coastal Hollitser
Subject: Public Access?

Please don't set a precedent that erodes Private Property Rights.
America was founded on a desire to be able to own Property without the fear of it being taken through insidious means such at Taxes, Fines and Extortion.
The Hollister Ranch is a rare jewel of pristine beauty being managed as only Mother Nature would desire.
Don't ruin it!
Respectfully submitted by,
William Broadhead
--
Sent from Gmail Mobile

Locklin, Linda@Coastal

From: william Broadhead <boardwalker73@gmail.com>
Sent: Monday, December 10, 2018 11:43 AM
To: Coastal Hollitser
Subject: $$$& The Cost

Before making a final decision on Public access please consider the costs of a Public access program in a remote area like The Gaviota Coast!
Is the Costal Commission prepared to construct and maintain the trails, roads
Facilities etc. Where will the public go-to-The - bathroom? And don't forget the Personal Injuriy Lawyers.
There will be increased injury and death if You provide access to wild remote areas.
Please consider the costs.
Sincerely,
Bill Broadhead

—
Sent from Gmail Mobile

Locklin, Linda@Coastal

From: Mark Robinson <robfam4@pacbell.net>
Sent: Monday, December 10, 2018 12:07 PM
To: Coastal Hollitser
Subject: Comments
Attachments: Comments on public access at Hollister Ranch 2.docx

Also sent to some officials earlier.
Thanks,
Mark Robinson
Bishop CA
(760) 914 2990

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Locklin, Linda@Coastal

From: Ted Simmons <tedsimmonssb@gmail.com>
Sent: Monday, December 10, 2018 12:11 PM
To: Coastal Hollitser
Subject: Hollister Ranch managed access

How can you develop a program based on the YMCA campground that doesn't exist?

Thank you.

Ted Simmons
tedsimmonssb@gmail.com

Locklin, Linda@Coastal

From: Rich Everett <everettfamilyfarm@comcast.net>
Sent: Monday, December 10, 2018 1:16 PM
To: Coastal Hollitser
Cc: Everett Rich
Subject: Hollister Ranch Input

Dear Coastal Commissioners:

First of all I want to thank you for all your work involving our coast line, we really appreciate much of what you are accomplishing.

My wife and I are multigenerational California's and as lifelong sailors, heavily involved with agriculture and livestock, and as the past President of West Marine who spearheaded coastal fishing preservation (started the safe fish to eat campaign which is now world wide) amongst many other coastal and ocean environmental campaigns we deeply care and work to preserve what we have left on our coast and throughout California. We are into sensible preservation, public access, development and business when it makes good common sense.

We have followed the Martins Beach, Privates Beach, and Hollister Ranch public access conversations closely.

One of our farms is in Santa Cruz County, near the coast with a river running through it that drops into the ocean. We are about 5 miles from the Privates beach gate which our family frequently uses. We've boated off the west coast of California as well as Point Conception and Santa Barbara on many occasions.

We want to summarize and relay a story about our hometown and a property just off the famous Steamers Lane lighthouse point in Santa Cruz. The Coastal Commission along with the State decided they no longer approved of the city running Lighthouse Park so the state was given the authority and took it over. Within a short time the park started to become a less and less desirable place to bring our families and our 3 kids who attended a school right across the street could not even go there due to the lack of maintenance, illegal camping, garbage, and drugs which quickly inhabited the park. Then one of the head of California State Parks came out publicly stating that the state did not have the funds to operate or manage the park and ask for the city to take it back over. Today, years later it remains a mess.

I can see the same thing happening with Privates Beach and the Hollister Ranch coastline. Both have had decades and decades of operating well, two of the best results with the environment and at the same time allowing for use. In both cases it is our private citizens, those that live nearby, are parts of that community that know what is best for the good of both the environment and the public. As hard as that is to understand, we can not over emphasize enough that the local communities know what's best and can do the best job in operating their area's.

Regarding the Bixby and Hollister Ranch coastlines, we boated and anchored off their for over 25 years, the coastline, fishing, and kelp beds are a treasure worth protecting. We strongly believe the people living there know how to protect the coastline, the ranchers know how to protect and utilize the grazing land as we have observed over the decades of being offshore that it is "not" over grazed like most ranches these days throughout the U.S.!

We've camped at Gaviota State Park, we know it has always been a run down while the weather is often windy, cold, and the beach is full of dried smelly kelp with very little desire from the public for use. Just a short drive

south brings the public to two more accessible with better weather and coastlines then the northern direction we are addressing. Why? The locals and knowledgeable public understand that the beaches and coastline around Pt Conception are prone to quickly changing weather patterns, rough seas and currents, while the coastline itself is sensitive to increased public use and business development. The knowledgeable public understand, there are plenty of hiking trails around that area currently with little use, plus even if you were to hike in the area, certainly Vandenberg Air Force Base is not going to let anyone cross their area, the coast line is a dead end there.

Let the public utilize Jalama State Beach to the North and Refugio's and El Cap to the South. The state can manage those area's and provide necessary utilization of our coastline with easier public access.

Where would the state get the resources to open up more coastline in possibly the most sensitive & remote coastline in the state? The writing is on the wall, just take a walk through Lighthouse Point park in Santa Cruz, I'll escort you!

Finally the geography of the area (unlike many coastal area's of California) poses huge challenges and practical limits of access to the Hollister Ranch and must be responsibly addressed, especially with regard to the lack of infrastructure, little or no services, challenging topography, sensitive habitat, a fast moving railroad, and to mention again, a often treacherous coastline and extreme winds that can blow off shore, pushing novice beach goers out in the open ocean. This is not Huntington Beach or Malibu! This is a dangerous coastal area to enjoy water activities, the cliffs are steep, and I can think of thousands of better places to take a pleasant hike.

Help protect the Hollister Ranch coastline! Let the coastal environment thrive as it has while managing the public access in a responsible way.

Thank you again for giving us the opportunity to comment.

Rich, Laura, Hailey, Hannah, and Annie Everett

Everett Family Farm
Soquel Cider

"Fine Organics From Seed to Core"

PO Box 308
Soquel, Ca. 95073
831 566 0472
EverettFamilyFarm@comcast.net

Locklin, Linda@Coastal

From: Zachary Cantor <zmcantor@gmail.com>
Sent: Monday, December 10, 2018 1:47 PM
To: Coastal Hollitser
Subject: Hollister Ranch Public Access Program

To whom it may concern:

I currently live in Santa Barbara, and have travelled to Hollister Ranch with friends and family. I am not an owner, but am very concerned about the apparently impulsive, ill-considered and vague plan proposed by AB 2534. It is a sacred, pristine stretch of land, which has been thoughtfully cared for by Hollister Ranch owners for decades. It provides critical environmental preservation for use in scientific studies and for educational purposes--with school children commonly being able to access the property and see one of California's last pristine stretches of coastline.

While I recognize that public access to the California Coast is important, there must be a balance with environmental preservation, tax payer expense and also property ownership rights. My concern is mainly for the environmental preservation, and also with the amount of tax payer dollars that will inevitably be wasted on future litigation and the massive resources required to implement the AB 2534 plan--and that could be better spent on more pressing issues affecting areas and issues closer to where more California residents reside, i.e. infrastructure, water resources, more environmental protection, alternative/sustainable energy production.

First, AB 2534 attempted to implement an outdated plan from 1982, when all of the above-mentioned issues were not nearly as critical as today. The plan clearly needs to be updated, and take into account the priorities most Californian's face today. The plan also did not seem to involve input for implementation from Hollister Ranch owners, which seems odd considering they have been responsibly maintaining the land for decades.

Second, and in this regard, the plan's massive expansion of Gaviota State Park would require an enormous amount of expensive, contentious and complex trail and road easement access of private property--and makes no accounting of the potential costs to California's tax payers. The land acquisition cost alone would be huge. Moreover, the costs in maintaining such an expanded swath of coastline to include trash, water, sewage, security, safety, transportation, trail and road maintenance seems not to have been considered--and certainly no cost estimates have been submitted. Indeed, the resources necessary to accommodate and maintain such infrastructure without permanently damaging this pristine coastline would be enormous. The costs should be reasonable and affordable over the long term, especially ongoing operations and maintenance, which are needed in perpetuity. The responsible public entities (State Parks, County Sheriff, County Fire) already face significant operations, maintenance, and public safety challenges for this

part of the coast. The updated program should honestly and responsibly address the substantial cost and logistical burdens remote Hollister Ranch access would place on these agencies.

Third, given the proposed number of potential visitors mentioned in the plan, it seems naive to assume that almost a half-million additional visitors to this pristine landscape would not have a permanent and devastating affect on the conservation efforts. Indeed, the plan proposes activities and access that not even the current owners permit for themselves, e.g. overnight camping.

Finally, safety is not accounted for. The plan has not accounted for and does not appear to have even done surveys necessary to assess the fact that the landscape is extremely hilly and remote. The proposed infrastructure would be quite complex to implement--and would only drive up an already extremely expensive undertaking. The plan, therefore, pays no attention to the safety hazards inherently present.

Thank you for your thoughtful and diligent consideration of this important issue.

- Zachary Cantor

--
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Santa Monica, CA 90403
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Cantorlawyers.com

Locklin, Linda@Coastal

From:	Greg Linder <carmelgreg@gmail.com>
Sent:	Monday, December 10, 2018 1:48 PM
To:	Coastal Hollitser
Cc:	carmelgbl@aol.com
Subject:	Hollister Ranch Access Issue

December 10, 2018

To: California Coastal Commission
From: Greg Linder
POB 7214
Carmel, CA 93921

Dear Costal Commissioners,

Thank you for this opportunity to comment on the subject of Hollister Ranch public access.

I am a third generation Californian and a surfer for 50 plus years. I have surfed all around the globe and have lived on the Central Coast of California since the 1970's and have surfed the whole coast of California for decades.

One of my favorite places to surf is the Hollister Ranch. What makes it so special among other things is that being there is like stepping back in time when the California coast was largely untouched by the hand of man. From just north of Gaviota St. Park all the way to Vandenberg Air Force Base the California coast is just about as pristine as it was in the 1800's. It is so quiet there that the sea life and the sand pipers thrive there and don't have to compete for there natural habitat with beach-going crowds.

Having surfed or visited almost the entire coast of California I know the specialness of the Hollister Ranch will be unalterably and negatively affected by public access.
My feeling is that myself and others, can already access the Hollister Ranch via boat and I have even walked to the beaches of the Hollister Ranch along the shore. Taking a little bit of work adds to the joy of finding an uncrowded natural setting unsullied by "civilization" as found everywhere else in our crowded State.

So dear Commissioners and Staff thank you for your careful consideration of this issue. After thinking about this long and hard it is my feeling and hopefully yours that keeping access to the Hollister Ranch as it has been and not changing it to public access is the best thing for all concerned. After all it only takes a bit of work via walking in along the shore or using a boat and upon arrival you find yourself in a truly special place untrammeled as all other Southern California beaches are.

Sincerely,

Greg Linder
P.O. Box 7214
Carmel, CA 93921

Locklin, Linda@Coastal

From: Alex Harleen <alexharleen@gmail.com>
Sent: Monday, December 10, 2018 1:51 PM
To: Coastal Hollitser
Subject: In regards to 1982 Hollister Ranch Public Access Program

Dear Members of the California Coastal Commission,

I am writing today as a resident of San Francisco, an avid surfer, and as someone who extensively uses and enjoys California's beaches and coastline. Through my love of backpacking, surfing, hiking and trail running I have became intensely interested in the issue of public access to outdoor spaces.

The redevelopment of the 1982 Hollister Ranch Public Access Program is incredibly important, and I appreciate your willingness to take public comment. As California residents, we are afforded the incredible gift and responsibility of having access to raw and natural spaces. The coastline is a limited resource, and I believe it is our duty to be judicious in how we use it. A part of that is ensuring that there are places on the coastline that everyone can access and enjoy (much like how Yosemite valley gives everyone the chance to experience the High Sierras). However, I have been to Yosemite Valley, and we would ruin the Sierras if every part of the range had the same development and infrastructure as the valley.

In California, we enjoy incredible access to the coastline. Last weekend I surfed at Fort Cronkhite, and you can drive right up to the break and park. And up and down the coast there are countless spots just like Cronkhite. But when you're out there, you can't help but consider what it looked like before there were the giant parking lots, the fences, the bathrooms and the metal signs. When the indications of human presence were limited instead of omnipresent. Of those lightly trodden places, on our California coast, there's not too many left. And I believe the Hollister Ranch coastline is one of those rare places.

At this point in California's history, preservation of the coastline is more important than development and access.

I strongly urge the commission to limit the scope of the new plan.

Respectfully,

Alex Harleen

--
Alex Harleen
Kynetic Consulting
(510) 282-6970
AlexHarleen@gmail.com

From: Jan Rutkin Ostendorf [mailto:jan@toddrutkin.com]
Sent: Wednesday, November 14, 2018 2:50 PM
To: EnvironmentalJustice@Coastal
Subject: Public comment

To Whom it May Concern:

I realize I have missed the deadline for public comment on the CCC Environmental Justice policy, however, I would respectfully ask that you consider & accept my comments in light of the fires & emergency situations that have occurred in the last week near my area. There are 2 projects for which I would like to submit comments:

1) HOLLISTER RANCH:
I would like to say that the CCC decisions with respect to Hollister Ranch are outrageous. There are over 8 miles of public beach that the public is being denied access to because a few very wealthy property owners in the area have hired lobbyists to prevent access. Steve Lopez (LA Times columnist said it best - (I am paraphrasing):
"The only way to get in & out of Hollister Ranch is via kayak. You can kayak and the following might happen:
-you could become shark bait
-you could end up on one of the outer islands
-you could drown
-you might make it, but then you have to get back...
However, if you happen to have a helicopter, you can fly in and land it - there is a helicopter pad.
Lastly, if you happen to be part of a school group, you can go there once a year."

I think that just about says it all. Please explain to me how is it that Yvon Chinard (Mr. Environmental Patagonia), James Cameron (Mr. Titanic) and several other wealthy individuals get to keep Hollister Ranch private - with basically no public access? Furthermore, these same wealthy individuals are getting a property tax break because they are supposedly part of a "Ranch." Trust me, Yvon Chinard & James Cameron do ***not*** do any ranching at Hollister Ranch. Wouldn't we all like a property tax break? But then, you have be part of a ranch. I think you have to have cows too. Steve Lopez wrote a column about this too.

2) I was present at the CCC meeting in Scott's Valley on July 11, 2018 when the commissioners rubber stamped the eldercare development at 1525 Palisades Drive, Pacific Palisades, CA 90272. It was a complete travesty! In case you missed it, the developer is planning to build an eldercare facility for 90+ eldercare residents in the Pacific Palisades Highlands. This was erroneously approved by City of LA & this project violates the CA Coastal Act in multiple ways - And then, to add insult to injury, the CCC approved it!!!
The City of LA and the CA Coastal Commission should <u>not</u> have approved this project as it violates the CA Coastal Act in 5 specific ways:

1) • No traffic study or analysis of traffic impacts on public access – violates 30250, 30252 CA COASTAL ACT

2) • No analysis of view impacts, no story poles erected, City claimed views not relevant since only view that "counts" is ocean view- violates 30251 CA COASTAL ACT – (Mountain views in the CA Coastal Zone are protected)

3) • Insufficient/incorrect data on parking: did not consider visitors, employees, independent medical care providers and impact on access to parks : Violates 30252 CA COASTAL ACT

4) • No analysis of impact of brush clearing on parkland- Violates 30240 CA COASTAL ACT (Would significantly impact the adjacent riparian creek and Sycamore – Oak woodland in Santa Ynez Canyon Park).

5) • Failure to analyze consistency with Interpretive Guidelines- 30620(3) CA COASTAL ACT

(Consistency with respect to the other buildings in the area which are 2 story - this project would be 4 story 64,646 sq ft - oversized & massive - Inconsistent with the neighborhood.)

AND YOU CALL THIS ENVIRONMENTAL JUSTICE???

Now, in light of the still raging fires in California, are you really going to tell me it makes sense to put a 64,646 sq ft eldercare project with 90+ eldercare individuals up in the Santa Monica Mountains?
It's completely ludicrous! Can you imagine evacuating all of them, many of them disabled (or not independent, hence they are in an eldercare facility) + staff + all the people who live in the Palisades Highlands (approximately 3,000) in the middle of a firestorm? Also, the City of LA's own guidelines for eldercare facilities are that they are to be "centrally located," and close to medical resources. This site is no where near any medical resources! It's 20 minutes from the nearest hospital without any traffic, 40 minutes with traffic and 90+ minutes in the middle of an emergency situation. Please tell me where is the logic or the "environmental justice"? But the CCC approved this project without even discussing it!

I'm a 3rd generation Californian and it seems to me that the CCC used to always do the right thing in protecting and preserving our CA Coastal Zone for us and future generations. That's why it was created. Now, it seems very inconsistent. If we don't protect the coastal zone NOW, we will lose it to irresponsible developers who are

only in it for the money. And/ or, we will lose public access altogether because we don't have the money to fight for it and it will only be accessible to the super wealthy.

I am writing as an individual, not representing anyone but myself. Although I realize that CCC decisions are final - I really wish they would reconsider their decisions on the above 2 situations. They are just wrong, environmentally & otherwise.
I copied the following from the CCC website:

"The California Coastal Commission is committed to protecting and enhancing California's coast and ocean for present and future generations. It does so through careful planning and regulation of environmentally-sustainable development, rigorous use of science, strong public participation, education, and effective intergovernmental coordination."

As a citizen of CALIFORNIA, I just want the CCC to do what it says it is committed to doing- and that's not happening.

Please confirm receipt of my comments.

Jan Rutkin Ostendorf

Jan Rutkin Ostendorf
jan@toddrutkin.com
323-422-4146

Locklin, Linda@Coastal

From: Grant Fowlie <GFowlie@brushresearch.com>
Sent: Monday, December 10, 2018 3:04 PM
To: Coastal Hollitser
Subject: Hollister Ranch Public Access

To the California Coastal Commission,

Thank you for your efforts on behalf of the state and in working to protect, conserve, restore and enhance the environment of the California coastline. It is one of the things I am most passionate about in life, having been born and raised in Southern California and spending time along the water from San Diego to Pismo.

I am fortunate enough to be a part owner now. My parents worked to purchase an empty parcel in the 80s. Over the many years since we've spent considerable time and money invested into the Ranch as it is something that we believe in deeply. We are not movie stars or famous directors-just Californians who value a natural coastline and the untouched beauty of the Ranch. What makes it so powerful and special in the world is precisely what is at risk now. The morning walks at low tide to explore the tide pools would be no more. One need only to look up and down the coast, whether completely open to the public or managed through the State Park system to see that to be true. Pristine natural coasts with endangered species have given way to garbage strewn areas and parking lots.

Essentially, we would be destroying this small area of beauty to create another couple miles of the same. There is no upside, and all of the downside.

You have it in your power to not only stand by your mission of protecting and conserving our coastline but also to follow the legal directions of the governor when he vetoed AB 2534. You have it in your power to allow the principle stakeholder and landowner, The Hollister Ranch, to be included in the process of looking at the changes of the 26 year old program, which is deeply flawed. We know there is no YMCA camp ever built. We know there are no public roads and that the fiscal cost and environmental cost of adding trails and roads across sensitive and private land would be extraordinary. We know how hard it is already to manage the small Gaviota State Park. This would take that cost and multiply it by a factor of a thousand after all of the trail/road work is completed.

I can tell you from first hand experience that the impact on the beaches is apparent when even 10 people are there and don't clean up thoroughly. I can guarantee that what exists would be ruined from the 100,000s of visitors that would end up against these bluffs and on the reefs.

Our small roads are already dangerous with small passenger vehicles, these are not meant to be throughways for large vehicles or many tourists. There is no mobile phone service, no lifeguards, no police, no camping allowed, etc.

This is a chance for you to stand up for the coast, for nature and for the law.

I deeply and sincerely appreciate you taking the time to read through the thoughts of a regular person who has the chance to see what would be destroyed. I work a 9 to 5 just like anyone else. I am not an elitist enemy of the people. I share the ranch with as many people as possible. I do not surf. I'm not trying to protect a surf break or something like that. I am concerned with the destruction of something that is deeply important to me.

Very best regards,
Grant Fowlie

Locklin, Linda@Coastal

From: Rory Shevin <roryshevin@gmail.com>
Sent: Monday, December 10, 2018 3:41 PM
To: Coastal Hollitser
Subject: Public Access-Hollister Ranch

Dear Coastal Commission members,

Thank you for your service on behalf of all Californians.

I am Rory Shevin. I live in Calabasas and am a recently retired Real Estate Broker after 40+ years in the business.

I voted for the Coastal act in 1972. I am a firm believer in the protecting the wondrous pubic spaces that we have in California thru controlled access from Yosemite to various beach campgrounds. And I am in favor of the protection of these public treasures through controlled public access. I feel Hollister Ranch is just such a treasure and deserves controlled public access to protect and maintain it.

I am currently an owner at the Hollister Ranch. As such I am not opposed to public access in a controlled manner in ways that I think this body would appreciate.

First of all, I believe we already have a level of public access to the Hollister Ranch from being the adjoining land owner to Gaviota State Park. In fact, I used to boat from the Gaviota pier into the ranch back in 1970 long before I had the ability to become an owner. And now while at the ranch, I always see fishing boats, sea urchin & lobster boats, and surfing boats in the water along the coast. I see fisherman walking into the ranch along with campers and surfers as well. It is important to note that the HR has never built any type of barrier to the public. No walls, no fences, no structures that prevent access along the coastal beaches, things like it is more common to see along PCH in the Malibu coast for example where building a home and putting up a fence makes access impossible. Yes the Ranch built roads on their private property back when the ranch was subdivided in 1970. And yes the ranch even built a guard house to limit people from wandering onto private property. These private amenities are on private property which is a concept I still think we believe in, in this country. The real barriers to a more widespread access are only the natural barriers that exist in this part of California. The mountains, the cliffs, the steep terrain, the rocky shoreline. These are not barriers the Hollister Ranch has placed but nothing more than natural terrain that exists in this part of the coast. In my view, the public is welcome to walk, bike, boat and other wise use the coast which is and should be open to every ones use.

It has been my experience in working with this body that the stated goal of the Coastal commission is to limit the building and development along the coast. As a point in fact, when I became an owner at the ranch in the mid 1980's and later on, I tried to build a very small and modest home (appx. 3,000 ft) on my 108 acre parcel which is located apx. 1.25 miles inland from the coast, and not visible from the coast. While my plans were approved by both the ranch HOA and the county of Santa Barbara, I was repeatedly rejected by the CC who did not want development there. It took me over 7 years of struggle with this body to finally get the approval to build my small home, for which I am eternally thankful for.

Yet contrary to the stated goals of this body to limit development along the coast, I am learning the CC is looking to put roads, trails, parking lots, bathrooms facilities, lifeguard towers, buses, unlimited access and use of this very fragile

ecosystem with dangerous eroding cliffs, coastal creeks blending into mature Oak forests, wild animals who make this their home, bobcats, mountain lions, wild pigs, rare tide pools, pristine unspoiled coastline with wild habitat frequented by whales, dolphins, an occasional sea lion, otters. All this on our private property and not to mention the ranch is a working cattle ranch with cattle and babies calves wandering the landscape.

It would seem to me that this body would be in favor of limiting the development of such a pristine resource. Certainly this seems to be the CC goal when confronted with each private landowner's proposal to build on their land; this body always has and still is currently fighting to stop any development. How does that square with this new proposal to develop in a way that will certainly destroy such a pristine and valuable resource.

Thank you for considering my input.

Rory Shevin
roryshevin@gmail.com

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Locklin, Linda@Coastal

From: Laura Francis <laura.a.francis@gmail.com>
Sent: Monday, December 10, 2018 3:41 PM
To: Coastal Hollitser
Subject: Hollister Ranch Access Plan

Dear Commissioners,

I live in Santa Barbara and I am a marine biologist, educator, conservationist working on the Southern California Coast and Channel Islands for the past 24 years. I think it is incredibly important for us to preserve the stretch of coast in Hollister Ranch that exemplifies California as it once was before intense urbanization. In my opinion, the 1982 HR plan (that was never implemented) needs to be re-done thoughtfully and completely and I recommend that the Commission follow the direction provided by Governor Brown in his veto of AB 2534 to develop a new comprehensive plan for that stretch of coast. I understand that the Commission has proposed an interagency working group made up of the State Lands Commission, Coastal Conservancy, State Parks and the Coastal Commission to update the 1982 plan. To me, it would make a lot of sense for the primary landowner (that has been responsible for conservation and stewardship for the area for many years), Hollister Ranch, should be included in this process.

Some questions that I would like to see answered by the Commission are: How do you propose to provide more access to this area but also protect sensitive coastal resources? How would you propose implementing an access program on a private, 14,500 acre working cattle ranch? Additionally, how would you address the fact that this area has no public roads, has limited communication and emergency services, and no public utilities? There is already significant existing and planned managed access programs that focus on underserved and special needs populations. I think focusing on these kinds of carefully managed programs will help to keep this jewel of our coastline intact and responsibly managed for the future.

Thanks for the hard work that you do to take care of our fragile coastal resources.

best regards,
Laura Francis

Locklin, Linda@Coastal

From: Gary Groth-Marnat <GGroth-Marnat@pacifica.edu>
Sent: Monday, December 10, 2018 4:46 PM
To: Coastal Hollitser
Subject: Hollister Ranch

December 10, 2018

RE: Hollister Ranch

Dear Members of the Coastal Commission,

My name is Gary Groth-Marnat and I have closely followed the debates and processes related to greater public access to the Hollister Ranch. Accordingly, I'm concerned with the practicality of implementing public access and have the following questions:

How could the plan be reasonably implemented given the sensitive habitat, absence of infrastructure, nonexistent services, danger associated with railroad crossings, trespassing onto railroad property, need to protect ongoing cattle ranching (14,500 acres), challenging topography, private property rights, legal liabilities (injuries, etc.), and policing the rights of landowners.

I understand that the 1982 program was considered outdated by Governor Brown and, as a result, he did not sign necessary legislation to proceed. Given the above questions, I think it's essential that any newly proposed plan should not be a brief makeover. Instead, it should carefully and clearly address the above issues. This should also include a realistic and credible cost for the complete public access package.

I look forward to the above issues being discussed and answered.

Sincerely,

Gary Groth-Marnat

Locklin, Linda@Coastal

From: greta meaney <gretameaney@gmail.com>
Sent: Monday, December 10, 2018 4:51 PM
To: Coastal Hollitser
Subject: Hollister Ranch Access Plan

TO: California Coastal Commission
FROM: Greta Meaney
Former YMCA Board of Directors
Carpinteria, CA
RE: Hollister Ranch Access Plan

As a former board member for the Young Men's Christian Association (YMCA) from 1964-1983, there are some important information included in the 1982 Hollister Ranch Access Plan with regards to the YMCA and Hollister Ranch that requires correction.

1. The YMCA proposed camp was never built. This can not be overstated.
2. The Conditional Use Permit and associated conditions have expired.
3. Operations of a remote recreational facilities/trails such as at Hollister Ranch is costly. During my tenure on the YMCA Board we chose to focus resources towards the construction and operations of YMCA facilities in Lompoc and Santa Ynez. This decision allowed for a much greater public benefit.

An important question that the Coastal Commissioners should ask themselves prior to expanding recreational opportunities is "are our existing recreational areas receiving the maximum stewardship and management potential serving the best interest to the public." I don't believe that to be the case. I do not support additional recreational facilities/trails in Gaviota as I don't believe the State's existing recreational resources are getting the attention they need and deserve.

Sincerely,

Greta Meaney

Locklin, Linda@Coastal

From: Colton Sarlo <colton.sar@gmail.com>
Sent: Monday, December 10, 2018 5:43 PM
To: Coastal Hollitser
Subject: population increase equals increase in pollution

My Name is Colton Sarlo and I am a new resident to The Hollister Ranch. I was born and raised in Malibu, California and as a surfer in the Los Angeles area I wave seen the direct environmental relationship between population density in coastal regions to Increase in pollution. I have not only seen the effect of pollution due to population increase in my home town, also in some of California's greatest natural treasures. such as Yosemite.

Yosemite, has had an increase in park visitors from roughly about 3.8 million visitors per year in 2013, to roughly 5.2 million visitors per year in 2016, based on recent data from (https://www.nps.gov/yose/learn/management/statistics.htm)

With the population increase in/ to Yosemite, the pollution levels follow, also crime of defaces some its natural land makes as well.

https://www.nps.gov/articles/airprofiles-yose.htm

In 2014, we see how population increase to Yosemite lead to graffiti in some of California's greatest natural land marks.

https://www.sfgate.com/bayarea/article/Feds-hunt-clueless-graffiti-artist-in-5843498.php

Simply said, it is preposterous to believe that opening Hollister Ranch, an environmentally private area to the public will benefit the environment at all. This will only lead to more pollution and devastation to the natural habitat.

Locklin, Linda@Coastal

From: scott putnam <sbripman@hotmail.com>
Sent: Monday, December 10, 2018 6:16 PM
To: Coastal Hollitser
Subject: Update of 1982 Hollister Ranch Public Access Program

Dear Ladies and Gentlemen:
It is my understanding that the Coastal Commission is asking for suggestions as to what a new "sensible and fiscally responsible" plan for Hollister Ranch might look like.
I have been an owner of a home at Hollister Ranch since the early 90's and my perspective on the issue is shaped by that experience.
My comments are as follows:
1. The Hollister Ranch is subject to climate extremes including tremendous dryness and harsh winds, much of the time. This makes it an extremely hazardous place for anyone not familiar with its micro-climate. Any new access program should take this into account.
2. During wind events (and at other times) the wildfire risk can be extreme, and access to many parts of Hollister Ranch, and neighboring ranches, for firefighters and other responders, can be problematic.
3. In recent days we have learned that endangered mountain lions were injured and/or killed in the Woolsey fire. A wildfire at Hollister Ranch would likely do significant damage to endangered or threatened species.
4. Humankind is eradicating most species on earth other than human-dependent animals such as cows, chickens, pigs, dogs and housecats. Any new plan for Hollister Ranch should take extraordinary care to ensure protection of the unique species currently living there.
5. Given the world-wide environmental and species crisis, any plan for Hollister Ranch should err on the side of preserving the wilderness and preventing possible species loss.
6. The shoreline at Hollister Ranch contains excellent habitat for inter-tidal species and unsupervised public access could result in significant predation of the habitat (rock and shell collection, for example, has decimated much of the coast in the greater Los Angeles area).
7. Recreational beach activities at Hollister Ranch are fraught with risk. There are submerged and jagged rocks in the surf zone, and waves can be large and powerful. A number of deaths and injuries have occurred there over the years.
8. The current managed access program provided by the Hollister Ranch Owners Association (the "HR Program") is an excellent means of dealing with the issues described above. It is recommended that the HR Program is the most sensible and most fiscally responsible program that can be devised, and should be continued as currently constituted.
9. If there were unsupervised visitors pursuant to a new access program, new guides and lifeguards and fire personnel and docents and medical personnel could be necessary. Otherwise the risk of deaths and major environmental damage would be high. Consequently any additional state access program would need to have substantial funding for these purposes. This may not be fiscally responsible given other needs for public funds.
10. Limited human use of the coast between Gaviota and Jalama is one of its most unique assets. The area has only become more special since 1982 because of the level of preservation that has occurred as compared to beaches throughout the rest of Southern California and the Central Coast. Any new program should go to great lengths to protect the significant coastal resources that result from it.
11. These are my personal views. I do not speak for other owners at the Hollister Ranch, or for the owners' association there. But I believe that other owners share my concern that an expanded public access program, without the type of management that the HR Program provides, could result in widespread and lasting damage.
Thank you for the opportunity to provide comment.
Scott Putnam
18 Hollister Ranch

Gaviota, CA 93117

Locklin, Linda@Coastal

From: Cliff Scholle <cliff.scholle@gmail.com>
Sent: Monday, December 10, 2018 6:19 PM
To: Coastal Hollitser
Subject: Comments on the 1982 Hollister Ranch Public Access Program

Dear Commissioners:

I have been a resident of Santa Barbara County for 53 years. I was employed as an environmental scientist for over 30 years, working in both the public and private sectors. As a result, I am familiar with issues surrounding the maintenance and protection of environmental resources, as well as the challenges to the State in performing their required duties.

I have frequented the open spaces west of Santa Barbara, now referred to as the Gaviota Coast, hiking on beaches and in canyons for many years. I've launched a skiff from Gaviota State Park hundreds of times so I could surf and fish off the coast of both the Hollister and Bixby Ranches. I have been awed by the incredible beauty and remoteness of the area, and I would like my children to enjoy the same experience.

Furthermore, I have been aware of the public access issues surrounding the Hollister Ranch dating back to the plan developed by the CCC in 1982. Due to my long association with this beautiful stretch of coast and my appreciation of it, I am interested in preserving the natural state of this area. I present these comments and questions in that light.

I agree with Governor Brown's decision to veto AB 2534, as the 1982 plan is outdated and doesn't make sense more than 30 years after it was developed. I agree with him that a new "sensible and fiscally responsible" plan be developed. The 1982 plan is full of flaws, e.g., it assumes the State has the fiscal resources to operate and maintain the proposed action without providing credible documentation how this would be accomplished; it assumes the existence of an in-place YMCA camp; it assumes the construction of costly and contentious trail and road easements across private land; it ignores the extensive developmental and safety challenges that would be required for public access. In short, the 1982 plan, as is, is not a reasonably feasible proposal.

If the CCC is to move forward with public access to the Hollister Ranch, the 1982 plan needs to be completely revamped. A quick and dirty fix is not acceptable, as the project is complicated and will be expensive. Please consider that the access is proposed to be maintained forever. It doesn't take much to see this will be a huge and problematic undertaking, and it deserves a substantial effort to develop a plan that will work.

Before one considers the impact of the people accessing the area, one must consider the impacts of the development itself. Consider the physical challenges related to the topography, the impacts to sensitive habitat, the rights of the private property owners (and railroad). How will these be addressed? Then, of course, once the public enters the picture, what will be the prolonged impacts to environmental resources and how will these be managed?

Without extending this email too much more, I pose a few more questions for the Commissioners:

1. - How does the Commission propose to address the physical challenges, as well as the lack of infrastructure, considering there are no public utilities, public roads, emergency services, sanitary facilities, limited land-line and cell service, etc.?

2. - How does the Commission propose to allow access and at the same time protect the sensitive habitat and resources?

3. - How does the Commission propose to protect the private property rights of the individuals at Hollister Ranch?

4. - How does the Commission propose to fund and manage the program in perpetuity, especially considering the challenges to State agency workload and budget?

5. - Has the Commission considered allowing a representative from the private landowners at the Hollister Ranch to participate in the development of the new plan?

I appreciate the opportunity to comment on this issue. I ask that you please consider the unique aspects of this part of California coastline and that you, above all, protect the resources in this area.

Best regards,

Cliff Scholle

Locklin, Linda@Coastal

From: Douglas Imperato <dpi@gte.net>
Sent: Monday, December 10, 2018 7:33 PM
To: Coastal Hollister
Subject: Preserve the Hollister Ranch- maintain the current level of public access!

Commissioners.

I have lived, surfed and enjoyed the beautiful coast of Santa Barbara County for more than 30 years. I have raised my two children here and they have similarly grown up with a deep appreciation for the natural beauty of this coastline.

For many years, I regularly accessed the Hollister Ranch walking along the beach, by boat, and as guests of friendly ranch owners. We are deeply disturbed by the recent increase in efforts by the Coastal Commission, the media, and a few very vocal "outsiders" who are pursuing increased access at the Ranch. I have developed close ties with many of the local surf community and I know just one person who is in favor increasing public access.

When Governor Brown vetoed AB 2543, he indicated that the 1982 public access program was outdated and needed to be updated. It is our feeling that most of the aspects of that program are completely unacceptable. This document needs a complete and total re-write and it is imperative that the Hollister Ranch ownership be involved in this process.

The problems with the 1982 program are numerous. How would the Coastal Commission propose implementing access to this working cattle ranch that has no public roads? The current road system is owned and maintained by the Owners and is barely adequate to accommodate the 1200 Ranch owners. How would the Commission pay the enormous costs to build and maintain trail and road easements across private parcels? What will be the impact to this pristine environment of the additional tens or hundreds of thousands of additional guests that are envisioned? What about the enormous costs and huge environmental impact of building and maintaining the supporting facilities for the huge increase in additional users? Any additional development to accommodate large numbers of the public at the Ranch will have an especially large and detrimental impact to wildlife and habitat. The physical challenges and practical limits of access to the Ranch should responsibly address the absence of infrastructure and services, steep and rugged terrain, abundance of sensitive habitat, the railroad, and private property rights and interests.

I urge the Commission not to force the transformation of the Ranch to just another crowded, developed, southern California beach. It has remained in a pristine state through the careful stewardship of the owners. Dramatically increasing public access at the Ranch will have an enormous negative impact on the coastal environment, is not logistically practical,and will be extremely expensive. There are many other places along the California coast that do not have these challenges, the Commission should focus their access efforts in those areas.

Thank you.

Douglas Imperato, Ph.D.
2543 Mesa School Lane
Santa Barbara, CA 93109
805.570.0433

Locklin, Linda@Coastal

From: Tina Borden <tina_borden@mac.com>
Sent: Monday, December 10, 2018 8:28 PM
To: Coastal Hollitser
Subject: 12/14 Meeting Questions

After reading through the Hollister Ranch Access Program Overview prior to the meeting on December 14th, 2018, I have a few questions:

1. Who is going to pay for this? Not only will it be costly to build out this plan (facilities, roads, trails, etc.) but the on-going maintenance tab will be exorbitant.

2. What authorization is required to build/use roads/trails across private property?

3. Will the state be required to seize private property in order to implement this plan? If yes, what is the estimated cost to do so?

Thank you for your time and consideration to these questions.

Tina Borden

Locklin, Linda@Coastal

From: jesse wooten <jwooten34@yahoo.com>
Sent: Tuesday, December 11, 2018 4:29 AM
To: Coastal Hollitser
Subject: Public Access

Dear Coastal Commission,

My name is Jesse Wooten. I'm an environmentalist, educator, and surfer in Santa Barbara, CA, and am writing to express concerns regarding the updating of the 1982 public access plan to Hollister Ranch.

First, given that the plan is almost 40 years old, it needs a major overhaul in terms of the usage and planned access, not just some tweaking here or there. Governor Brown realized this and that is why he vetoed the bill recently.

Second, in order to make any positive change, it makes sense that the Hollister Ranch Owners Association be included and consulted throughout the process of developing the plan.

That stretch of coast is our last remnant of pristine Southern California coastline, and it's important that it's development be carefully considered and reconsidered as we move forward.

Thank you for reading,

Jesse Wooten
Santa Barbara, CA

Locklin, Linda@Coastal

From: Bill Borden <wpborden@gmail.com>
Sent: Tuesday, December 11, 2018 7:18 AM
To: Coastal Hollitser
Subject: Hollister Ranch (HR) 1982 Plan

Dear Commission - I am a lifelong resident and taxpayer in California, having spent all of my childhood and a good portion of my adult life in/near Santa Barbara. I am also passionate about environmental issues, especially those that impact our California coastline.

Regarding the 1982 Plan, I am very interested to understand:
-Who specifically will benefit from implementation of the Plan?
-What will be the cost to implement and maintain that Plan? What was the estimated cost when this plan was originally created in the early 80's?
-And before that, what will even be the cost to fully update and modernize the 1982 Plan?...it is over 35 years old and much has changed since it was originally contemplated
-How will the voting public be made aware of these costs prior to pushing forward with The Plan? Who will decide if this is a budgeting priority versus all of the other challenges facing the state and it's residents?
-In addition to the financial costs, how should we analyze/assess the environmental costs? Based on my reading of the Plan, the environmental costs could be meaningful, although harder to quantify than the financial costs.

I think that The Plan should remain on hold until all the costs associated with 1) fully updating and then 2) implementing and 3) maintaining The Plan are better understood by CA taxpayers. Only then can a proper cost benefit analysis be prepared and analyzed. Thank you very much.

Bill Borden

Sent from my iPhone

Locklin, Linda@Coastal

From: Kit <recycledhouse@fastmail.us>
Sent: Tuesday, December 11, 2018 7:34 AM
To: Coastal Hollitser
Subject: 1982 Hollister Ranch Public Access Program

Dear Commissioners,

There is a fundamental misunderstanding of the public's access to the shoreline adjacent to the Hollister Ranch highlighted by the statement made in the California Coastal Commission's "Informational Report on 1982 Hollister Ranch Public Access Program":

"...the public has never been able to exercise their constitutional right of access to the beaches at Hollister Ranch"

That statement ignores the fact that for decades the public has been using a number of access ways to the coast there:

1) By foot along the beach with access from Gaviota State Park,
2) By boat from the Gaviota State Park pier and beach, and
3) By the Hollister Ranch managed access program for the public.

Additionally, within the 60-mile stretch of California coastline from Pt. Sal to Gaviota, not including Jalama Beach County Park or Surf Beach near Lompoc, these Hollister Ranch routes provide the most opportunity for the public to use the shoreline. Two thirds of public access to that coastline is restricted by the Federal Government by Vandenberg Air Force base.

It would be a disservice to the citizens of California to spend hundreds of millions of dollars for an adversarial effort to acquire, develop, and maintain new parkland at Hollister Ranch when the State can't afford to repair the storm damaged pier at Gaviota, or keep that Park open during winter months for overnight camping, or improve the approximately 12 miles of State Park owned coastline from Gaviota to El Capitan.

With continued good stewardship one of the last vestiges of untouched California coastline can continue for decades. Please scrap the 1982 plan and work with the Hollister Ranch Owners' Association toward a sensible resolution of this issue.

Thank you for your efforts on behalf of all of us who actively use our beautiful California shoreline.

Sincerely,

Kit Boise-Cossart
Santa Barbara County

Locklin, Linda@Coastal

From: Michael Ramsey <ecomichael11@gmail.com>
Sent: Tuesday, December 11, 2018 7:41 AM
To: Coastal Hollitser
Subject: Hollister Ranch Public Access Trail

California Coastal Commission Members,

I greatly appreciate you taking the time to read my brief but concise comments regarding public access to Hollister Ranch and it's beaches. I have lived on Hollister Ranch since 2003, and I am still living there full time.

I have participated as a docent in our tide pool school programs for school children to view sensitive sea life at the Alegria reef. Hollister Ranch has also sponsored many other managed access programs to its beaches, Wounded Warriors, Walk on Water and various other groups for sponsored events at the beaches along Hollister Ranch.

The current settlement between the California Coastal Conservancy and the CCC with the HROA provides for even greater amounts of managed access to it's beaches.

The public has access to Hollister Ranch beaches from the mean high tide lines, like all the beaches along our California coast line. As a native Californian and a strong proponent of property rights, I find it offensive and intrusive that the CCC wants to create a public access trail through private property to access the beaches along Hollister Ranch, there are many other coastal locations along the vast California coast line that are not accessible because of cliffs and other topographical constraints.

Hollister Ranch is a working Cattle Ranch and has been for close to 150 years or more, imposing a public access trail through condemnation would be expensive, cumbersome and would jeopardize our Cattle operation and the fragile ecosystem along the cliffs and private property on Hollister Ranch.

Any potential public trail access plans, should include representatives from The Hollister Ranch.

Please also consider the many other coastal beaches that are kept private for various other reasons, Camp Pendleton, Vandenberg Air Force Base, Cojo Jalama/Bixby Ranches are all private and kept and in pristine and natural condition without public intrusion to keep the coastal beaches and land preserved without being over run by the vast public.

California needs to protect and preserve what is currently left and undeveloped and kept in a native and in a natural state for generations to come,

Hollister Ranch has a mission statement,.. to: Protect and Preserve our Natural Resources.

Thank you,

Respectfully Submitted,

Michael Ramsey
HR #11

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Tuesday, December 11, 2018 8:33 AM
To: Coastal Hollitser
Subject: FW: Public Access to Hollister Ranch

From: Tom tcraig@hearstcastle.com [mailto:zkahuna51@gmail.com]
Sent: Tuesday, December 11, 2018 8:06 AM
To: Ainsworth, John@Coastal; Christie, Sarah@Coastal; Locklin, Linda@Coastal
Subject: Public Access to Hollister Ranch

Dear Coastal Commission,

My name is Thomas Craig. I am a licensed landscape with the State of California and have worked with California State Parks as a Landscape Architect at Hearst Castle for over twenty years. I know what it takes to maintain roads, trails and other infrastructure.

I've been boating into the Hollister Ranch for over fifty years.
My first trip was in 1966 when I fell in love with it's pristine beauty.
The continued stewardship has kept the landscape fairly untouched since the 1960's.

I firmly believe that opening up the Hollister Ranch with trails, restrooms and additional development will ruin the overall beauty of the land and create many environmental concerns.

If California State Parks is involved, they will acquire the land, but look to others to pay for everything. They continue to complain that they don't have the funding to fix the Gaviota Pier, which is one way for the public to access the area.
I've seen how their maintenance programs wither away on existing parks.
The bottom line is they can't take care of what they currently oversee.

Remember, the California Coastal Commission was originally set up to preserve the California coastline and it's surroundings. Please consider upholding this objective.

Thank you for your consideration.

Sincerely,
Thomas Craig
CA Landscape Architect #1792
Cayucos, California

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Tuesday, December 11, 2018 8:34 AM
To: Coastal Hollitser
Subject: FW: Save our coastline.. just a little jewel!

From: patty Schaefer [mailto:pattyschaef@gmail.com]
Sent: Monday, December 10, 2018 9:26 PM
To: Locklin, Linda@Coastal
Subject: Fwd: Save our coastline....just a little jewel!

Dear Ms. Locklin,

I live in Northern California and have been witness to the devastation of climate change and overpopulation into our beautiful natural areas of California. I live in Chico and have seen what the crowding of people on our lands have done. The push of humans on to natural lands its wildlife has shown its devastation. It is time protect our beautiful lands.
I have had opportunities to visit the area of Hollister Ranch only a few times over 20 years and I marvel at the beauty that still exists without ' that trampling'. The Ranch has small dirt roads, beautiful oaks,native plants. Cattle roam at ease (across all roads without danger). No pollution or trash on the beaches. Beautiful areas for sea life to thrive, wild deer, pigs, coyotes, and mountain lions exist and are protected.
We have an opportunity to save these lands from being trampled with garbage, heavy road traffic and massive human pressure.
This area needs to stay pristine. If open, only for educational and enviromental opportunites for people to learn how to appreciate what beauty California can keep....not destroy.

The area is a ranch, the roads are very small and windy and dangerous. The upkeep and rebuilding of infrastructure would be enormous to let massive amounts of people to trample this land.
Please be wise and keep a bit of our sweet coastal wildlife protected and our oceans and land healthy.

Thanks you so sincerely,
Patricia Schaefer
Chico, California

Locklin, Linda@Coastal

From: Jack Wall <jackwall@earthlink.net>
Sent: Tuesday, December 11, 2018 8:45 AM
To: Coastal Hollitser
Cc: 'Hollister Ranch'
Subject: Hollister Ranch

Dear Coastal Commission

As an owner on the Hollister Ranch, I am writing you in regard to the purposed public access of the Ranch. As a native Californian, we all appreciate access to our beaches. However in the case of the Hollister Ranch, access is very problematic. The Ranch currently has cattle roaming over the main road from the main gate to the west end. Bicycles and pedestrians do not blend well with the cattle operations. There is no infrastructure for the public. There is no potable water available. Water wells would have to be drilled in the back country on private property with pipelines crossing multiple parcels to provide water to the beach areas. There is no sewage/septic systems in place. The nearest public safety resource could be more than 30 minutes away. There is no lifeguard service for those that use the 8 ½ miles of beaches. Most of the beaches have no cell service. There is no public trash collection. There is no protection from the heavy winds that do occur on a regular basis.

The 1982 Hollister Ranch Public Access Program is completely outdated and does not reflect the true problems with the purposed public access at that time.

I am asking the Coastal Commission and the Coastal Conservancy to accept the initial agreement that was signed between the Ranch and the Commission. It allows limited public access without damaging the sensitive coastal resources.

Thank you for your consideration
Jack Wall

Locklin, Linda@Coastal

From: Scott Kidd <scottkidd@cox.net>
Sent: Tuesday, December 11, 2018 9:08 AM
To: Coastal Hollitser
Subject: Hollister Access Concern

Dear Commission and Staff,

> In October, Governor Jerry Brown vetoed AB 2534 (Limon), a bill meant to prioritize public access to the Hollister Ranch using an access program adopted by the California Coastal Commission in 1982. In his message, the Governor called the program "outdated" and called for development of a new "sensible and fiscally responsible" plan.
>
> I am writing to ask that you honor the veto, for many reasons.

It is important to note that I do not own or have access to Hollister Ranch although I have had the privilege to visit on a few occasions.

We need to protect what is left of our coastal resources and consider preserving this stretch of coast that embodies southern California before it was urbanized.

A few flaws with the 1982 program are:
1. Assumes the existence of a YMCA camp which was never built. Essentially proposes extension of the Gaviota State Park for the entire 8 ½ miles of the Hollister Ranch coastline.
2. Requires expensive, contentious and complicated trail and road easements across private parcels, commonly owned parcels and railroad property, and makes no credible estimates of these costs.
3. Assumes the State has the capacity to operate and maintain access in perpetuity without providing credible estimates of costs or the budget, resources and logistics necessary to do so.
4. Assumes extensive mixed pedestrian/bicycle/shuttle bus/auto use of a private, narrow, hilly ranch road without taking into account any usability, safety or traffic engineering standards.
5. Significantly overstates existing use of the Hollister Ranch beaches and declares, without evidence, that adding up to 180,000 or more annual beach users will not negatively impact sensitive resources or the experience.
6. Ignores key public safety challenges (lack of accessible landline or mobile phone communication services, no nearby or timely first responders, and no feasible emergency access to many areas).
7. Proposes extensive development (full time camp hosts and facilities, sanitary facilities, and utilities) to enable overnight camping, an activity which is not currently permitted.

Other items to consider:
1. The updated program should not rely upon property acquisitions through condemnation or illegal exactions.
2. The real geographic/physical challenges and practical limits of access to the Hollister Ranch should be responsibly addressed, especially with regard to absence of infrastructure and services, challenging topography, sensitive habitat, the railroad, and private property rights and interests.
3. The responsible public entities (State Parks, County Sheriff, County Fire) already face significant operations, maintenance, and public safety challenges for this part of the coast. The updated program should honestly and responsibly address the substantial cost and logistical burdens Hollister Ranch access would place on these agencies.
4. Limited human use of the coast between Gaviota and Jalama is one of its most unique assets. The area has only become more special since 1982 because of the level of preservation that has occurred as compared to beaches throughout the rest of Southern California and the Central Coast. The program should recognize the responsibility to protect this experience and the sensitive and significant coastal resources that result from it.
5. The program should acknowledge and incorporate the significant existing and planned managed access programs that focus on underserved and special needs populations who would not benefit from a coastal trail or shuttle service.

The Coastal Commission is in place to protect what is left of our special and very beautiful California Coastline. We hope we can count on you to do the right thing. The Commission should follow the direction given by the Governor in his veto message on AB 2534.

Thank You and Warmest Regards,
Scott Kidd

Locklin, Linda@Coastal

From: Duffy Witmer <duffwitmer@yahoo.com>
Sent: Tuesday, December 11, 2018 9:36 AM
To: Coastal Hollitser
Cc: Greg Linder
Subject: Hollister Ranch

Sirs :
The Hollister Ranch property is a very special part of our California coast line.
The Hollister family, and the current property owners have been wonderful stewards of this precious and historic land.
My family has known the Hollister's, and I was at one time fortunate to be a landowner.
I believe the association of landowners truly believe they want to protect the environmental importance of there property. I also believe that today's owners of the Hollister Ranch want to properly share, and welcome others to enjoy their special land. Proper management of this land is important.
I know first hand that the current land owners want to environmentally protect the Hollister Ranch, and at the same time; the land owners respect the concept of providing reasonable access to this unique and special place.

Nothing good happens quickly. The land owners of the Hollister Ranch care deeply about their pristine property. The landowners want to reasonably share their property with people that appreciate the Ranch's long history, and environmental sensitivities.

For the generations that will follow us, I hope that you have the foresight today to appreciate how wonderfully the property is being currently managed. Tens of thousands of people love the way this property is today.
Please trust that today's owners of the Hollister Ranch will oversee this special place with true respect and overwhelming love.

Thank you,
Duffy Witmer.

Sent from my iPad

Locklin, Linda@Coastal

From: James Garavente <jameseg@gmail.com>
Sent: Tuesday, December 11, 2018 10:15 AM
To: Coastal Hollitser
Subject: The Hollister Ranch

To Whom it May Concern,

As a resident and citizen of California, I wanted to comment on ongoing discussions regarding The Hollister Ranch. I live in Los Angeles, am an avid surfer and very active in environmental causes, specifically as they relate to our coasts and ocean. The Hollister Ranch is such a unique and well preserved stretch of coastline that the utmost careful planning is in order before any managed access program is implemented.

That is why a careful examination of the program developed in 1982 needs to be done. It is outdated, we have a deeper understanding of environmental impact issues now and even the YMCA camp referenced does not exist. Furthermore, Governor Brown recently vetoed a rushed plan with the message that all interested parties should examine and negotiate a thoughtful approach to managed access. The inter-agency working group proposed to work on changes to the 1982 plan should also include The Hollister Ranch Owners Association. They have an intimate knowledge of the property, many are staunch environmentalists, deeply committed to the stewardship of the land. And I think all owners are very interested in coming to the table to find an equitable solution.

The 1982 program is so outdated, that looking through the lens of 2018 and beyond it brings up some serious questions regarding costs to the taxpayer, environmental degradation and does not take into account the complexities of individual landowners and access. There is a solution, but it will require significant study, discussion and budgeting. The fear is if we rush this process now, we ruin a beautiful piece of the California legacy. We are responsible for careful stewardship and we should come together to realize a program that works for all of us.

On that note, I want to thank you for reading my concerns and for The California Coastal Commissions ongoing mission to protect and preserve our coasts. The Hollister Ranch is a special place and deserves real care and attention.

Sincerely,

James Garavente

--

Jim Garavente
310.487.4142-cell

Locklin, Linda@Coastal

From: Ellen mccafferty <ellenamontgomery@icloud.com>
Sent: Tuesday, December 11, 2018 10:40 AM
To: Coastal Hollitser
Subject: Hollister Ranch

I am interested in seeing Hollister Ranch preserved as is because it is one of the few remains stretches of coastline in Southern California that has not been scarred by development. The state cannot maintain existing facilities properly i.e., the Gaviota pier so why acquire 81/2 more miles of beach to extend Gaviota Park?What is the compelling reason to destroy and develop this piece of preserved and pristine coastline? There are a lot of proposed structures in the outdated 1982 plan. Who will be responsible for maintaining them, providing security and how will they be paid for? The 1982 plan is extremely outdated and needs a thoughtful overhaul and the HROA should be included in the inter - agency working group. The HROA has done an excellent job providing managed access for special needs populations and I would prefer to see that program expanded rather than seeing a bunch of poorly maintained public facilities on the beaches of Hollister Ranch. The updated program should not rely on acquiring property through illegal actions or condemnations.

Sincerely,
Ellen Mccafferty

Locklin, Linda@Coastal

From: Hogan, Phil <PHogan@fugro.com>
Sent: Tuesday, December 11, 2018 11:30 AM
To: Coastal Hollitser
Subject: Hollister Ranch Public Comment Letter - Phil Hogan

Dear California Coastal Commissioners,

My name is Phillip Hogan, I live in Santa Barbara, and am writing you to share my concerns about coastal protection, specifically with respect to Hollister Ranch. My background is in marine geology; I am a practicing registered engineering geologist. Me and my family are familiar with the issues, historical background, & controversy regarding the public's desired access to Hollister Ranch.

I am concerned about protecting our coastal resources and preserving an environmentally sensitive, very special stretch of coast that embodies southern California before it was urbanized. We have walked and kayaked into Hollister Ranch on many occasions, and treasure the beauty and unspoiled nature of the environment. It should be protected.

We understand that a program was developed in 1982 and never implemented because the YMCA sold their property, which was accessed via Hollister Ranch. The 1982 program is now outdated and not relevant to today. The 1982 document assumes the existence of a YMCA camp which was never built, and a road easement that was abandoned decades ago when the YMCA property was sold to Hollister Ranch. The Commission should follow the direction recently given by the Governor in his veto message on AB 2534. The 1982 agreement requires a complete and carefully developed overhaul working with property owners, not a quick cosmetic tune up.

The Commission has proposed an inter-agency working group consisting of State Parks, Coastal Conservancy, Coastal Commission and State Lands Commission to solicit and work on changes to the 1982 program. Given that the property is privately owned, I believe that it would make sense for the principle landowner & shareholder, Hollister Ranch, to be included in this process if it moves forward.

I think that the status quo is an excellent place to start, as the public has access to the Ranch by walking along the beach (up to the mean high tide mark) or by boating in from the east. The walk is beautiful, and is entirely along the beach. Given that it is a long walk there is not a lot of foot traffic (or trash!), which helps keep the environment, including the coastal seabluffs, pristine. I don't think that a trail should be developed away from the beach, as it will lead to degradation of the environment, including environmentally sensitive species.

I also don't think that the public have any right to use the private roads on Hollister Ranch. The roads are private property, and are not owned by the public. I am a firm believer in property rights. The public has no right to force itself onto private property. If the owners of Hollister Ranch don't want cars, bikes, & trucks on their roads such vehicles (& invevitable conflicts that go along with traffic created by such vehicles) should not be forced upon them. The public at large should, however, be allowed to access the Ranch via the beach and water, as has been the case for decades. After all, why fix something if it's not broken?

Hollister Ranch is (and has been for >150 years) a working cattle ranch. The owners deserve their privacy. Why is the Commission proposing a public access program on a private, 14,500 acre working cattle

ranch? The Ranch already has a managed access program for schoolchildren, veterans, and people with disabilities. I've heard that this program works well, and is due to be expanded.

Limited human use of the coast between Gaviota and Jalama is one of its most unique assets. The area has only become more special since 1982 because of the level of preservation that has occurred as compared to beaches throughout the rest of Southern California and the Central Coast.

I would like to thank the Commission for the opportunity to comment. Please acknowledge receipt and respond to my questions at your convenience.

Thank you.

Sincerely,

Dr. Phillip J. Hogan
Marine and Coastal Engineering Geologist
30 Miramar Avenue
Santa Barbara, CA 93108
(805) 732-1510

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Tuesday, December 11, 2018 11:40 AM
To: Coastal Hollitser
Subject: FW: Hollister Ranch public use proposal

From: Jim Kverno [mailto:jimkverno@yahoo.com]
Sent: Tuesday, December 11, 2018 11:38 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch public use proposal.

Coastal Commissioner:

I am writing this letter of support for the continued protection of the fragile environment of Hollister Ranch. As a longtime user/caretaker (40 years) and friend/advisor of several property owners, I believe I understand many of the the issues confronting purposed public access and implications. Historically, this coastline represents the last stronghold of pristine Southern California coast. It is an endangered species indeed. In their unrealistic proposals, the agencies involved show little or no respect for the existing cattle ranch and property rights of caretaker/owners in proposing increased public access. This is not an appropriate area to develop due to extreme geological formations, dangerously unstable shale cliffs looming over most of the beach. Also the existing narrow, twisting roadway that serpentines through extremely mountainous terrain cannot safely handle increased traffic Use by an inexperienced public would certainly be unwise and dangerous. The question of who would fund these improvements (?) and ongoing costs have not been considered. The safety infrastructure required (lifeguards, emergency personnel, fire depts., parking, day use facilities, easement purchase, etc.) would be cost prohibitive as well as nearly impossible. There are also many fragile animal species that stand to be jeopardized by increased public encroachment. To my knowledge, no mention has been made of any environmental impact studies in their proposals. Far too many physical and fiscal hurdles exist to consider rewriting the existing 1982 settlement to safely accommodate further public use. First and foremost, this is private property. The legal battles surrounding such short sided proposals will never be resolved. Amtrak considerations also deem increased public access as unsafe and unrealistic. The involved federal, state and local agencies need to back off their demands and work closely with the land owners (HROA) before restructuring the use of Hollister Ranch. Keep things the way they are and structure public visitations according to the existing settlement.

Thank you for considering my concerns.

Jim Kverno, retired educator 138 Andrew Avenue Encintas CA 92024 760-436-5789

Locklin, Linda@Coastal

From: Jim Kverno <jimkverno@yahoo.com>
Sent: Tuesday, December 11, 2018 11:42 AM
To: Coastal Hollitser
Subject: Hollister Ranch public use proposal

Hollister Ranch Owners Association

I am writing this letter of support for the continued protection of the fragile environment of Hollister Ranch. As a longtime user/caretaker (40 years) and friend/advisor of several property owners, I believe I understand many of the the issues confronting purposed public access and implications. Historically, this coastline represents the last stronghold of pristine Southern California coast. It is an endangered species indeed.

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Thank you for considering my concerns.

Jim Kverno, retired educator
138 Andrew Avenue
Encintas CA 92024
760-436-5789

CC: Calif Coastal Commissioners

Locklin, Linda@Coastal

From: Coastal Hollitser
Sent: Tuesday, December 11, 2018 11:43 AM
To: 'Tina Borden'; Coastal Hollitser
Subject: RE: 12/14 Meeting: Questions

Tina-
At this time we don't have the answers to your questions - this is an evolving Program. You might want to watch the Coastal Commission briefing on Friday as these questions may be raised.
Linda

Linda Locklin
Coastal Access Program Manager
831-427-4875

Visit the CCC website: http://www.coastal.ca.gov/ Every Californian should conserve water. Find out how at: SaveOurWater.com · Drought.CA.gov

-----Original Message-----
From: Tina Borden [mailto:tina_borden@mac.com]
Sent: Monday, December 10, 2018 8:28 PM
To: Coastal Hollitser
Subject: 12/14 Meeting: Questions

After reading through the Hollister Ranch Access Program Overview prior to the meeting on December 14th, 2018, I have a few questions:

1. Who is going to pay for this? Not only will it be costly to build out this plan (facilities, roads, trails, etc.) but the on-going maintenance tab will be exorbitant.

2. What authorization is required to build/use roads/trails across private property?

3. Will the state be required to seize private property in order to implement this plan? If yes, what is the estimated cost to do so?

Thank you for your time and consideration to these questions.

Tina Borden

Locklin, Linda@Coastal

From: david nagel <dknagel4u@yahoo.com>
Sent: Tuesday, December 11, 2018 11:48 AM
To: Coastal Hollitser
Subject: Public Access to Hollister Ranch

RE. Hollister Ranch

Dear Members of the Coastal Commission

My name is David Nagel and I worked for 12 years as an environmental analyst in San Diego County. I now reside in Cambria, California. I have carefully followed the discussion related to greater public access to the Hollister Ranch. In addition, I'm very much concerned that California make the best use of its efforts and resources. I understand that imminent domain has been proposed as a possible option and further understand that, among other things, this requires evidence that such a move is both a public necessity (e.g. schools, essential roads) and compensation must be paid. Given this, could you please address the following:

1. PLEASE CLARIFY WHY GAINING ACCESS TO THE HOLLISTER RANCH IS A PUBLIC NECESSITY?

2. PROVIDE AN ESTIMATE, INCLUDING A HIGH AND LOW RANGE, FOR THE TOTAL COSTS OF THE PROJECT INCLUDING, BUT NOT LIMITED TO, PROVIDING COMPENSATION TO THE HOLLISTER RANCH OWNERS.

I greatly appreciate your work and look forward to the two questions being discussed answered. I feel myself and other citizens of California need to know up front the cost and rationale for how their resources will be utilized.

Sincerely

David Nagel
1715 Berwick Drive
Cambria, California

Locklin, Linda@Coastal

From: Tavis Boise <tavis.w.boise1994@gmail.com>
Sent: Tuesday, December 11, 2018 12:15 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Dear California Coastal Commission

My name is Tavis Boise and I am an owner at Hollister Ranch. The reason I am writing this letter is because I feel that in these legal battles and media outrage, the story of the impact on myself and my community have been lost in the fray.

On March 5, 1994 my mother gave birth to me at our house up San Augustine Canyon in Hollister Ranch. Growing up on the ranch was a different experience than one might expect. My earliest memory includes my parents explaining to me on a hike, how to raise one's jacket overhead in order to make my three year old body look less tasty to a mountain lion. This was the case for the few dozen kids that grew up on the ranch. Stewardship and respect for nature were the core ideals that were passed down to our generation and we embraced them wholeheartedly. My mother (a botanist) and my father (green childcare consultant) worked hard to provide for our family, all while upholding their personal mission: to make the world a better place for my sister and I. This is the mission that I intend on fulfilling.

My sister and I have both been attracted to environmental studies in college (Humboldt for her, San Francisco State for me), and we are keenly aware of the negative impacts humans have on nature. The Hollister Ranch and the surrounding Gaviota Coast have the most pristine wilderness areas of anywhere in Southern California. The introduction of more human development, like those in the details spelled out in the 1982 program, would threaten coastal habitat, likely to the point beyond recovery for species endangered by climate change, human encroachment, and decades of irresponsible fishing and hunting practices. The revision of this plan needs careful consideration and input from the community of Hollister Ranch, who know the land in question better than any. The introduction of 180,000 more people annually (estimates courtesy of the 1982 plan) to this delicate region would be catastrophic to the viability of ecosystem services and would undoubtedly result in the death of many fauna that cross the narrow and windy roads and canyon passes. The 1982 plan does not include any substantive consideration of the environmental threats of today and the future, nor does it reconcile the safety considerations of the public (being in a remote area).

There are many challenges that we as a society face. It is my opinion that the time, effort and resources spent by both sides of this battle are detrimental to all stakeholders, and that the common goal of protecting our natural environment is being forgotten.

The challenges my generation faces are extreme. We did not fail to address climate change. We did not ask for costly wars, and an unjust political and economic system. We neither want our environment to fail us, nor resource demands to divide us. We did not ask for this world, however it is our's to inherit. We will set aside our differences, our philosophies, our theologies. We will come together to resolve the problems we face. For if we don't all is lost.

The home my grandparents built in the 1970's up San Augustine Canyon has been an incredible blessing. It was a dream growing up in the same house as my father. The house my grandmother and mother died in. It is part of the wilderness that surrounds it, and it has given my sister and I an experience that likely no child will have again.

Please keep in mind the responsibility we all have to protect our environment.
Please understand who and what will be most affected by your decisions.
Please recognize that this last relatively untouched region of the Gaviota Coast will be changed forever by the choices you and I make.
Please help preserve the natural beauty of the Hollister Ranch.

Thank you for your time.
Sincerely,

Tavis Boise
(student, public servant, youth organizer/activist, concerned citizen)

Locklin, Linda@Coastal

From: Luke McDonough <luke@air.tv>
Sent: Tuesday, December 11, 2018 12:17 PM
To: Coastal Hollitser
Subject: RE; Hollister Beach access

Dear Coastal Commission,

I live in Los Angeles. I am an avid surfer, an active environmentalist, and a 20-year CA taxpayer.

What is the goal for Hollister?

I surf the ranch, by boat...on big swells, there are dozens of other guys there in boats... but it is still the least crowded, high-quality spot because it is remote & inconvenient: We all have access, but if we make the access easy, we will lose the last best place to surf in CA.

I have also been a guest at the ranch... and Hollister is the most pristine beach I have seen in CA: Access is good, but easy access = all other CA beaches = Less wildlife, more trash.

The legal details are complicated... but it seems clear that the path to "more access" will be long & expensive... what do we taxpayers get for that money? "More" access, for the non-surfing public, to a beach that is bordered by tens of miles of nearly identical, public beaches? Road access for surfers who do not care enough to boat in?

What principal is at stake? Is it the one that says Vinod Khosla should not be allowed to cut off existing access, over a legal technicality? I support that one... But this is not that.

The answer, it seems, is political, not rational: You fought long and hard to get the best deal you could...then people got upset, because they think Hollister = Geffen blocking access in Malibu, or Vinod in SC: They imagine black-hat billionaires stealing a beach... but you all know that is not the case at Hollister... and you know that the legal options at Hollister are murkier and less predictable than they are/were in Malibu or SC.

It is understandable that the public reacted the way it did... But it is not defensible to agree with the public view, in your own public statements & policy proposals, if you don't actually agree with them.

Please save our surf break, our beach, and our tax dollars.

Best,

David McDonough
5078 W 4th ST
Los Angeles, CA, 90020

Locklin, Linda@Coastal

From: Dale and Marilyn Ghere <dmghere@gmail.com>
Sent: Tuesday, December 11, 2018 12:19 PM
To: Coastal Hollitser
Subject: Hollister Ranch Public Access Program

December 11, 2018

To: California State Coastal Commission
Re: December 14 the Coastal Commission informational briefing on the 1982 Hollister Ranch Public Access Program.
From: Dale Ghere, resident of Laguna Beach, past V.P. of the Friends of the Newport Coast which oversaw the development of Crystal Cove State Park and the adjoining Irvine properties

Dear Commissioners,

I am concerned about the present concept to change the plans that are presently in place for the coastal portion of the Hollister Ranch. I would think that before the Commission starts considering changes a committee of the various parties that would oversee this project should come up with goals for the access and use of this property for the foreseeable future. This should include the property owners of the Ranch. I would think a plan that would oversee the next forty years would be a reasonable starting point.

My major concern is that the present plans will give access to the public with few long term guidelines for what will happen in the future. It is not a far fetched assumption that poor or rushed planning now will lead to poor budget backing for the project. If the State does not have a pre-planned budget source then sometime in the future the property access route could be turned over to private concessionaires in order to get out of a financial mess. If that were to happen there would be major changes in the quality of the present natural environment. In time more construction would be requested by the concessionaires to provide an even greater use of the property. All of these issues had to be faced and dealt with during the development of Crystal Cove State Park.

The State of California has designated many areas of the coastline as Marine Protection sites. With the Hollister Ranch properties much of what the State wants done to protect the coastline is already being accomplished by limiting access to the area. The Coastal Commission should do what is needed to help protect this unique piece of the coastline. In some cases protection is more important than open access to every part of the coast. In the case of the Hollister Ranch it seems reasonable to continue allowing limited access to the coast by the present owners of the Ranch which includes support for educational and biological study programs. I do not believe that giving unlimited public access to all portions of the Hollister Ranch coastline is a wise position to support.

Thank you for considering my position on this issue.

Dale Ghere
915 Meadowlark Lane
Laguna Beach, CA 92651

Locklin, Linda@Coastal

From: Pat Devaney <pdevaney@ymail.com>
Sent: Tuesday, December 11, 2018 12:26 PM
To: Coastal Hollitser; Ainsworth, John@Coastal; Locklin, Linda@Coastal; Christie, Sarah@Coastal
Subject: Hollister Ranch Access

Hello,
My note here is in concern of the proposed access discussion to Hollister Ranch.
Ive lived in Santa Barbara for 21 years and have a pretty good understanding of our surrounding area of trails and beaches.
Hollister Ranch is one last vestiges of undeveloped acreage and beach areas that has been protected from urbanization and open access to the public.
We don't have many ares left on the California coast that still possess this unique protected environment of an un-trampled resource.

Ive read through the 1982 proposed access program that was overstated and not thought through in 1982 and certainly out of date and needing a complete rewrite in 2018. This special part of the coast is in a very different world today than in 1982 and needs a thoughtfully constructed long range access plan.
Critical would be to have the Hollister Ranch owners involved in the development of this plan. I'm not sure how you could not have them as active participants given their intimate knowledge of the area.

This should not be a rushed quick fix for instant access. A careful long term vision needs to be worked on given the difficult topography, expensive related costs,sensitive habitats and limited infrastructure to support access. We have the opportunity to do something significant in protecting this special part of the coast.
Thank you for taking the time to read my note.
Best,
Pat Devaney
Pdevaney@ymail.com

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Tuesday, December 11, 2018 12:28 PM
To: Coastal Hollitser
Subject: FW: Hollister Ranch Access

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From: Pat Devaney [mailto:pdevaney@ymail.com]
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Pdevaney@ymail.com

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Tuesday, December 11, 2018 12:29 PM
To: Coastal Hollitser
Subject: FW: Hollister Ranch public access proposal.

----Original Message----
From: Ainsworth, John@Coastal
Sent: Tuesday, December 11, 2018 12:27 PM
To: Locklin, Linda@Coastal; Christie, Sarah@Coastal
Subject: FW: Hollister Ranch public access proposal.

----Original Message----
From: Jim Kvemo <jimkvemo@yahoo.com>
Sent: Tuesday, December 11, 2018 11:35 AM
To: Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>
Subject: Hollister Ranch public access proposal.

Coastal Commissioner:

I am writing this letter of support for the continued protection of the fragile environment of Hollister Ranch. As a longtime user/caretaker (40 years) and friend/advisor of several property owners, I believe I understand many of the the issues confronting purposed public access and implications. Historically, this coastline represents the last stronghold of pristine Southern California coast. It is an endangered species indeed.

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First and foremost, this is private property. The legal battles surrounding such short sided proposals will never be resolved. Amtrak considerations also deem increased public access as unsafe and unrealistic. The involved federal, state and local agencies need to back off their demands and work closely with the land owners (HRQA) before restructuring the use of Hollister Ranch. Keep things the way they are and structure public visitations according to the existing settlement.

Thank you for considering my concerns.

Jim Kverno, retired educator
138 Andrew Avenue
Encintas CA 92024
760-436-5789

Locklin, Linda@Coastal

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Sent: Tuesday, December 11, 2018 12:29 PM
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Pat Devaney
Pdevaney@ymail.com

Locklin, Linda@Coastal

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Sent: Tuesday, December 11, 2018 12:29 PM
To: Coastal Hollitser
Subject: FW: Hollister Ranch public access proposal.

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Sent: Tuesday, December 11, 2018 12:29 PM
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Thank you for considering my concerns.

Jim Kverno, retired educator
138 Andrew Avenue
Encintas CA 92024
760-436-5789

Locklin, Linda@Coastal

From:	Carla Scheidlinger <cscheidlinger@gmail.com>
Sent:	Tuesday, December 11, 2018 12:30 PM
To:	Coastal Hollitser
Cc:	Hollister Ranch
Subject:	Hollister Ranch public access

To the Coastal Commission:
I have been an owner at the Hollister Ranch since 1977, and currently reside in San Diego. We have never had a residence at the Ranch, but rather have used it as a treasured location for family visits since our children, now grown, were very small. We lived for 22 years in the Owens Valley, and grew to appreciate the outdoors that up there is mercifully uncrowded and unspoiled. Having that condition on the Ranch has always been precious to us.

We have been aware of public access issues since the early 19880's, and have been interested that the State has not elected to pursue such access. The Ranch is a special situation as regards the public, as no single owner legally CAN grant access to the beach, as none of us own it individually. As Governor Brown recently determined, the plans from 1982 were never implemented, and probably for good reason. The Ranch enjoys a really phenomenal state of preservation to this day, in large part because it is not overwhelmed with people. As owners, we observe strict self-imposed regulations on land use, and that has resulted in an exceptional and unspoiled condition for the land and the coastline beaches. If the 1982 access program is to be revived, it requires a complete and carefully developed overhaul, not a quick cosmetic tune up. Major problems that I see with this include:

- The proposed vehicle access would open up not only the beaches but potentially other Ranch properties to increased risk of fire and environmental damage, and loss of privacy.
- The CCC'ss current position appears to essentially propose an extension of the Gaviota State Park for the entire 8 ½ miles of the Ranch coastline, which would require an extensive suite of improvements the absence of which contributes considerably to the current unspoiled condition of the coast
- The anticipated plan would be really expensive: if costs extending into perpetuity have been estimated, they should be made public so that it can be determined if it is a wise use of State resources..
- The notion that the existing road can accommodate the mixed use of vehicles, pedestrians, and bicycles is highly unreasonable.
- The proposed daily head count at the beaches is of special concern, as nothing even approaching that level of use has ever occurred on these beaches. Their character would change dramatically under the proposed levels of use.
- The addition of campgrounds and concessions is a far departure from the the use to which the Ranch beaches are currently made, which is for very low impact use by just a few people at a time. The Ranch's current programs for admitting the public have been designed with coastal protection of foremost concern, any CCC action should endeavor to respect this level of usage.
- We understand that the CCC has proposed an inter-agency working group consisting of State Parks, Coastal Conservancy, Coastal Commission and State Lands Commission to solicit and work on changes to the 1982 program. It would make a great deal of sense for the principle landowner, Hollister Ranch, to be included in this process.Furthermore, it is important that any program moving forward acknowledge that any updated program should not rely upon property acquisitions through condemnation or illegal taking of personal or community property. The fact that there is a railroad easement for the entire length of the Ranch coastline is also a complicating factor. As Ranch owners

provide for our own security and safety, it should be faced clearly that increased use will require a significant challenge to provide for operations, maintenance, and public safety for this part of the coast. Partner agencies must be prepared to assume these costs.

- Finally, it is important to realize that the limited human use of the coast between Gaviota and Jalama is one of its most unique characteristics. The area has only become more environmentally precious since 1982 because of the level of preservation and stewardship that has occurred as compared to beaches throughout the rest of Southern California and the Central Coast. Any public access program should recognize the responsibility to protect this experience and the sensitive and significant coastal resources that result from the land's current condition.

It is worth asking, at his point, how the CCC would propose to provide more access but protect sensitive coastal resources, given that this area has no public roads, has limited communication and emergency services, and no public utilities?

I am certain that the CCC has every intention of addressing these critical issues. I appreciate the opportunity to comment, and hope that regionally sensitive environmental resources that require protection well into the future do not take a back seat to a local and recent push for potentially unrealistic short-term goals.

Sincerely,

--

Carla Scheidlinger
6125 Caminito del Oeste
San Diego, CA 92111

Locklin, Linda@Coastal

From: Elizabeth Hixenbaugh <elizabeth.hixenbaugh@gmail.com>
Sent: Tuesday, December 11, 2018 12:59 PM
To: Coastal Hollitser
Subject: 1982 Hollister Ranch Public Access Program

Dear California Coastal Commission,

My name is Elizabeth Hixenbaugh, and I am writing to you as a family member of a Hollister ranch owner. I have issues with the proposed 1982 Hollister Ranch Public Access Program. The Hollister Ranch is a rare piece of land that has managed to stay untouched by the harms of mankind. I want to be unbiased in analyzing this situation. I understand why the public feels the desire to gain easier access to beach areas in California. The issue here, in my mind, is the means and scale of that access. I have read the proposal and, having been to the ranch and seen these beaches, am at a loss to see how the proposal will ever come to life successfully. I am worried the planning of this proposal has been gravely underestimated and only fueled by people wanting immediate gratification and not taking the time to really think about what they are asking for. Approving this proposal will cause harm to the environment, visitors, tax payers, and owners at Hollister Ranch.

The main, and only, road to these beaches is private and sits along rolling hills and steep cliffs. I have gone for jogs along that road and can't imagine it holding up to the proposed traffic from the public to the Hollister's beaches. These are narrow roads that were intended for low traffic flow. It also includes many cow grates.

Furthermore, while it is often referred to as "8 miles of coastline" it is actually mostly bluffs and rocks. There are only a handful of actual beach areas that all traffic will be directed towards.

Some questions that come to mind that I think the commission and any proposal would need to address include:

How will the government compensate Hollister Ranch for the use and ware of the grates and road? How will they protect the cattle and other wild life that roam freely on these roads? If cattle are hit how will the ranchers be compensated for such damage? Will the Hollister need to take out insurance policies for any accidents that take place on private property from wondering or lost visitors? How will the government plan on keeping the public from roaming through private lands and roads to owner's homes or farms? Will every access point off the main road need a gate with a security guard to man it? How will the owners that own private land leading to the beaches be protected and compensated? Will railroad crossing arms be installed at all railroad crossing paths leading to the beaches? Will the state have to buy owners out of their home/land to gain access when the access to the beach runs next to a structure? What is the budget for land acquisition? How many tax dollars will it cost to build bathrooms, parking lots, and running water? How much more will it cost to maintain them? What is the proposed budget for the amount of employees needed to maintain all these new facility's and to assure security and safety of it's visitors and the ranch owners? The proposal included shuttle busses how much money will it cost to run and maintain these buses? How frequently will they run? How will these large buses affect the roads

and air quality? Will land lines and emergency phones be installed at every beach, as there is no cell phone service? Where will you place each bathroom and parking lot facility? How will the extra trash generated from such high volumes of visitors be stored and removed? Who will manage permits for access and collect the fees, or is the intention to make this less restricted than our state and national parks? Will life guards be on duty? How will emergency medical crews be dispatched in an emergency?

Again, I fully understand the public wanting access to these beaches. I, before I married my husband, drove up to the gates at Hollister Ranch before I even knew what it was and was disappointed I could not gain access. But in the same breath if I knew that for me to gain access to such a beautiful place would cause so much distraction and be so costly I would not think twice about not being granted access. I would not feel right about causing so much destruction and change to the currently beautiful landscape and environment when I could easily visit the many other beautiful beaches Southern California offers me and the rest of the public.

I am not saying I think it is right for only Hollister Ranch owners to have exclusive access to these beaches. I am just trying to make everyone think of the best way to do that. A way that won't cost millions upon millions of dollars and cause great damage to the environment and wildlife. Will the cost to create these beaches be worth the amount of beach you are actually gaining? The span of actually usable beach is not a full 8 miles as most of it is rocky cliffs. I feel that so much of the furor behind this is driven by a small group of people and does not represent the will of the people at large who would rather the state's funds be used in many other areas that are in desperate need. The argument that only a small group is benefiting with this land truly works in both directions. This small group of activists would pull money from other people in need so that they could have what they want, depriving other areas desperately needed funds only to ruin a small ecological oasis that is currently being privately funded and protected. Is there truly not enough beach access in the state or publicly available hiking trails? Do we want to let these people destroy one of the last untouched parts of our state?

I believe that if the coastal commission would include the Hollister ranch in drafting a more reasonable proposal that could answer these questions we could come up with something that would make all parties happy and maintain the integrity of these beaches. Perhaps starting with a smaller scope that won't be as costly or damaging to the landscape such as a hiking trail to the beaches that requires daily permits like they do on secluded beach trails such as the Lost Coast in Northern California.

If the proposed 1982 Hollister Ranch Public Access Program plans are approved without deep thinking and planning, then the damage done cannot ever be reversed. Wouldn't it make more sense to start off sensibly and work together with the Hollister Ranch than to undertake something that is so outdated and poorly thought out it may never see completion? We don't want this whole process for the tax payers, ranch owners, and the costal commity to have been in vain. At the end of the day I hope we all remember what we are all actually fighting for: the preservation of these beautiful beaches. We must remind ourselves not to think of it as one side winning over the other, but to work together and take the time needed to make the right choices so that our beaches may live on in their current pristine state for future generations to come. Thank you for your time.

Sincerely,



--

Elizabeth Hixenbaugh
elizabeth.hixenbaugh@gmail.com
515.991.0181

Locklin, Linda@Coastal

From: Alex Hubbard Assistant <alexhubbard.asst@gmail.com>
Sent: Tuesday, December 11, 2018 1:52 PM
To: Coastal Hollitser
Subject: 1982 Hollister Ranch Public Access Program

To the Coastal Commission,

My name is Alex Hubbard.
I reside In Los Angeles, CA and consider myself a coastal advocate. I have a high awareness of the issue of public access to Hollister Ranch and can acknowledge that the 1982 program needs to be addressed in the preservation of the coast, but I feel that including the principle landowner Hollister Ranch, is an essential step in resolving the issues of the 1982 program. I believe that there are major oversights in the original program, including but not limited to, the proposition of extended development of camps and facilities, an inefficient plan for safety and crowd control, and the assumption of the YMCA facility, which was never actualized. This is only a summary of the complicated issues ahead of this program's economic actualization. In addition, I believe that the limited amount of access to the coastline between Gaviota and Jalama is an important character in its preservation. I hope that in the reach for more access, we are able to continue to protect the delicate coastal resources.

Thank you for your time and consideration,

Alex Hubbard

Locklin, Linda@Coastal

From: Dennis <Dennisg2@cox.net>
Sent: Tuesday, December 11, 2018 2:31 PM
To: Coastal Hollitser
Cc: hroa@hollisterranch.org
Subject: Hollister Ranch Issue

Dear Sirs,

First of all, I am NOT an owner in the Hollister Ranch but have been there a number of times as a guest.

With regards to the issue of public access to the Hollister Ranch, I am staunchly in the NO Access camp for the following reasons:

1. This is private land and there is NO good reason that the State should run roughshod over private property rights when there has been no history of any type of public access in the past, including a YMCA camp that was never built.

2. There are many miles of beaches between Santa Barbara and Gaviota that are open to the public, including 2 State parks, El Capitan State Beach and Refugio State Beach. These beaches are almost always completely unused and available to the general public.

3. Out of a population of almost 40 million people, the court received all of 1,600 emails about this issue. This is not even a rounding error and is most likely composed of the surfing population that does not currently have access to these surf spots.....other than by boat. And, make no mistake, they are easily accessible by boat.

4. The general population has a terrible record of respect for the environment. The Hollister Ranch is almost pristine in its current state and one can only imagine what it will look like once the public has access. Trash everywhere and a general dis-concern for the well-being of the environment will become all too apparent in a short time.

5. There is a general notion that all of the owners within the HR are billionaires and nothing could be further from the truth. Many of them are owners who bought in many many years ago and I know some that can barely pay the monthly HOA dues, not to mention, the ongoing legal fees over the years caused by the State of CA and the rampantly criminal Coastal Commission.

6. Lastly, at a time when the State of CA cannot even manage its own fiscal affairs, and is constantly seeking out more ways to tax all of us, it's not hard to imagine how the state delivered services will decline here as they have almost everywhere else. Before you know it, they will drop the security guards, delay trash pickups, etc. etc.

It's long past time to respect private property rights and leave these people alone. The public has plenty of access to beaches all along the coast and it would be nice to know that there is, at least, one place that they won't be allowed to ruin it.

Respectfully,

Dennis Gimian
Irvine

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Tuesday, December 11, 2018 3:08 PM
To: Coastal Hollitser
Subject: FW: Public Access at the Hollister Ranch

From: Jeff Chamberlain [mailto:jeffch@charter.net]
Sent: Tuesday, December 11, 2018 2:32 PM
To: Locklin, Linda@Coastal
Subject: Re: Public Access at the Hollister Ranch

I am writing to you regarding the issue of potential public access at the Hollister Ranch up near Point Conception. I am a resident of Los Osos, California, and a retired Port San Luis Harbor Patrol Officer that has been active on the ocean for my entire life. I worked in a harbor with a high public usage, and I've seen first-hand what large amounts of the public can do to any facility, beach, or park, be it law enforcement issues, over-capacity over-crowding, trash mitigation, and fire hazards. All of these realities follow the 'public' around, and however well-meaning access often is, it carries with it responsibilities and realities. In short, we have seen time and time again how the very best parts of California have fallen prey to their own success, and in essence, become victims of it.

I have surfed since 1970 and have been traveling to surf spots along the Hollister Ranch coastline since 1976. I own a custom Radon 17 skiff that I had built by Anderson Custom Boats in Goleta specifically so that I could use it to access the Hollister and Bixby Ranches on a regular monthly basis. I am not aware of any 'boater' that accesses this coastline any more frequently than I, and I am intimately aware of the entire 'public access' controversy that has raged for decades from every possible participant's viewpoint, be it HR owner, worker, hiker, boater, or visitor.

I have been aware of various efforts to force 'public access' upon the Hollister Ranch for years, and also understand fully that this seemingly simple 'theory' is a far more complex and nuanced issue than perhaps first explained. The settlement allowing access at Cuarta Beach is a good compromise in my opinion. The goal of any successful agreement should be to carefully balance access to Hollister Ranch beaches with ongoing

environmental preservation. Is that not what the Coastal Commission was originally enjoined to do...? This agreement helps keep the Hollister Ranch coastline remain wild and rugged, in an almost 'National Park' state of being, which is what makes this stretch of coast so special. I equate the coastline of the Hollister Ranch with that of the also rugged and isolated California Channel Islands. As with the Channel Islands, unlimited, uncontrolled, and over-capacity visitation by the general public will in the end, destroy or downgrade the very thing that it is hoped that we can preserve in these areas. The National Parks has long recognized this fact, and tightly controls visitation and access.

I think one of the main concepts to key in on with this 'public access' issue is.....it is already 'open' to the public. Anyone that wants to can boat up from Santa Barbara harbor, launch a small skiff through the small shorebreak at either Refugio or Gaviota State Parks, or can paddle a kayak or paddleboard up from Gaviota. This coastline has always BEEN open to the public.....but yes, it is not without requiring a little effort.

And what is wrong with that I would argue? Is it the intent of the Coastal Commission to try to make it 'easy' to gain access to every section of coastline in California? If one wants to access the coast up by Shelter Cove.....you have to hike, and it is not easy, close, nor achievable without some effort. Many, *many* stretches of the CA coastline exist in this state of being. I see no problem with that. There's no escalator up the face of El Capitan in Yosemite, and we all know that if there was, the entire experience would be degraded as well as the actual park itself. The same would happen to the Hollister Ranch, and everybody I think is aware of this.

There IS access to this coastline, and things should be left alone, as they exist today, if the real thrust of this investigation is to help balance public access with thoughtful shepherding of the actual coastline itself. It's not the HR owners who 'win' under this current reality, it's ALL OF US. Let the Hollister Ranch continue to exist as all the other remote stretches of coastline in California exist: protected, set-aside, but OPEN to those with the true desire to visit them and see them as they are: a true throw-back to an earlier time, when the California coastline was wild, free, and timeless.

Thank you for your consideration in this matter.

Sincerely,

Jeff Chamberlain

Los Osos, CA

Locklin, Linda@Coastal

From: Ruthie Sommers <ruthiesommers@gmail.com>
Sent: Tuesday, December 11, 2018 3:47 PM
To: Coastal Hollitser
Subject: 1982 proposal

Dear Coastal Commission,

My name is Ruthie Sommers, I live in Los Angeles and I am on the board of the Plastic Pollution Coalition. I am a conservationist and environmentalist. I support many organizations from Green Peace to The Jane Goodall Institute, Humane League, Surf Rider, Rain Forest Action Network only to name a few. I speak at Earth Day for community schools and work tirelessly to educate the youth today on understanding how our choices affect the environment and that our single choices matter. Our family participates in active measures to reduce single use plastic and pointless consumption of objects littering our oceans.

My question to the commission is -"How can we make a decision based on information from, 1982 in 2018 while thinking about the last year of salt water fish in 2048?"

As you all know and work endlessly to perserve, our tidal pools and pristine landscape needs to stay in tact.
The only way to do that is to consider natures voice amongst the people. Habitat destruction and plastic pollution are the result of convenience. It is also a disease of the affluent.
The "throw away society " as was dubbed in the 1950's, was the idea we could throw away anything. Convenience and access to everything we need, or are told we need, has created decades of thoughtlessness toward the environment and nature.

What will Hollister Ranch look like in 2048?

Without a major overhaul to the 1982 proposal, will it visually look different?

Yes, the oceans, the roads, the wildlife or lack of will look completely different. And will it be healthier , better? This answer is a definitive no.

How did Hollister look in 1982 and in 2018? Not much different at all. Why? Conservation. Strict rules and implementation of standards that have allowed this coastline to thrive.
We benefit people who may need a small amount more beach at the danger to those who can not write this letter.

How did the landscape basically stay untouched in this time period?
Who truly benefits? Not the owners.
Nature does.
The birds can not thank the ranchers that work to preserve their homes.
The marine life can not thank the children who scour the beaches for one single bottle cap to throw away.
The bobcats that run free across the roads to their families can not thank the ranch owners for limiting the amount of cars allowed to pass through.
The mountain lion, wild boar and turkeys that comfortably roam the land, offering a peek to those who are lucky, do so because of the lack of the human footprint.
They do so because of the simplistic roads built, the limited access to the beach to owners themselves.
The owners have not made private pathways to serve themselves to make their beach experience more convenient.
They follow the rules and make every effort to have the least amount of traffic over the entire ranch.

The people, will change that. So in 2020, 2022, 2030, Hollister Ranch will change.

And it will change for the worse.

The land will see less wildlife, less open space, less biodiversity.

This is not in dispute.

Are we choosing to satisfy people over nature??

Who really wins in that case?

America uses 25 percent of the worlds resources and we still seem to need more.
Is this proposal coming for the satisfaction of the masses in lieu of keeping a tiny part of America pristine ?

In 2048 we are looking at the turning point in the oceans. My eldest of my three daughters will be my age. This is based on studies performed across the globe, across numerous countries, and amongst the top marine biologists in the world. They have predicted the sad outcome of the oceans biodiversity to due to oxidation and warming temperatures, plastic pollution and overfishing.

The coast of Hollister Ranch has remained close to pristine solely due to the fact that there is a deep, imbedded mutual respect of its owners and nature. Our planet is facing this exact opposite mindset. Every 6 seconds, a football field of the rain forest is razed to yield 257 hamburgers per year.
The highways of Los Angeles are peppered with plastic everywhere. The campground, El Capitan, houses more plastic containers and is littered with plastic every five feet of walking distance. This is public access.
The general store sells 1 inch neon plastic paint balls to shoot for fun , without a concern for the seal life that will find that plastic as an imposter for food. Who can we trust to care?
Styrofoam bullets litter the beach. Dasani Coke machines ,just named by Greenpeace as the largest polluter in the oceans, is promoted everywhere.

Hollister Ranch embodies what a trust is meant to look like. It entrusts its land to the next generation. There are strict requirements for what can be planted at Hollister in terms of native plants.
Water is a privilege. How can this be addressed from the 1982 proposal?

Like the pristine coastline, the code of honor at Hollister is to preserve nature above all else.

Where can we find this kind of stewardship?

Our coastal cities have failed us in selling the public that which is seen in a majority of the oceans.
Where is the fight to stop selling styrofoam cups and plastic breakable boogie boards at an alarming rate on the beaches of Santa Barbara? Where is the sacrifice to simply enforce less plastic water bottles instead of selling them on the beach?

Food packaging is a top ten polluter in the oceans and we want more people to have access to tidal pools that have zero plastic?
Hollister Ranch is breeding a mindset that this earth needs. The oceans are our privilege.

The 1982 program needs a complete overhaul. Choose a car from 1982 or now, choose solar energy in 2018, vs coal in 1982..
A massive overhaul is what we need , not a facelift.

Our consumption from 1982 to now placed us at a tipping point. While our populations are growing , our thoughtfulness towards nature are waning. We spend massive amounts of time to dig up petroleum, shape it into a fork, transport it, then use it for 9 seconds, discard it, into where?
If we were more responsible, we would deserve access to more pristine lands. But we are not.

Because we only recycle 14 percent of our plastic, where will the plastic go? In the oceans.

At Hollister Ranch, all owners have sacrificed convenience with stewardship. There is an unspoken rule amongst the owners about trash, human foot print and compassion for nature.

Steve Lopez wrote in his article that Hollister is home to wealthy. Steve is not on point. What he does not talk about is that the majority of ranch owners bought into the ranch in the 70's when no one else wanted to be there because of its remoteness. These owners, who make up the majority not the minority, are ranchers. They are local artisans. They are farmers, conservationist, and agriculturalists. The owners of today have raised children there, spending their time in the oceans, collecting rocks, not surfing on Amazon. They have bee hives and carve wood bird houses. They are lawyers and doctors whose love of the remote is carried out by lack of consumption or need for massve mansions or jet skis or toys that pollute the waters. The owners care for horses and gardens.
What is said in the press about Hollister is untrue and used against the owners who choose to live there because of the pristine oceans, surf and lack of human footprint.
Star gazing is actually a star gazing night. Hollister ranch conducts wildlife walks, and promotes all things conservation.
What connects those at Hollister is the love of nature, not things.

The children growing up at Hollister Ranch are becoming the stewards of our future because they witness so much wildlife. Compassion is bred this way.
These children pass by the food they eat everyday and place a humane face to farming. They have a connection to nature that trumps the material world.
Hollister Ranch should be a place of emulation and an example to communities to have strict rules to enforce natures survival.

We see what public access looks like.

When one drives into Hollister Ranch, the amount of wildlife alone is astonishing. There will be no less that 4 different species of birds one will see, bob cats, a rafter of turkeys , possibly a fox, ducks, road runners, snakes and cattle. This alone, connects all who come to nature.
How will the roads, complicated trail easements be built , much less be paid for?
The roads at Hollister are not easy to navigate. Drivers drive slow, they watch for cattle and fox crossing the road.
How much wildlife will die in this process adding more to what is enough already? These roads remain carless for many days at a time. The wildlife travel without fear.
This is not to mention the tidal pools on the beaches or the marine life's wellbeing.

I suggest to any of the commission to assess the trash and the human footprint around the state park vs Hollister Ranch beaches. There are trash cans , recycling bins and signs stating the rules for the beach everywhere. However, these are ignored by the general public.

180, 000 people, could have access to what is pristine and heavily regulated in terms of unspoken rules about the trash is irresponsible.

What will say in 2048 when we look back at how Hollister used to look?
Lets not allow that option.

Patience is what natures begs of us.

The lack of cell service, and the difficulty of getting first responders to the remote places as well as safety issues should be the driving force of this complete overhaul of the 1982 proposal.

If a fire is to occur on Hollister, there is one way out. If a child is hurt, and there are rains, the roads are unusable. If there are two accidents a day with public access, the danger of driving to emergency help will endanger all those who walk, bike, hike the roads, and also to the wildlife.

We are in a state of emergency on this planet. We have 96 percent livestock and 4 percent wildlife.

Why are we considering to disrupt any pristine land no matter where it is? California, North Carolina, Alaska. Why is this even an option. We need untapped coastlines to stay untapped.
The owners of Hollister Ranch have done an impeccable job, and not an easy one, denying large houses to be built, denying swimming pools, concern for irrigation, and most of all, Hollister Ranch represents education. This cattle ranch is one of the rarest places in the country and the animals, birds, insects, native plants, marine life are thriving in a world where they are dying.

Please consider this and think about the what is coming out of Hollister Ranch in terms of stewards of the environment.

This is an opportunity to preserve a piece of land and have it look the same for the next 200 years. Imagine that!

In service,

Ruthie Sommers
Mother of three children

Ruthie Sommers
Newly Activated
The greatest danger to our future is apathy.

Locklin, Linda@Coastal

From: Joanne <subsys@aol.com>
Sent: Tuesday, December 11, 2018 4:59 PM
To: Coastal Hollitser
Subject: Hollister Ranch Coastal Access Program

Dear Honorable Coastal Commissioner,

Please consider the truth about Hollister Ranch, and my objection to the rewriting the 1982 plan. Consider Public Safety and the Coastal Ecological systems, that have been the most overlooked facts in the public access fight.

After four years of discovery, clarification, and after all parties involved, had come, to an acceptable access agreement, the new "Trails Coalition", a special interest group, that in my professional opinion, could bring a large disaster to one of the last large, California eco systems.

Hollister Ranch is the fifth largest cattle ranch, in California. Wild fires run rampart in this area every dry season, and each year it gets worse. We must maintain a first responder, voluntary emergency crew to thwart fires. There are insufficient resources and no life guards at the beaches. How would these major safety issues be addressed by the state to protect the public?

There is only one narrow, rural road leading in and out of the Hollister Ranch, and cattle are frequently grazing next to, and crossing this road. By giving unmanaged access to the public, you are not only jeopardizing the lives and safety of both the cattle and the residents here, you are also jeopardizing the lives and safety, of the beach going public. How do you recommend keeping the public and cattle separate and safe from harm?

California has many public beaches that are safe and easy to access, and yes, the public access to all California beaches is important, however, this may be the last native beach land, in Southern California, that hasn't been ruined by the public. Managed Public Access is the answer to all these concerns.

The three of us are over 65, whom live in our home, and we all were born in California. I was born in San Francisco, in 1950, raised in San Diego, worked in the South Bay through 1980. My husband and I, built an Orange County business, named Submersible Systems, Inc., in which I worked from 1980 through 2002. I purchased property on the Hollister Ranch, when my Dad died, in 1997, so that I could enjoy the peace & quiet of nature, the country ways of a cattle ranch, and retire to protect what is left of our heritage, and precious CA coast line.

I am not rich and spoiled, in any sense of the word. I am like most Californians, who worked hard, saved and invested carefully. I am now 68 years old, work part time, to assist meeting the expenses of running a home, with myself and two other seniors. I have a small investment income, and social security, which I am using to pay off my home mortgage and maintaining its structure.

I love this land, the oak trees, sage, and the animals, we named our home, El Rancho de Dos Gatos, because we have two separate paths, that two bob cats, that run on each side of the home. Our home is one of 133 parcels on Hollister Ranch. The human foot print we use, on a 101+ acre parcel, is only .22 acres. Matter in fact, our Owner Association's Articles, and CC&R's specifically commits to keeping 98% of this 14,500-acre, cattle ranch native or in viable agriculture.

If you have been to our State Parks, lately, you will notice, that they all have, a few things in common. The plants have been trampled down into dirt, the communal areas are trashed, there are no more shells on the beach, and all the wild animals have been chased away. The state has insufficient funds to maintain and patrol the current parks, let alone acquire property through condemnation. I hope you visit Hollister Ranch soon, and see with you own eyes, why we support managed access only and that the owners are truly stewards of this land.

Thank you for the opportunity to comment on this important topic.

Respectfully submitted,

Joanne E. Williamson,

Gaviota Coast, Santa Barbara County, California, citizen and resident

Joanne
805-567-1782

Locklin, Linda@Coastal

From: Larame Greene <larame@greene.biz>
Sent: Tuesday, December 11, 2018 5:02 PM
To: Coastal Hollitser
Subject: Comments re: 1982 Hollister Ranch Public Access Program

Coastal Commission Members,

I am a concerned citizen of Santa Barbara County. I have been a resident for the past 13 years & before that a frequent visitor to the county. Upon hearing about the meeting regarding the 1982 Hollister Ranch Public Access Program ("Program"), I feel the need to share my stance on the issue(s). Please understand that a program developed in 1982 and never implemented is not applicable to the current day. Careful consideration needs to be taken to ensure that this Program is needed, fiscally realistic & in the environment/county/state's best interest. Having used our coastline for my entire life, I truly believe that areas like the Hollister Ranch retain their beauty & serenity due to the fact that access *is* restricted.

There are many issues with the Program. The most obvious to me is that the plan seems to be set in place with no report completed to address the costs associated with implementing the Program. Such costs would include:

- Expensive, contentious and complicated trail and road easements across private parcels, commonly owned parcels and railroad property.
- Operating and maintaining access in perpetuity.

As a concerned citizen of California & the County of Santa Barbara, there are several items that the Program does not seem to address. Some that I feel need to be emphasized are:

- The Program should not rely upon property acquisitions through condemnation.
- The real geographic, physical challenges and practical limits of access to the Hollister Ranch should be responsibly addressed, especially with regard to absence of infrastructure and services, challenging topography, sensitive habitat, the railroad, and private property rights and interests.
- Limited human use of the coast between Gaviota and Jalama is one of its most unique assets. The area has only become more special since 1982 because of the level of preservation that has occurred as compared to beaches throughout the rest of Southern California and the Central Coast. The Program should recognize the responsibility to protect this experience and the sensitive and significant coastal resources that result from it.

Thank you for considering my viewpoint on the issue.

Larame Greene
larame@greene.biz

Locklin, Linda@Coastal

From: Craig Harris <craig@hgdata.com>
Sent: Tuesday, December 11, 2018 5:21 PM
To: Coastal Hollitser
Subject: Hollister Ranch Public Access Program

Dear Commissioners:

As I will be unable to attend the December 14th informational briefing in person, I wanted to share my comments and perspective for your consideration. By way of background I have been a Santa Barbara resident since 1990, and I currently reside in Santa Barbara with my wife and two teenage children. I have a degree in Marine Biology from UCSB, and following graduation I spent three years as a Peace Corps Volunteer focused on sustainable land use programs. My family and I are avid beachgoers, surfers, and conservationists, and consequently we are familiar with Hollister Ranch – both the beauty and ecological uniqueness of Hollister, as well as the myriad issues tied to public access at Hollister given its geography and private ownership.

My family and I support some form of an expanded access program for Hollister Ranch, but we have three primary concerns that we'd like to share for your consideration:

1. As Governor Brown pointed out in his veto on AB 2534, the 1982 coastal access program is outdated. Given that more than 35 years has elapsed since the crafting of that plan we believe that the relevant stakeholders should start with a clean slate. Using the 1982 plan as a starting point for discussions/negotiations is akin to putting lipstick on a pig. The State has an opportunity to make real progress towards expanded access at Hollister Ranch, but I believe starting with an unarguably outdated plan is disingenuous and poses unnecessary headwinds.
2. Any expanded access program needs to be fiscally sound, and the estimated costs for implementation and maintenance in perpetuity need to be modeled out and credible and funded. Given the unique geographic isolation of Hollister Ranch and the complicated easements across private property, we should craft an access plan that is affordable to the taxpayers and which properly considers the logistical and budgetary anomalies that access to Hollister Ranch beaches poses.
3. The proposed inter-agency working group (Coastal Commission/State Lands Commission/State Parks/Coastal Conservancy) should be expanded to include some form of representation from the owners of Hollister Ranch. In my opinion it would be extremely remiss of the State to completely exclude this key stakeholder from the proposed working group. I would further propose that in addition to representatives of Hollister Ranch that you also consider including The Nature Conservancy (the owners of the neighboring Dangermond Preserve) as a key stakeholder, as this could lend itself to a much more holistic and thoughtful approach to planning for sensible access to what is ultimately a single continuous stretch of coast.

I thank you all for the opportunity to comment on this important issue, and I thank you for considering the points I've addressed above.

Kind regards,
Craig Harris

Locklin, Linda@Coastal

From: jeff kruthers <jeff.kruthers@gmail.com>
Sent: Tuesday, December 11, 2018 5:32 PM
To: Coastal Hollitser
Subject: Hollister Ranch Access
Attachments: CCCLetterReHRAccess12-11-18.pdf

Dear Commissioners,

I accidentally sent the last email with an unsigned copy of my letter. A signed copy is attached below.

Please see my letter below that was sent via USPS mail as well.

Thank you very much for your thoughtful consideration,

Jeff Kruthers
jeff.kruthers@gmail.com
805-567-1008



Jeff Kruthers
26 Hollister Ranch – Gaviota, CA 93117
805-567-1008 jeff.kruthers@gmail.com

December 11, 2018

California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Hollister Ranch Public Access Program

Dear honorable Commissioners:

I first became aware of the Hollister Ranch in 1959, and I managed an invitation in 1962. I found the place to be very similar to the Palos Verdes Peninsula where my parents moved us in the early 1950s. By 1962 the wildlife in Palos Verdes that had once existed was gone, and the tide pools on the shoreline that I had explored as a child had been picked clean. Hollister Ranch had the natural environment that I had seen disappear in Palos Verdes in less than a decade.

Attending UCSB for four years permitted me to be near the Ranch. Following graduation, my wife and I took a major risk and purchased one of the first parcels that were sold in 1972. I became the first owner-elected HROA president in 1979 in order to be certain the Ranch was set on the path to protect the natural environment that existed in this protected location.

I and other Hollister Ranch owners were successful in the implementation of various systems to achieve the goal of preservation. So, following my term on the HROA board of directors, I created a real estate company in order to save for a home on the Ranch and to make certain that new owners were aware of the preservation mission.

Now, after over 40 years, the Ranch is in better shape than at the formation of the HROA as both a natural preserve and as a working cattle ranch to assist in that preservation. All of this is possible due to on-site, all-day management as well as minimal human impact. For instance, if and when everything that can be built on the 14,500-acre ranch is completed, over 14,000-acres of open space and wildlife habitat will remain in its natural state. All of this at no cost to the California taxpayer.

The proposed components that have been suggested by your staff are not just inoperative, but fiscally silly. Furthermore, their plan would disrupt not just the impacted residents of the private property, but the wildlife that exists along the coast and on the bluff tops. Additionally, the Hollister Ranch Cooperative's bull pasture is located on the land that sits between the bluff tops and the Union Pacific railway tracks.

If the State of California truly wants to improve public access to the state lands west of Gaviota State Park, an expeditious repair of the boat-launching pier at Gaviota State Park would fulfill that goal. For decades fishermen, divers, surfers, sightseers, etc. enjoyed the entirety of the state lands from Gaviota all the way to Government Point (and beyond if they dared). All of this was accomplished without any compromising of private property. And, as Peter Douglas stated on October 13, 1997 "All but fringe groups, value and respect private property rights."

A couple of notes to the Staff Report:

Hollister Ranch is adjacent to the Dangermond Preserve, not the Cojo-Jalama Ranch.

The staff's "then-traditional regulatory process" had been an unconstitutional taking all along, and therefore, according to the United States Supreme Court, against the law in the United States of America.

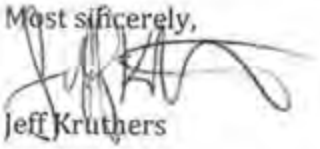
There was no need to physically access the Hollister Ranch in 1982 to determine the costs of acquiring the "necessary easements." A certified assessor will instead look at comparative sales to determine and appraise the value of property identified for "public acquisition." This is an obvious red herring to justify an increase in the in-lieu fee.

The 1982 plan needs a major overhaul with specific cost estimates for acquisition and long-term operations and maintenance for proposed access. As the principal property owner, the Hollister Ranch should be directly involved in discussions and development of any access plan undertaken by the CCC, Coastal Conservancy, State Parks and State Lands Commission.

The "sparked *wave of public support* for providing access to the Hollister Ranch coastline" was the result of a furious letter writing campaign by a couple of recreational groups that generated 1500 letters in a state of at least 40,000,000 people (0.0000375% of the population).

Thank you very much for the opportunity to provide the Commission and the Conservancy with some observations of a 56-year veteran of Hollister Ranch.

Most sincerely,



Jeff Kruthers

Cc: Hollister Ranch Owners' Association

Locklin, Linda@Coastal

From: Larry Jones <Larry.Jones@fox.com>
Sent: Tuesday, December 11, 2018 5:51 PM
To: Coastal Hollitser
Subject: 1982 Hollister Ranch Public Access Program

My name is Larry Jones. I am 67 years old and moved to California in 1981. I have been a resident of the state of California for close to 40 years. I have two grown children (both raised in California) and two grandchildren. One of the more important issues for me is the preservation of the coastal resources. It is essential that we protect the Pacific Ocean from the horrible pollutants that threaten sea life and the environment. Similarly, we must take every step necessary to protect our coastlines. I am aware that there is a constituency pushing to severely negatively affect a delicate stretch of California coast line adjacent to the Gaviota State Park. This pristine area is unique to California and symbolizes what we should be most proud of. The activation of the 1982 Hollister Ranch Public Access Program would be the antithesis of everything our state should be doing to protect our natural resources. It is an antiquated program, drafted over 37 years ago. The plans to institute the program was correctly vetoed by Governor Brown. Before such drastic measures are undertaken that can have severe long term effects on our coast line are taken, the entire program has to be closely scrutinized. There needs to be a well thought out analysis conducted by a broad group of well-informed people to determine the best course of action. All constituencies should be represented including principle landowners affected by any actions. Essential components of the analysis should include but not limited to:

1. The harm to the environment caused by public access
2. The costs over the long term to ensure proper ongoing operations and safety measures
3. The practicality of the plans
4. The potential benefits against the real harm in undertaking the program
5. What other less damaging and obtrusive steps could be undertaken to accomplish a similar purpose
6. How does the Commission plan to protect the unique coastal resources the land provides

Thank you for the opportunity to set forth my point of view. I think this a very important issue and appreciate you taking the time to hear me out.

Larry Jones

Locklin, Linda@Coastal

From: Danny Siudara <dsiudara@sprynet.com>
Sent: Tuesday, December 11, 2018 7:16 PM
To: Coastal Hollitser
Subject: Feedback for Hollister Ranch Access Program Informational Briefing

Dear Coastal Commission Members,

I would like to offer my input and views on the Hollister Ranch Access Program as I will be unable to attend the meeting in Newport Beach in person on December 14.

My family moved from New York to Ventura County in 1971. I clearly remember the sign as you entered town saying 'Camarillo - Population 19,219". Since then, I've seen the population grow 350%, and the county as a whole has seen similar growth. As hard as it was watching more and more buildings being erected and traffic jams clogging the freeways, the hardest part was seeing the countless number of agricultural fields, groves, orchards, etc. being wiped out to make way for more homes and commercial structure. In addition, I saw many natural wonders such creeks, ponds, trails, etc. be eliminated in the name of "progress".

As a surfer growing up in this county, the hardest thing to witness the county's beaches be tarnished by overdevelopment. Beautiful mesas were wiped out to make way for high traffic cement promenades, dirt bluffs have been paved over to make way for paid parking lots, new jetties have been erected which destroyed natural surf spots. But the clearest sign of "growth" was more humans bringing more trash, trampling the natural habitat, and making the lineups unbearably crowded.

My family recently moved to Solvang, in the Santa Ynez Valley. The entire valley has a population similar to Camarillo when I was a kid, and growth plans are modest. My commute to the freeway is 4 minutes, and I don't recall hitting a traffic jam yet. And most importantly, I live within striking distance to the Hollister Ranch, a strip of land that has been sacred to pretty much every surf I know who is aware of its existence. I sacrificed and saved my entire life to be able to own a part of this private stretch of land, and for the past four years I've been able to enjoy its natural beauty on a regular basis. However, recently there has been talk of development in terms of trails, easements, and more public access, and I'm fearful that The Ranch will just be another "Ventura County".

Hollister Ranch has some amazing waves, and due to it being private the waves are much less crowded than the rest of California. But there are much better waves nearby. Rincon, El Capitan, Sandspit, etc. are all better waves than any you'll see on The Ranch, and they are each within an hour's drive. But that's not what makes The Ranch so special. What makes The Ranch so special is the fact that this gorgeous stretch of coastal land has remained largely untouched for the past 50 years. Homes and other developments are so sparse and well-hidden that you really need to know where you're looking to even see most of them. Without exception, ALL owners I've met on The Ranch take tremendous pride in preserving as much of the natural environment as possible. As such, I think it's imperative that the principle land owner, Hollister Ranch, be included in this deliberation process about developing a more sensible and fiscally responsible solution to access.

With no disrespect intended, the 1982 plan is seriously flawed in many ways. First, it hinges on the existence of a YMCA camp that was never built, and new owners have since purchased the land. But more importantly, a trail that essentially stretches 8.5 miles from Gaviota to the west end of Hollister would be an extremely expensive, time consuming, disruptive, and darn near logistically impossible process. No such trail currently exists. The main driving road winds in and out, up and down, deep valleys, cliffs, and peninsulas. It's not a

straight line. The only relatively "straight line" that exists is along the railroad tracks, and many trestles and bridges must be crossed in order to get from Point A to Point B. Land was also built up in certain areas to support the tracks.

How do you foresee building this trail? I'm not a construction engineer, but based on the factors I listed in the previous paragraph, this will be an extensive project that will take many years and likely in the hundreds of millions of dollars to complete. In addition, have you considered that you will likely be building into people's private property and the commonly shared property? I understand think that everyone has a right to beach access, but have you considered that many people have dedicated their lives to be a part of this place and paid their dues the "right" way (the *only* way at the time) by attaining a piece of this private property? Do you intend to compensate people for the losses they will incur? Have you considered how you will affect the day-to-day lives of those who commute to and from The Ranch for work? If you've ever been stuck behind an 18-wheeler going 5 mph when you're in a hurry for a meeting, you'd know what I mean. And of course this will mean more noise, dust, trash, and disruption to the natural habitat and the residents that live on the property

I truly understand your, and the people's, desire for access to this pristine stretch of beach. But the reason it is so special is because people work damn hard to keep it that way. As owners, we are all well educated on the rules of The Ranch and the reasons for them. It's all in the name of keeping things as clean and natural as possible. Do you expect the public to have the same level of respect and education about the land? If not, this will go from being a very special place to just another cluttered, once-pretty Southern California beach in no time. And who will look after these people? There is very little cell reception. There are no emergency centers. There are no "first responders" that can get to you in a timely fashion. You are essentially cut off from civilization on most parts of this coastline. Who is supposed to care for these people if they get in trouble, the Ranch owners?

So, once again, I feel it is imperative that you get the Hollister Ranch Owners Association involved in your decision-making process. Without them, you are working on assumptions. They will give you certainty. Of course, I would prefer that everything remain as it currently is. As I said, I've worked my entire life for this, and I'm so happy that I'm finally able to enjoy the beauty of The Ranch in a sensible way. But if you're even going to consider building on this area, you need the input of those who live and breathe it, every day, to make sure it's done in the most responsible manner possible.

Thank you for reading. I hope my feedback was helpful.

Sincerely,
Danny Siudara

Locklin, Linda@Coastal

From: Melissa Wall <vistadelosantos@yahoo.com>
Sent: Tuesday, December 11, 2018 8:19 PM
To: Coastal Hollitser
Subject: View Points HollisterRanch

Dear Coastal Commissioners,
Thank you for taking the time to consider keeping the Hollister Ranch a private working cattle ranch that includes an active volunteer conservancy that works hard to protect the land and coast. The area is not a good fit for public access, there are no public roads, the railroad runs through, all the cliffs at the beach are eroding and crumbling, very dangerous, the wind is horrible many days. A huge fire danger area most of the year. No phone service on much of the ranch. Please consider the idea of leaving the Hollister Ranch as is, a part of the last of the unchanged coast of California.

Sincerely, Melissa Wall

Locklin, Linda@Coastal

From: Candice Woodward <candice@wecergonomics.com>
Sent: Tuesday, December 11, 2018 8:19 PM
To: Coastal Hollitser
Cc: Ainsworth, John@Coastal; Christie, Sarah@Coastal; Locklin, Linda@Coastal
Subject: Hollister Ranch Commentary
Attachments: Hollister.Ranch.CoastalCommission12.2018.pdf

Importance: High

Thank you for taking my comments into consideration.

Candice Woodward, PT, CIE, CPE, CSCS
Woodward Ergonomics Consulting, Inc./Wedge-Ease
1835 Newport Blvd, Suite A-109-247
Costa Mesa, CA 92627
T. 949-903-5272 F. 949-515-3569
candice@wecergonomics.com

Mr. Boise-Cossart has done an excellent job of describing the realities of the pristine and delicate coastline, pastures and mountains that comprise the Gaviota coastal region, specifically the Hollister Ranch. This area is pristine for a reason. For many years, and particularly in the 20th and 21st century, it has been responsibly managed in order to maintain its natural and historical state with open grasslands for livestock and agriculture, while sharing its fragile coastal ecosystem with the public in a responsible and educational way.

Most people don't realize that this unique environment will not hold up well to potentially hundreds of daily visitors traveling along "coastal trails" forged across unstable bluffs and eroding beaches, with trains speeding close by, and where there is limited water and no public facilities. The area is remote, and at times difficult to access. The narrow, winding roads can be dangerous to navigate. Emergency medical services are not readily available. The nearest fire station is miles away, and getting emergency response vehicles in could be a slow and arduous process.

The bottom line is that the Hollister Ranch is not a County, State, or National Park. It is, and always has been, a privately owned cattle ranch with few residences, agriculturally zoned and out of the reach of developers. If opened up to increased public access, who would be responsible for its management and funding, along with all of the complex issues accompanying it? Just to name a few: Building and maintaining restroom facilities and infrastructure, daily janitorial services, bringing in water, hauling out trash and sewage, beach and trail maintenance and security? In addition, the lack of mobile phone communication services, the need to create wider, straighter roads (which would be damaging to the environment) perform rescues, evacuations, and extinguishing the very real threat of wild fires? There are also dozens of species that roam freely, including mountain lions, bobcats, coyotes, wild boar, deer, occasional bears...that would be impacted by a larger human presence.

Just because something was proposed in the 1980's, doesn't make it a practical plan that should be railroaded through because of political motivations or a sense of perceived entitlement. California is very different now than it was in the past, and it is sadly changing rapidly. We must consider the consequences, and be mindful of the importance of preserving this rare remaining vestige of unspoiled Southern California coastline.

Locklin, Linda@Coastal

From: Debbie Shaw <dshawlandscape@gmail.com>
Sent: Tuesday, December 11, 2018 8:49 PM
To: Coastal Hollitser
Subject: Public Comment for December 14 informational briefing on the 1982 Hollister Ranch Public Access Program and Court Settlement
Attachments: California Coastal Commission letter 12-11-18.docx

December 11, 2018

California Coastal Commission

45 Fremont Street, Suite 2000

San Francisco, CA 94150-2219

RE: Public Comment on Hollister Ranch Managed Access Program and final approval of class action court settlement

Dear Commissioners,

I am writing you to express my support that the settlement reached between the Hollister Ranch Owners Association and the California Coastal Commission and Coastal Conservancy be approved as written.

The settlement terms were carefully considered and reviewed by CCC staff and attorneys and represents the interests of all parties, including the people of the State of California. As stated on your website, this settlement will allow the public to access by water to a stretch of beach and expand managed access programs to bring students and non-profit groups, including those serving underprivileged groups, to the property.

The Hollister Ranch is a working cattle ranch and nature preserve; the marine preserve at Alegria contains some of the most fragile, yet still intact tide pool ecosystems in southern California. Allowing anything but the existing careful managed access to this habitat would destroy it.

I am an environmentalist, UCSB graduate, and 30-year resident of Santa Barbara County and am in favor of the existing settlement.

Secondly I am writing you to throw out the antiquated 1982 access plan that was rejected by Governor Brown and any reincarnation of it as fiscally disastrous and causing permanent, irreplaceable environmental damage to our California coastline. The CCC mission statement reads "The Commission is committed to protecting and enhancing California's coast and ocean for present and future generations. It does so through careful planning and regulation of environmentally-sustainable development, rigorous use of science, strong public participation, education, and effective intergovernmental coordination."

I urge you to stand behind science, including the Hollister Ranch's strict regulation on unfettered public use and coastal development, including trails, bathrooms, parking lots, overnight camping, and increased vehicular traffic. These items are all prohibited on the ranch, as well as hunting, off road motorcycle use, light pollution, noise, trapping, and mining.

As an environmentalist, in my reading of your December 14, 2018 briefing, "Hollister Ranch Access Program Overview", the one sided slant is so obviously bent on "winning" your bid for unfettered public access to private lands that the Commission is disregarding all the other mandates in its care. Let not bias against the Hollister Ranch influence such critical consideration of coastal public access development of what precious little remains of our coastal environment. The reason it is so intact is the self- imposed limited on the number of people and the specific activities allowed, or restricted on this land. Disregard for the environment, the badgers, bears, coyotes, mountain lions, seals, and otters that inhabit this coast is a monumental crime and not worthy of the CCC.

Thank you for the opportunity to comment on this issue.

Respectfully yours,

Deborah Shaw Booth

7400 Cathedral Oaks Rd.

Goleta, CA 93105

Deborah Shaw Restoration + Landscape
PO Box 8241
Goleta, CA 93118
C-27 License #696078
WBE Certified
(805) 687-1530
dshawlandscape.com

Locklin, Linda@Coastal

From: David K Robinson Jr <rinconrob69@gmail.com>
Sent: Tuesday, December 11, 2018 9:09 PM
To: Coastal Hollitser
Cc: Greg Linder
Subject: Fwd: Deny public access to the Hollister Ranch

Please read and consider my email below that I tried to send you yesterday, apparently to the wrong email address. Thank you.

Very truly yours,

David K. Robinson, Jr. "Rob"

Sent from my iPhone

Begin forwarded message:

> **From:** David K Robinson Jr <rinconrob69@gmail.com>
> **Date:** December 10, 2018 at 8:48:48 PM PST
> **To:** Hollister@kcoastal.ca.gov
> **Cc:** Greg Linder <carmelgbl@aol.com>, andyneumann12@gmail.com, bob@bobdornin.com, Duffy Witmer <duffwitmer@yahoo.com>, hanssenwm@gmail.com, Steve Moreland <steve@moandgo.com>, PAUL SCHULTE <pablo4ym@icloud.com>, David K Robinson Jr <dklrobinson@roadrunner.com>
> **Subject: Deny public access to the Hollister Ranch**
>
> Dear Gentlemen and Ladies:
> I would like to register my opposition to the proposed grant of public access to the Hollister Ranch, from Gaviota State Park to the Bixby Ranch!
> This has been and continues to be private property, and should be respected, maintained and protected as such.
> It is one of the most pristine ranches, private properties, Coastal environments and best set of surfing points and breaks anywhere in California and the USA, no doubt about it!
> I am a 71 year old retired Idaho lawyer, who with my siblings own private coastal property in the Santa Barbara area, that has been in our family for almost 60 years; and have been surfing at the Hollister Ranch since the early 60's, both by boat access and thru good fortune of being guests of buddies who used to be members of the Santa Barbara Surf Club, and subsequent thereto, property/parcel owners at the Ranch, when the Hollister family decided to subdivide and parcel out the ranch to smaller property owners.
> I can not imagine how this pristine part of the California Coast would change, if you decided to ignore the rights of private property owners, and opened the Hollister Ranch to public access! That would be a travesty of justice.
> Please deny and reject the aforementioned proposal to provide public access to the Hollister Ranch!
> Thank you.
> Sincerely,
> David K Robinson, Jr

Sent from my iPhone

Locklin, Linda@Coastal

From: kristin peterson edwards <kpedwards70@mac.com>
Sent: Tuesday, December 11, 2018 9:21 PM
To: Coastal Hollitser
Subject: Save hollister

Dear Coastal Commission,

The year is 2025 and a documentary just came out called the Death of Hollister.

This is footage from a cattle ranch that remained pristine with cattle and ranchers and limited footprints.

And because of the public access, it was first trashed , and then eventually went down in a fire, with all of its biodiversity. Just because a point was trying to be made.

Nature dies for humans. Again and again and again...

Please save Hollister.

Sincerely,

Kristin Edwards

sent from kristin's iPhone
(k)ristin (p)eterson (e)dwards
kpeArts -- kpearts.blogspot.com
kpedwards70@mac.com
mobile 917.520.2285

ATTN: Coastal Commission members:

Hello, my name is Eric Baker and I have been an owner at Hollister Ranch for over 30 years and have been living there on and off over this period.

I am deeply concerned about opening any further public access (except for the existing managed access programs) to the Hollister Ranch, as it is one of the last protected parts of California's coast line. The reason it is so pristine to this day is that the public has remained restricted from accessing the Hollister Ranch, as it remains private property and is not the property of the public.

It is the end of 2018 and we are talking about an outdated program that was created in 1982 and amended in 1982. It is an outdated program that should never been implemented or approved in any way as it is an invasion of private property owners' rights. It was appropriate for Governor Brown to veto the AB3524 program, as they were trying to push this bill through in the fastest manner possible, under the wire from Hollister Ranch owners. At a minimum the 1982 HR Costal access program needs to be completely and carefully overhauled, verse a cosmetic tune up, with a long-term protection plan of the Hollister Ranch's coast resources in mind, verse having a small list of trail groups that are speaking on behalf of the public's access interests in mind.

The coastal commission's proposition of setting up an inter-agency working group consisting of State Parks, Costal Conservancy, Costal Commission, and State lands commission to solicit and work on changes to the 1982 program should include owners from the Hollister Ranch in this process. Hollister Ranch owners should not be excluded from being involved in this process and they should be included whole heartedly with anything having to do with the ranch.

Regarding the 1982 Costal access plan:

There are several obvious flaws with the program that need mentioning.

YMCA:

There is an assumption that there is a YMCA camp built on Hollister ranch and the reality of that assumption is there was never a YMCA Camp built on this ranch.

Regarding access and the current roads:

The main ranch road is extremely curvy, has a lot of blind turns, is very narrow and is not built to sustain any more car traffic than it currently has. Safety is always a concern on these roads and opening these up to the public is of grave concern. I find it near to impossible to think the State of California would have the funds ever necessary to maintain expensive and complicated proposed trails near rancho real. The state of California can not even maintain its current freeways and highways, let alone city streets. I do not see them having the budgets to maintain any trails once potentially built. I frequent many trails in Santa Barbara and Goleta and none appear maintained or that they have ever been maintained. They are damaged and littered with the public's trash, cigarette butts, feces from animals, and are clearly not maintained by the state of California or any other trail group.

Communication concerns:

There is no Wi-Fi access or cell service at Hollister Ranch, so this brings up another safely concern of public access. If a member of the public were to get injured by car, bike or by walking, it would potentially be a fatal scenario as resources to ambulances or medical personal is usually obtained by cell phone. I don't see where the State has addressed this concern at all when it comes to communication services the public is used too. Has the state contemplated these concerns?

Proposed extensive development:

The ranch does not currently allow any overnight camping at the beach and should never allow such a thing. Proposed camp hosts, facilities, sanitary facilities and utilities for overnight camping are an attempt by the state to turn the Hollister Ranch into another State Park. Note- This is private land that was purchase by private land owners.

How can the State of California take private land and use it as a State park due to the request of a small portion of the public requesting access? The State parks in California are not maintained well whatso ever, there is trash typically everywhere, cigarette butts (Smoking poses extreme fire risks in

this drought-based property), dog feces, and destruction of property (Signs littered with graffiti, rocks/trees vandalized, etc..) So, with the states inability to manage their current state parks and resources, they want to expand this access to have this happen in one of the last pristine places in California? The Hollister Ranch has remained pristine due to limited human use, if the flood gates of public access are open, this will no longer be the case and the Hollister Ranch.

The 1982 Costal act revisions should include and incorporate the significant existing and planned managed access programs that are on-going yearly at the ranch for underserved and special needs populations. These existing programs at the ranch would not benefit from a costal trail or shuttle service whatso ever.

How does the commission propose to provide more access, yet protect our sensitive coastal resources?

I am very concerned about any proposed access as it will potentially be the end of one of the last places in California that is pretty much untouched by public access. I do believe if access to the public is granted, that the existing tide pools, will no longer be. With little doubt, in no time at all, public access will destroy all these pristine last natural tide pools, like they have done in all the other parts of California that have public access. The mussels, crabs, abalone, limpid, brain coral, would all be depleted, by the public in no time at all. As these creatures will be breached from the rocks by the public having access and the damage from the thousands of shoes trampling all over the rocks in the tide pools will ruin the tide pools for generations to come, if not forever. One time a guest came up to the ranch and was caught removing over 170 limpid from a group of rocks for food and those rocks to this day do not have any more limpid on them. Note that happened in 1 day, by 1 guest.

Fire concerns:

Fire is of the utmost concerns as well. The ranch is like a tinderbox as is all of California and with the recent fires it is a huge concern in allowing the public to access this private pristine ranch, as this will raise the risk of fire damage to an extreme level, due to having an excess of potential smokers, and people who do not follow rules with camp fires, etc. Due to the fact the ranch is extremely hilly, hard to get to, a fire at the ranch could potentially destroy the entire ranch in hours or days. The in-ability to evacuate the public the event of a fire could cost hundreds of lives. Is the state of California prepared to assume this high potential liability?

Please take into considerations my comments in relation to any proposed modifications to the 1982 costal plan and I thank you for your time in reading my statement and giving an opportunity to voice my opinions.

Regards,
Eric Baker

Locklin, Linda@Coastal

From: BEVERLY MORGAN <layniemorgan@msn.com>
Sent: Wednesday, December 12, 2018 6:33 AM
To: Coastal Hollitser
Cc: hroa@hollisterranch.org
Subject: Unsupervised Public Access with Regards to "SAFETY"

Dear Representatives of The California Coastal Commission:

First and foremost Thank You for taking the time to read and consider my view point; I sincerely appreciate your consideration with the fallowing matter.

I am writing you today with regards to the 1982 YMCA Public Access Program. My name is Beverly Morgan and I am a resident of Hollister Ranch, an owner since the 1970's and a former YMCA Program Director for the Big Island Hawaii. I am a certified Educator of "The Montessori Method of Education," hold an "California Assistant Nursing License," A California Real Estate License, and I am a retired Life Guard for both California and Hawaii.

I LOVE working with people of all ages; infant/toddler (pediatrics)to senior folks (geriatrics).

My Focus and the upmost priority with working with this wide range of people is for their "Safety."

Having Fun is a priority because it feels great! Being SAFE enables everyone to enjoy having Fun! Isn't that why your commission was created? Isn't your mission to ensure the safety of our California Coast and it's residents, visitors, both human and animal, isn't SAFETY your number one responsibility and liability?

I have volunteered thousands of hours since 2004, conducting our Hollister Ranch Tide Pool School Program so that thousands of school children from many counties here in California could come and safely experience our Hollister Ranch Pristine and Abundant tide pools at Alegria Beach; a two and a half mile area of beach set as a "No Take Zone." As owners, our owners guests, and hundreds of other "walk in," Surfers (I personally have asked them to be respectful of the area while I was conducting our program) know we work together to preserve our little tide pool creatures for our "Future Generations" to come and experience. Some of our hermit crabs are as large as a man's hand and we also have 4 endangered black abalone now! (We started with one in 2010.)

(Unsupervised Public Access could not guarantee the preservation of our delicate ocean creatures! I've experienced both here and Hawaii the gathering and consumption of tide pool delicacies!) (There are some cultures that view the tide pools the same way some view a candy store or a donut shop.)

One of our 3rd Grade visitors cried with tears of "Joy," because she had never been to a beach with shells on the sand.

I share during every HRTPS that our commitment as owners of this "HR Gated Community," is that we will change nothing at Alegria except what Mother Nature changes. Recently one of my 3rd grade students from the 70's brought her 3rd grade class to visit and she had to agree it was exactly as she remembered it.

It's Hard Work living here on the Ranch! You have to be extremely "Conscious" at all times to maintain safety! We are a viable "Cattle Ranch" without a lot of fencing so that our cattle are free to roam on our ONLY road In and Out! I watched a new born calf come into our world last week while going to the market. I had to stop and be patient. Unsupervised Public Access on our only road presents a huge safety liability, not only for us residents, our animals also!

After the Thomas Fire many of our California wild animals have taken refuge here on Hollister Ranch. How does the Commission Plan to keep us all safe from "Wild Fires" with Unsupervised Public Access? There's no cell phone reception here and there's no stop signs for cows giving birth on our ONLY road IN and OUT. Without our cattle grazing the grasses it would just create more fuel for fire.

The YMCA never had the right to grant public access over land they did not own! As a YMCA Program Director I can assure you that no YMCA Program is ever Unsupervised!
Safety is the YMCA's number one priority due to liability! The YMCA even owns its own insurance company.

We worked hard on a resolution to ensure a win/win settlement for the "Safety and Preservation" of this small piece of California land that I passionately Love and wish to protect. And I wish to thank the Commission and everyone who participated so much for that!

Currently the Honorable Judge and an entitled hiking club, which neither has visited here that I'm aware of, have placed a freeze for us to move forward. Has this Hiking Club prepared and presented a "Safety Program" to the Commission that includes an evacuation plan for their "Unsupervised Public Access" and our owners and residents?
Have they prepared and presented a plan for their recreational use facilities and a budget of their expenses to provide this entitled entry? How about first aid and helicopter evacuation? What about water and communication? Do they have a safety plan?

During one of our Tide Pool Programs an adult chaperone slipped and fell. He got a compound fracture of the arm. Because I was prepared, I was able to administer first aid and he was transported to Goleta Valley ER. He was Okay because he was visiting under "Supervised Public Access."

In conclusion the "Supervised Public Access Plan" we have all worked on and we'll continue to work on, keeps us all SAFE; the land, the animals, our ocean/it's creatures and us Humans.

Wouldn't Supervised Public Access work best for the State's budget also?

My life began in the L.A. South Bay and my family is huge in the surfing and diving industry. I have spent half my life on The California Coast and the other in the Hawaiian Islands.

Please Help keep this last tiny piece of coast line safe from fire and disrespect due to unconscious carelessness.

Currently there are so many Public Areas both beaches and communities that are in need of financial assistance. Any funds to help and assist these areas, I believe, comes first. Currently there are people sleeping on the streets in downtown Santa Barbara. They're even using the sidewalks as a toilet. This is happening all over California. The children in Santa Barbara have their Safety jeopardized using parks designed for them due to unsupervised Public access. I truly believe that the focus and concern should be with these issues. Little children hurting themselves on needles is extremely concerning!

Let's get our plan and settlement implemented so we can move forward and help others instead of having to continue paying Lawyers and courts.
This is the Holiday Season and I wish I could help more with my charities instead of having to protect against an entitled hiking club.

Thank You, Bess you and Happy Holidays! May we all work together to create peace and harmony beginning right now. Remembering the "Present" is the gift of tomorrow.

Much Aloha ✿

Beverly "Laynie" Morgan

83 Hollister Ranch RD
#01517043 SB Realtor
1(805)331-2105

Locklin, Linda@Coastal

From: chris@localcraftdistribution.com
Sent: Wednesday, December 12, 2018 7:25 AM
To: Coastal Hollitser
Cc: Hollister Owners'
Subject: Hollister Ranch - Gaviota Coast

To Whom it may concern,

I just wanted to write a quick note weighing in with opinion on Hollister Ranch and the access initiatives going on at the moment.

My name is Chris Miller. I grew up in a suburb of Los Angeles and attended UCSB in 1988-2003. I have lived in Southern CA region ever since between Santa Ynez Valley and San Diego, with the bulk of my time in Santa Barbara County. Our lives have always revolved around the beach and nature, which is what has ultimately drawn us to settle in Santa Barbara County. There isn't a stretch of coast that even comes close to being as beautiful and natural as the Gaviota Coast in all of Southern CA in my opinion.

For the past 30 years we have been exploring, hiking, swimming, the Gaviota coast and it has provided such a pure sense of adventure and solitude that is so hard to find these days with the urban development going on. The area truly provides an opportunity for exploration for those that desire and seek it out. I know that it is not easy, but to me, that just lends to adventure, and 99% of all beaches are easy, with parking lots and facilities, so why not keep some more natural.

I realize there is much to consider for you all. My only hope and wish as long time resident of the Gaviota Coast area is that the land owners of the Gaviota Coast be included in the formation of fair and balanced strategic planning that looks at the long term impacts and works towards keeping this place magic, because there really isn't much left, and I believe it's up to us to preserve some.

I am happy to make myself available to any questions or further correspondence. Thanks so much!

Thank you,

Chris Miller
cell-805.570.3343
chris@localcraftdistribution.com

Locklin, Linda@Coastal

From: Zack Schlesinger <zacksc@gmail.com>
Sent: Wednesday, December 12, 2018 7:48 AM
To: Coastal Hollitser
Subject: Hollister ranch

My name is Zack Schlesinger and I live in Santa Cruz, California where I am professor at the University of California, Santa Cruz. I am an environmentalist and a long term member of many environmental organizations including: Wild California (EPIC), NRDC, Sierra Club, American Bird Conservancy, Nature Conservancy, Turtle Island RN, Oceana, etc.

The stretch of coastal land that extends from Gaviota to Jalama Beach, which includes both Hollister Ranch and the Jack and Laura Dangermond Preserve, is the only significant coastal land in southern California that has not been dramatically altered by human activity. This land is host to a variety of wildlife species; it encompasses two major terrestrial biomes as well as two extremely important marine biomes. Public access in any part of this land would lead to significant ecological harm and degredation. It would undo 170 years of explicit and inadvertent stewardship that has created an invaluable wildlife corridor. This land, in which wildlife species from northern and southern California mix territories, is unique and of infinite value as it is. I strongly oppose public access in any part of this land.

Zack Schlesinger
160 Cypress Park
Santa Cruz, California
95060

Locklin, Linda@Coastal

From: David Scheidlinger <djscheidlinger@gmail.com>
Sent: Wednesday, December 12, 2018 8:23 AM
To: Coastal Hollitser; Carla Scheidlinger
Subject: Public Access Hollister Ranch

My family and I have spent many wonderful days on the Hollister Ranch Beaches since we purchased a parcel in 1977, so I can understand why the commission is hoping to provide public access to this special place. However, I hope that you will consider carefully all of things that make it special, both good and bad, before finalizing your decisions about this area.

This is a wild and remote area, very different from the coastal areas of Southern California. Offshore winds of 30 mph, and higher, are the usual. The cliffs are unstable and eroding rapidly, by as much as 100 yards in some areas during our "tenure". The existing road is narrow and winding with very limited visibility. Wildlife includes rattlesnakes, mountain lion, wild boar, irate, beached sea lions,and ticks, as well as more peaceable (usually) cows and bulls. In all of my time at Hollister, I have never seen (or heard of) any emergency responders on the Ranch except those trained and hired by the Hollister Ranch Owners Association. Even this locally based help is difficult to get because of the absence of reliable cell phone coverage. Obtaining emergency medical care would take hours, rather than the minutes we have been accustomed to in most of Southern California. I suspect that many other people have also mentioned the extreme fire danger that will persist over this area even though some rain has finally come. Perhaps I should also mention that the "Main Road" usually floods and has to be closed to all traffic for hours or longer during every major rain event.

In summary, I can see both benefits and dangers of increasing access to the Hollister Ranch. I sincerely hope that you will work to limit the dangers as you seek to increase the access. Obtaining the most complete information about the area during this process will be essential. for this reason, I ask that you include representatives from the HROA during your deliberations. Finally, the "bottom line" IS the bottom line. It will be very costly to upgrade the infrastructure needed for increased access. Even building a coastal trail will be difficult due to the terrain and lack of standard roads. Everything that is put in will require long-term maintenance and oversight. A formidable task without any definite source of funding that I am aware of...

Thank you for your consideration.

David Scheidlinger MD

Locklin, Linda@Coastal

From: Ted Korth <tedkorth@gmail.com>
Sent: Wednesday, December 12, 2018 8:55 AM
To: Coastal Hollitser
Subject: Hollister Ranch

Dear Members of the California Coastal Commission,

My name is Ted Korth. I live in Berkeley, California. I've lived in California since 1979.

I'm writing regarding public access to the Hollister Ranch. I had an opportunity to visit the Hollister Ranch in 1998. I clearly remember how beautiful, pristine and uncrowded the place was. There was no trash on the coastline or along the roadways. Wildlife was abundant everywhere. It was magical and my visit left a lasting impression on me.

The Bay Area has become so congested in recent years. "Progress" has produced horrendous traffic and filthy air. The beaches are covered with trash, paper, plastic bags, cups, almost anything one could imagine. It's tragic and seems to get worse each year.

The Hollister Ranch organization is a committed steward of the land. To this day, the land and coastline remain pristine and magnificent. The ocean water is pure and sea life flourishes there. A magical piece of unspoiled coastline has been protected and remains as it has for hundreds of years.

Bringing crowds of people to this place would only lead to the degradation of this preserved piece of California. I encourage you to let it be.

Sincerely,

Ted Korth
Berkeley, California

Locklin, Linda@Coastal

From: MMREICHEL <mmreichel@luconinc.com>
Sent: Wednesday, December 12, 2018 9:15 AM
To: Coastal Hollitser
Subject: To: California Coastal Commission

To: California Coastal Commission

From: Mary Reichel

Re: Hollister Ranch Access Plan

Dear Commissioners,

I am writing to request that the Commission NOT go forward with any plans to increase public access at Hollister Ranch.

I am a land use consultant with over 30 years of experience in Santa Barbara County working in both the private and public sectors. During this time I have come to know and follow the work of prominent areawide biologists such as Dr. Peter Raimondi. Professor Raimondi and others have authored studies of the area including one entitled Monitoring of Rocky Intertidal Resources Along the Central and Southern California Mainland. The beaches and intertidal area of the eastern portion of Hollister Ranch served as an important baseline (protected) in order to evaluate human impacts on other (unprotected) intertidal areas. This type of analysis is critical to those of us working on coastal land use impact issues. It is short sighted to consider opening up this area to the public especially recognizing the recent opportunity to expand coastal access and recreational facilities next door at the decommissioned Gaviota Marine Terminal.

Thank you for your attention.

Locklin, Linda@Coastal

From: Ahmed, Razi <razi.uddin.ahmed@gmail.com>
Sent: Wednesday, December 12, 2018 9:22 AM
To: Coastal Hollitser
Subject: Hollister Ranch public access overview meeting

Dear Members of the Coastal Commission
My name is Razi Ahmed, I live in Los Angeles, California and have been following the developments regarding public access to Hollister ranch beaches. I have had the privilege of visiting large portions of the California coastline and enjoy being able to access public beaches in my home state. I have also had the privilege of visiting the Hollister beaches. I have not come across the pristine ecological and natural habitat that exists at Hollister Ranch on any public beach in California. I am troubled by the push to give public access to the 8.5mile beaches without proper ecological/habitat safeguards in place. This is particularly troubling as it seems California is taking cue from the anti-conservation, anti-environment policies of the current US administration and railroading pristine habitats for little or no gain. Standing Rock comes to mind.
I am concerned that while the necessary infrastructure needed to grant public access to the Hollister Ranch beaches will negatively impact the local ecology and habitat regardless of the safeguards put in place, the environment will inevitably be exposed to the fickle nature of political expediency and public finances ruining this pristine piece of California coastline for the mere entertainment of people.

Best regards,
Dr. Razi Ahmed
Los Angeles, CA

Locklin, Linda@Coastal

From: John Vallee <reef_magnet@yahoo.com>
Sent: Wednesday, December 12, 2018 9:22 AM
To: Coastal Hollitser
Cc: hroa@hollisterranch.org
Subject: Hollister Ranch

Dear Commissioners-I would like to express my opinions with respect to the upcoming meeting to revisit the 1982 Hollister coastal access program.

By way of introduction,I am a 69 year old physician in Santa Barbara and have resided in southern California most of my life.I have special interests in marine biology and tide pool organisms.I also enjoy surfing.Having visited beaches throughout southern California,the Hollister coast alone has remained pristine and unspoiled by crowds,litter and environmental degradation,Teh abundance and variety of marine and coastal flora and fauna is stunning.
Certainly these important ecological factors would suffer with developmental of public access.

I'm not too fluent ih all of the political aspects of this issue, but to use the 1982 program as a starting point is inappropriate; this is badly outdated,Any attempt to revisit public access to this coast should be started fresh, should take into account multiple issues including funding,easments,railroad issues, and environmental impacts.This should be a long, thorough
and complete review.Other advocates for preservation of this coast have articulated these
points with more detail than I can, but there are multiple complicated issues to be considered.

The Hollister coastline is unique to southern California in its pristine, unspoiled,uncrowded,
well stewarded beauty.It would be the State of California's loss to allow it to become yet another crowded, messy,underfunded,despoiled public beach.

Thank you for considering my opinions.

Sincerely,
John Vallee MD
41 Tierra Cielo Lane
Santa Barbara,CA

Locklin, Linda@Coastal

From:	Beverly Boise-Cossart <bboisecossart@gmail.com>
Sent:	Wednesday, December 12, 2018 9:25 AM
To:	Coastal Hollitser; Ainsworth, John@Coastal; Christie, Sarah@Coastal; Locklin, Linda@Coastal
Subject:	Hollister Ranch Access Program, December 14, 2018 Agenda Item 5

California Coastal Commissioners

California Coastal Commission

45 Freemont Street #2000

San Francisco, California 94105

Hollister@coastal.ca.gov

Jack Ainsworth

Executive Director

California Coastal Commission

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Linda Locklin

Public Access Program Manager

California Coastal Commission

725 Front Street #300

Santa Cruz, California 95060

Linda.locklin@coastal.ca.gov

December 12, 2018

Re: Hollister Ranch Public Access Program

December 14, 2018 Agenda Item 5

Dear Honorable Commissioners, Mr. Ainsworth, Ms. Christie, and Ms. Locklin:

The public access issue at Hollister Ranch has been tainted by emotions and it's time to approach the resolution of this issue with reason and foresight, as suggested by Governor Brown.

Although there is public access along the stretch of coast from Gaviota Park to Jalama Park by:

- walking at low tide,
- by boat and jet ski, and even
- by riding Amtrak,

as well as the public programs Hollister Ranch offers, such as

- the Tidepool School,
- recreational access for underserved and disadvantaged groups, and
- hikes for the Santa Barbara Audubon and Botanic Gardens;

many members of the public feel this access is inadequate, while others recognize the difficultly of obtaining access helps to preserve and protect the area.

The 1982 Plan for access at Hollister Ranch, developed unilaterally by the Coastal Commission, does not:

- Adequately identify, protect nor mitigate for rare and endangered species;
- Recognize the importance of the wildlife corridor that Hollister Ranch, in part, provides from the Los Padres Forest to the ocean;
- Acknowledge the lack of water resources to serve even a fraction of the use anticipated in the 1982 plan;
- Provide protection of cultural resources;
- Address the potential need for emergency fire evacuation for all Hollister Ranch residents and pubic visitors along one narrow winding road;
- Provide for the ongoing agricultural endeavors on the Hollister Ranch including the HR Cooperative's ocean front bull and cow birthing pastures;
- Provide funding for the acquisition, nor long term maintenance and security;
- Assess the impact to Gaviota State Park with regard to parking, water, administrative, maintenance, security and the required funding;
- Address the impacts of sea level rise and cliff erosion;
- Lacks major stakeholder participation, especially the most impacted stakeholders, the Hollister Ranch Owners' Association, its members, and Gaviota Park representatives.

Clearly the Coastal Commission's 1982 plan for access at the Hollister Ranch is outdated and unworkable. Neither the Coastal Commission nor the County would accept an environmental assessment that was done in 1982 for a development on private property today. A lot has changed in the world of environmental protection, but fortunately not a lot has changed environmentally at the Hollister Ranch and the adjacent stretch of coast. Could the same be said if the 1982 plan had been implemented? No.

The Coastal Act has accomplished a lot during its first 40 years of existence, with its focus primarily on controlling ocean front development, and protecting and expanding existing beach access.

What do we, as the California public, want the coastline to be at the conclusion of the next forty years? Should the main focus be on obtaining as much uncontrolled public access as possible, or should we focus

on balancing public access with preserving and protecting those areas that still provide access to the coast for wild animals, and rare and endangered species? If so, how do we obtain that? What polices can we put in place now, to ensure a natural coastal experience for future generations? Should our emphasis be on serving the immediate desires of the current generation of recreational users, or do we have a responsibility to future generations? And should we be focused on those in the public who have the means, both physically and financially, to access all areas of the California coastline, or do we have an obligation to share the coast with those who are less fortunate or capable?

The California Coastal Conservancy's 2018-2020 five-year plan addresses many of these questions. The Conservancy's mission statement reads:

"The State Coastal Conservancy's vision is of a beautiful, restored, and accessible coast for current and future generations of Californians. We act with others to protect and restore, and increase public access to, California's coast, ocean, coastal watersheds, and the San Francisco Bay Area."

The CC Conservancy endeavors to accomplish its goals in part by the following:

"The Conservancy works on behalf of Californians, developing innovative projects to enhance coastal resources and increase public access for the benefit of all."

One question as we look to the future, is what is "public access for the benefit of all"? Does that mean opening the coast to every human who can accesses it by any means? Or does "all" mean "all walks of life" - groups that may not have the opportunity to access the coast otherwise? The Conservancy's five-year plan further states:

"The Conservancy strives to promote environmental equity and justice for the underserved, including disadvantaged communities, persons with disabilities, tribes, and others, through our work to restore habitats and watersheds, provide public access and recreational opportunities, and increase resilience to climate change."

The Conservancy's mission statement is not inconsistent with what the goal could be for a global resolution of the Hollister Ranch access issue with a managed access plan along the Central Coast, but it must be done with care, reason and knowledge with an absence of emotion and malice.

We only have one chance to get this right. It will require careful consideration and planning. If this wild coastline is environmentally desecrated with up to 180,000 people a year as the 1982 plan proposes, there will be no turning back.

As a long time resident of Hollister Ranch, a member of Santa Barbara County's Gaviota Planning Advisory Committee, and an active member of the Gaviota community, I look forward to the Hollister Ranch Owners' Association working with "relevant state agencies" to forge a "sensible and fiscally responsible plan" as Governor Brown directed.

Sincerely,

Locklin, Linda@Coastal

From: Mark Mitchell <mark@markdmitchell.com>
Sent: Wednesday, December 12, 2018 9:59 AM
To: Coastal Hollitser
Cc: hroa@hollisterranch.org
Subject: 1982 Public Access Program

I am a land owner at Hollister Ranch who is greatly interested in the development of a "sensible and fiscally responsible" access plan. My brother and I are also the developers of an island off the coast of North Carolina and we share concern with both the east and west coasts for the protection of coastal resources and sensitive habitats.

Adding up to 180,000 annual beach users who would use the hilly private roadways of Hollister Ranch on shuttle buses, cars and bicycles, along with adding trails and road easements across private parcels requires careful, nuanced planning. Thoughtful consideration must be given for the extensive public safety challenges, substantial costs, sensitive habitats, private property rights and logistical burdens. Addressing all these issues cannot be done with a quick cosmetic tuneup.

If changes are made to the outdated 1982 plan, input must be sought not only from the State Parks, Coastal Conservancy, Coastal Commission and State Lands Commission, but from the principle land owners who will be negatively impacted. Please include the Hollister Ranch Association in the inter-agency group working to resolve this issue.

Thank you,
Mark Mitchell

Locklin, Linda@Coastal

From: Charles May <cdudleymay@gmail.com>
Sent: Wednesday, December 12, 2018 10:02 AM
To: Coastal Hollitser
Cc: kit@fastmail.us
Subject: Hollister Ranch

Gentle persons: My name is Charles May and my family resides in Palos Verdes. We enjoy ocean related outdoor activities in a natural environment. As occasional guests to the Hollister Ranch since the mid-1970's, we appreciate the unique, precious resource California has in the Hollister Ranch. I urge commission members to adopt Governor Brown's recommendation to take a "more sensible and fiscally responsible" approach when reviewing the 1982 Hollister Ranch Public Access Program and the feasibility of a viable, self-sustaining public access plan to this working cattle ranch. Too much access, potentially ill conceived, could diminish the very landscape many seek to protect for this and future generations. Thank you.

Sent from my iPhone

Locklin, Linda@Coastal

From: tdslaw <tdslaw@cox.net>
Sent: Wednesday, December 12, 2018 11:03 AM
To: Coastal Hollitser; Ainsworth, John@Coastal; Christie, Sarah@Coastal; Locklin, Linda@Coastal
Subject: 2018-12-12 message to CCC re 1982 HR Public Access Program

2018-12-12 message to CCC re 1982 HR Public Access Program

California Coastal Commissioners
California Coastal Commission
45 Fremont Street #2000
San Francisco, California 94105

Hollister@coastal.ca.gov

To the California Coastal Commission:

Re: Updating the 1982 HR Public Access Program

As Gov. Brown has recently indicated (in his veto of AB 2534), the 1982 Hollister Ranch Access Program is obsolete, requiring a complete and carefully developed overhaul, and not a "copy and paste" relabeling of an old plan under a new date. The inherent obsolete flaws of the 1982 HR Access Program are obvious in the veto message from our governor. A revised access program should be a careful study, and include necessary practical, economical, and environmental considerations that are *current to the present environment* and which are totally absent from the original 1982 program.

The Point Conception area is the last endangered species of the Southern California coastline. It is The Coastal Commission's mandate to protect this last remnant of historical California in its natural state. Unlike Southern California's sad history of sprawling development, combined with the historical failings of the Commission to preserve the natural beauty of the Southern California Coast, the Commission can now mitigate its previous failures by standing up to fully protect California's "Point Conception" coastline (in both the Dangermond Preserve and the Hollister Ranch). These lands are the last and only remaining natural environments of the Southern California coastline that still exist in their natural state. To not take meaningful measures presently to fully preserve them into the future, would be a catastrophic failure of the Commission, and its staff, that history will view as a moment that exponentially magnified the historic failures of the past 40 years, in not preserving this last chapter of the Southern California Coast that will otherwise only be preserved in the books, photos and memories of the "Coastal Commission's lost years."

The flaws of the 1982 HR Public Access Program are obvious upon a simple reading: it proposes extensive development with campsites, sanitary facilities, utilities, parking lots, restrooms and highways which have neither been constructed nor are currently permitted. It overstates existing use of Hollister Ranch beaches in attempting to add 180,000 or more annual beach users that will negatively impact sensitive natural resources. It assumes the presence of extensive motor vehicles, buses, bicycle and pedestrian traffic on narrow, winding Ranch roads without taking into account usability, acquisition, safety or traffic engineering standards. It assumes the State has the capacity to operate and maintain access in perpetuity without providing any credible estimates of costs or budget, acquisition dollars, resources and laws permitting such operations. It makes no mention of the seldom used 30 miles of public access beaches immediately adjacent on both the East and North, including Gaviota State Park's nonfunctioning pier-boat access that has continued in a failed state for the last 15 to 20 years. Instead, it proposes extension of the Gaviota State Park for the entire 8 ½

miles of the Hollister Ranch coastline, and assumes the existence of YMCA facilities, easements and camp that were never properly conveyed or built.

Any possible consideration of a revised 2018 HR Access Program should include and incorporate the significant existing and planned managed access programs that already exist for this pristine coastal area. Each proposed change should include responsible cost estimates for funding proposed changes, ongoing operations and maintenance which will be needed in perpetuity. Is the future program to rely upon acquisitions through condemnation and eminent domain proceedings? At what cost? Or is the Coastal Commission merely planning on a future plan of "permit extortion"?-i.e. Extorting access from private landowners under the false disguise of a series of Coastal Act Enforcements for yet to be asserted violations in order to blackmail access instead of providing due process and proper compensation for such access? If the latter is the "unwritten HR Access Plan", it's time for some transparency of the Coastal Commission in public hearings in revealing its means and motives in the revision of the 2018 HR Access Program.

The term "Public access" has been advanced too many times under the Coastal Act under the banner of tearing down fences while too often ignoring the Coastal Act's parallel mandate of protecting and preserving the natural environment. "Balanced public access" should not mean "paving another parking lot," authorizing more highway, motor vehicle, bus, pedestrian access, installing trash control and restroom facilities in the wilds of a pristine natural environment. ***Preserve the balance and the adventure in public access***. As members of the public, we boat to the Channel Islands. We hike into the wilderness areas of our national forests. We boat or hike or paddle to the lineup in Big Sur and at Mavericks. We hike or paddle to Upper and Lower Trestles. We raft or paddle kayaks into the protected wild river areas. We skin or ski into the back snow country. No chair lifts, no cars, no buses, no parking lots, no restrooms, no day use concessionaires, no pollution, and no despoiling nature. Adventure access does not mean that public access is denied, but only consecrated, as it often should be, by those with the adventure "to go" into nature. The adventure of the journey is a significant part and spirit of the destination. Natural access can go hand-in-hand with balanced public access, as this settlement demonstrates.

Southern California, Take a look around..... It is THE LAST. To re-state the often heard mariners forecast "from Point Conception to the Mexican border," there is an "All Crafts Advisory" for heavy prevailing winds of development that have wreaked, and will continue to wreak, heavy damage on the Southern California Coast . Take a look up and down our Southern California Coast, and take your pick of many once pristine coastline locations: From San Diego to Santa Barbara counties, the only vestiges of natural coastline that still exist do so, if at all, under the pretensions of the military (Camp Pendleton and Point Mugu) or the inaccessible geography of the Coast highway's rocky cliffs immediately above the LA County line.

The natural beauty of the undeveloped rolling foothills, mesas, wetlands and beaches of the Irvine Ranch-Laguna Beach coastline are gone; of the Malibu-Point Dume coastline are gone; of the Trancas Beach-County Line coastline are gone; of the Salt Creek, Dana Point, and Capistrano Beach coastlines are gone; of the North San Diego County coastlines are gone..... All gone as the SoCal development fever continually rises, creeps and pushes ever so hard on our coastline, now on the western borders of Goleta and the Gaviota Coast. As the Gaviota Coastal Conservancy describes its mission statement: "Gaviota: The End of Southern California." The double entendre is too meaningful to be mistaken.

THE LAST ? Really? No kidding: The lands of the Point Conception area are THE LAST remaining remnants of the natural lands and beaches of the Southern California coastline. There are no more. They are an endangered species without an "Endangered Species Act" to protect them. Today's "California adventurer" has to travel several days deep into the off-road back country of Baja California coastline to find any similar undisturbed coastal lands in "Southern" California.

The author of this message is a California surfer of 57 years; a Hollister & Bixby Ranch "beach entry hiker" and "ranch boat" veteran dating from 1964; a seasonal ranger-employee at Gaviota, Refugio and El Capitan State Parks (1967-1970); an attorney of 40 years; a father of two surfers (and a grandfather of an anticipated four more); and, together with my wife, very proud to claim to be two of the many "stewards" of the Hollister Ranch, since 1978.

Thank you for your consideration
Tom Schaefer, Encinitas California

Locklin, Linda@Coastal

From: Jeff Gill <jeff.gill@cox.net>
Sent: Wednesday, December 12, 2018 11:19 AM
To: Coastal Hollitser
Subject: Input for Review of 1982 Hollister Ranch Access Program

Dear Commissioners,

I've lived in California my entire life and have always appreciated your efforts to protect our coastline.

As you know, Governor Jerry Brown vetoed AB 2534 (Limon), a bill meant to prioritize public access to the Hollister Ranch using an access program adopted by the California Coastal Commission in 1982. The Governor called the program "outdated" and called for development of a new "sensible and fiscally responsible" plan.

I have a few sensible and fiscally responsible suggestions the would enhance the public's experience with the Gaviota Coast.

1. Repair the boat hoist at Gaviota State Park.

A lot of the pressure for Hollister Ranch access access is coming from surfers that have been boating in for decades. But several years ago a big storm took out the end of Gaviota pier and disabled the boat hoist. It has never been repaired, I assume due to lack of funds. A repair could be done for a fraction of the cost to pursue public access at Hollister Ranch. An added benefit would be for the fishermen who also would love to see the hoist repaired. Not to mention increased usage and income at Gaviota State Beach.

A side note about surfers entering Hollister Ranch:
Surfers legally walk into Hollister Ranch along the beach on a regular basis. **Hollister Ranch security does not intervene.** It's about a 45 minute walk to the first surf spot. The next spot is only reachable on a low tide and is another 30-40 minute walk. There are many more surf spots further up the coast. The point is, it's a very long walk so surfers prefer to boat in over walking in. Biking in is not an option, due to reasons pointed out in my next bullet item. And surfers definitely don't want public access with a shuttle van. The reason they surf in Hollister Ranch is to get away from the crowds at spots with easy access and public parking.

2. Repair the bike path between El Capitan and Refugio State Beaches.

Instead of building a new bike path in Hollister Ranch, repair the existing bike path between the two State Beaches. A section of the path was destroyed several years ago in a storm. Once again, it has never been repaired. This is a wonderful bike path that I used to ride on with my children. If a public bike path was created inside of Hollister Ranch I could not take my children because of the topography. Unlike the State Beaches bike path which is fairly flat, the Hollister Ranch route crosses three major canyons in the first couple of miles and the hills are too steep for the general public. Doesn't it make more sense to repair an existing bike path that is suitable for all ages/abilities rather than build a new bike path that would be too hilly for 99% of the public?

3. Take advantage of expanded Managed Access Programs inside Hollister Ranch.

Part of the proposed settlement of the "Hollister Ranch over YMCA Offer to Dedicate" litigation is for expanded managed access.
This includes events like beach days for wounded vets and autistic children, tidepool walks, botanical walks, etc.
Instead of funding public access efforts with state funds, let the Hollister Ranch foot the bill!
Let's get this settlement certified!

It's quite apparent the 1982 Public Access Program which includes pedestrian trails, bike paths, staging facilities, bathrooms, drinking water, security guards and shuttle bus service is unrealistic for a number of reasons;

- Astronomical initial cost and ongoing maintenance costs
- Not many people would use the pedestrian trails and bike paths due to topography (very steep hills)
- Public safety challenges - No mobile phone service, no timely emergency responders

Doesn't it make more sense to repair/upgrade existing facilities at the adjacent State Beaches rather than building new facilities?
Doing so would be much more fiscally responsible (per the Governor's request) and would allow greater public access to the Gaviota coast.
I honestly believe these three suggestions would result in greater public participation than the 1982 Access Plan or modified plan.

Jeff Gill
Resident of Goleta, CA

Locklin, Linda@Coastal

From: Kit <recycledhouse@fastmail.us>
Sent: Wednesday, December 12, 2018 11:59 AM
To: Coastal Hollitser
Subject: Hollister Ranch Public Access Program, Dec.14, 2018 Agenda Item #5

California Coastal Commissioners
California Coastal Commission
45 Freemont Street #2000
San Francisco, California 94105
Hollister@coastal.ca.gov

Jack Ainsworth
Executive Director
California Coastal Commission
45 Freemont Street #2000
San Francisco, California 94105
John.ainsworth@coastal.ca.gov

Sarah Christie
Legislative Director
California Coastal Commission
45 Freemont Street #2000
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Sarah.christie@coastal.ca.gov

Linda Locklin
Public Access Program Manager
California Coastal Commission
725 Front Street #300
Santa Cruz, California 95060
Linda.locklin@coastal.ca.gov

December 12, 2018

Re: Hollister Ranch Public Access Program
December 14, 2018 Agenda Item 5

Dear Honorable Commissioners, Mr. Ainsworth, Ms. Christie, and Ms. Locklin:

I am a long-time resident of Hollister Ranch, an artist, green building contractor, husband, father, and support a variety of environmental organizations and causes.

I am writing to express my concern about the 1982 Hollister Ranch Coastal Access Program and urge the Commission to carefully consider environmental impacts in any subsequent plan.

The 1982 Plan is problematic. If the Commission drafts a new plan and retains any of the features of the original 1982 Coastal Access Program it will have irreversible impacts. It will also intrude unto a large swath of private property, use significant public resources, and irreparably damage a well-preserved coastal environment.

The Hollister Ranch is a biological hot spot:

- At Hollister Ranch, northern and southern bioregions overlap. This creates a high diversity of plant and animal species.
- This area supports over 94 federally or state listed threatened or endangered species and species that are considered rare or of concern.
- The Hollister Ranch is part of 53,700 acres of contiguous and largely undeveloped open space, comprised of working ranches and preserves.
- It is a wildlife corridor to the ocean.
- It supports large predators, such as black bears and mountain lions.

I have several concerns about the implementation of a Coastal Access Program at the Hollister Ranch:

- How does the Commission plan to provide access, but also protect sensitive environmental resources and habitat?
- How does the Commission plan to implement this plan, provided that the Hollister Ranch is a private 14,500 acre working cattle ranch?
- How does the Commission plan to navigate the fact that this area has no public roads, limited cell phone reception, and no public amenities?

I would suggest that alternative ways to responsible access are already in place. The Hollister Ranch has for decades run a scientific and educational program, at no cost to the public, similar to the University of California's Natural Reserve System's Sedgwick Ranch in Los Olivos. This Hollister Ranch program allows for environmentally responsible public use and education on a private wildlife and ranching preserve in a tightly controlled, yet robust way.

Thank you for the opportunity to comment.

Sincerely,

Kit Boise-Cossart

--
Kit Boise-Cossart GBC
Member US Green Building Council

Locklin, Linda@Coastal

From: Jeff Farmer <jeff@caliandyork.com>
Sent: Wednesday, December 12, 2018 12:12 PM
To: Coastal Hollitser
Subject: HR Public access AB 2534

Dear Coastal Commission,

My name is Jeff Farmer and I currently live In Hollister Ranch and have been a property owner there since 2004. I am sixty years of age and was born and raised in Southern California spending most of my life in Orange County growing up on the coast and experiencing the ocean most of my life. I've seen the rapid development, urban sprawl and public impact of Southern California coast areas and the negative impact to the environment. The Southern California coast is a much different place than it was back in 1982 when AB 2534 was drafted and needs a carefully developed overhaul. Hollister Ranch has been a good steward protecting the land and understands the complexities of the topography, absence of infrastructure and services, sensitive habitat, the railroad, and private property rights and interests. With that said HR needs to be included in the changes to the 1982 program. Please follow the direction of the Governor in his veto message on AB 2534.

Thank you

Jeff Farmer

Locklin, Linda@Coastal

From:	Taylor Schaefer <taylorschaefer@hotmail.com>
Sent:	Wednesday, December 12, 2018 12:13 PM
To:	Coastal Hollitser; Ainsworth, John@Coastal; Christie, Sarah@Coastal; Locklin, Linda@Coastal
Cc:	hroa@hollisterranch.org
Subject:	2018-12-12 message to CCC re 1982 HR Public Access Program

To the California Coastal Commission:

I would like to take a moment and thank the California Coastal Commission for their continued dedication to keeping our coastal areas minimally impacted and preserved for responsible residents and visitors alike. I know it takes tireless hours to assess new issues as they arise and I would like to take a moment to touch upon the issue regarding the Hollister Ranch Access Program Overview. I am the son of a Hollister Ranch owner who purchased some land in 1978. Yes I have been fortunate enough to enjoy visiting this incredible stretch of coast throughout my life, and it is always a breath of fresh air to see California in an un urbanized environment which allows natural erosion to take place and wildlife to thrive. The ranchers and residents have taken great pride in putting the environment of the Hollister Ranch as the number one priority when taking any actions. The changes that could take place in this fragile environment if the Coastal Access Program is not carefully considered would indeed cause irreversible strain on the coastal areas which is contradictory to what the CCC is all about. According to the California Coastal Commission's mission statement: "TO PROTECT, CONSERVE, RESTORE, AND ENHANCE THE ENVIRONMENT OF THE CALIFORNIA COASTLINE", this is exactly what I hope will happen in this situation.

Considering public access to this area is a feasible idea in the nature that it is done slowly, carefully, and affordably. The idea of hundreds of visitors daily, paving new bike paths, and installing camping areas and bathrooms in pristine environments or on private land is completely contradictory to this mission statement. The costs of these actions is one issue, but we all know tourists aren't all educated on protecting the environment such as littering and using toxic sunscreens which effect ocean habitats. I truly hope we can all slow down, sit down, and consider one of the last truly untouched coastlines of California to be preserved as much as possible. I do truly believe we can find a better way to have controlled public access so more people can visit this beautiful area and see what it truly is always has been, not a new domesticated version that would wreak havoc to the coastal areas we are all are thriving to perserve.

Sincerely,
Taylor Schaefer
Fire Engineer
Carlsbad Fire Department

Locklin, Linda@Coastal

From: Karen Farmer <svfarmer@aol.com>
Sent: Wednesday, December 12, 2018 12:25 PM
To: Coastal Hollitser
Subject: Access program to Hollister Ranch

Dear Coastal Commission,

I grew up in Corona del Mar, California and currently live on Hollister Ranch. I have been a beach girl from the start and know how important it is to take care of our beautiful coastline. Our beaches and ocean take such a beating from the public on a daily basis and need to be regulated and protected. You as the coastal commission have a very important job protecting California's most precious resource, our coastline.

The stretch of coastline from Gaviota State Park thru Vandenberg is so pristine and beautiful mainly because it has not had the public beating on it on a daily basis. Public access to hollister ranch is very complicated because of private property rights, a working cattle ranch with cows roaming free, trains traveling by daily, challenging topography with rugged coastline and cliff erosion, not to mention, there are no public roads, limited communication and emergency services and no public utilities.

Hollister Ranch just like all the other coastlines of California currently have public access by walking at or below the mean high tide line, or by kayak or boat. I have witnessed on a regular basis numerous people a day boating, kayaking and walking in to surf at Hollister Ranch and beyond to the neighboring ranches.

Because of what I have mentioned above I do not think the AB 2534 program is sensible or fiscally responsible. I also hope the Hollister Ranch, the principle landowner, is included on working with the costal Commission on any decisions or changes to the proposed AB 2534 program.

Thank you so much for giving me the opportunity to comment on this very important matter, Fondly, Karen Farmer

Locklin, Linda@Coastal

From: Doyle Hollister <cdhduende@gmail.com>
Sent: Wednesday, December 12, 2018 12:39 PM
To: Coastal Hollitser
Cc: hroa@hollisterranch.org
Subject: public access

To whom this may concern,

My name is Doyle Hollister. I am the great grandson of Col. W.W. Hollister, the sheep herding, cattle ranching pioneer, who acquired the current land of issue from the Spanish and tended to it, through his lineage, for one hundred years. I am also from the Hollister family of origin that actively engaged and managed the land directly up to 1965. Thus, I intimately grew up on the Hollister Ranch for roughly twenty years of my life before the land was sold by my family. I am currently an owner of one hundred acres on the Hollister Ranch of today, which I have been affiliated with since 1980, and I am the only Hollister still involved with the Hollister Ranch, in what I will refer to as the new system of ownership.

I believe many people have and will continue to weigh in on both sides of this issue of coastal access on many levels: financial, political, legal, ecological, rational, irrational, etc.. As I see it, all positions will be about what the different factions of our humanity personally want regarding the Gaviota Coastline between Gaviota and Jalama. The disputes are all grounded in what PEOPLE want and say THEY need from this land. It is all about people, driven by their personal and political motives. These myopic personal human needs, fueled mostly by anger, seem to dominate the rhetoric and perspectives of the issue at hand, the sacred Gaviota Coastline.

I say myopic because it seems clear to me that in these various personal human perspectives and positions, there is a complete lack of any kind of DEEP EARTH BASED CONSIDERATION as to what the LAND itself may actually want and need. The serious and ultimately central issue from my seventy year personal relationship to this land and my one hundred historical years of generational attachment to it, must keep this following question central: WHAT DOES THE LAND NEED AND WANT FROM US HUMANS? Where is this question and perspective even being considered? And shouldn't this question be the first and foremost question asked? Shouldn't any plan to do anything with the coastline from Gaviota to Jalama come directly from this question and go from there? My worst fear is whether people actually understand, or even can understand, the true nature of this question and the land empathic stance it may require to sustain.

The whole approach to solving this issue of public access is backwards! The ANSWER, as to what any plan would be, NEEDS TO COME NOT FROM WHAT PEOPLE WANT FROM THIS LAND, BUT FROM WHAT THIS LAND WANTS FROM THE PEOPE! If everybody came from this perspective,

don't you think the process and outcome would be more respectful and considerate as to what is really appropriate for the Gaviota Coastline of issue?

I could personally, political, ecologically position as to what I think is appropriate here. I could represent and be passionate about what would benefit me most in protecting my property and my house on my old ranch stomping grounds. I certainly have plenty of personal concerns and deep emotional experiences about what could/should happen here. But, I want to leave my most dominant concern to be the issue above. I would like to try to be part of a real solution rather than part of the problem, and from my perspective, this issue needs a COMPLETE PARADIGM SHIFT altogether in terms of how it is presently being considered.

So, this is my point and my question to all involved. We need to look at what the land wants and come from that perspective first and foremost.! Even though it may sound irrational and incomprehensible to most, could we all stretch, imagine, and consider this question; IF THE LAND COULD SPEAK, WHAT WOULD THE LAND SAY ABOUT WHAT IT WANTS AND NEEDS FROM US?

In my humble opinion, as someone deeply attached to this specific homeland, literally homeland to me, asking this question seriously would help reap better process and results than what has transpired so far. CAN WE GIVE THE LAND A VOTE, AND RAISE OUR CONSCIOUSNESS AND IMAGINATION TO ACTUALLY CONSIDER WHAT THAT VOTE MIGHT BE?

Please reflect on this orientation in a quiet moment, if you would... thank you.

Sincerely,

Doyle Hollister

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Locklin, Linda@Coastal

From: Fred Korth <korth.fred@gmail.com>
Sent: Wednesday, December 12, 2018 1:18 PM
To: Coastal Hollitser
Subject: 1982 Public Access Program @ Hollister Ranch

Dear Coastal Commission Board Members,

Having been born and raised in San Francisco, California, I've witnessed the extensive development that has occurred in the last 30 years. In California, the population has grown from ~24 million in 1982 to over 39 million today. Along with governor Brown, I disagree that a program from 1982 still is relevant, and amending it slightly will not meet the current environmental climate.

I urge you to please take into account the irreversible environmental impact this 1982 program will have if implemented without a serious redesign involving all relevant parties (including the working cattle ranches input).

Are there recent case studies that show the impact on natural resources and animal life when converting an intact coast line to public access? What are the costs involved to ensure public safety and limit the impact on a pristine area?

It is my hope that the coastal commission is able to see the importance of conserving this 8.5 mile stretch of beach, as it is one of the last in the state that have not turned into a Malibu-esque scene.

Thank you for your attention and hard work preserving our natural coastlines,

Fred Korth
415-806-9044

Locklin, Linda@Coastal

From: Aira Harris <pacificaira@gmail.com>
Sent: Wednesday, December 12, 2018 1:27 PM
To: Coastal Hollitser
Subject: Hollister Ranch.docx
Attachments: Hollister Ranch.docx

Dear Coastal Commision,

Thank you for providing public comment in the discussion for public access at Hollister Ranch. Enclosed is my letter to support a new plan, abandoning the 1982 coastal plan, while collaborating with the Hollister Ranch Board of Directors. With an environmental degree and as a taxpayer of Santa Barbara for nearly twenty years, I feel there is a fiscal and environmental responsibility to fully evaluate and balance out the needs for beach access while preserving the coastal environment, in a safe manner.

Sincerely,
Aira h. Hazell
Santa Barbara, CA

Sent from my iPad

Dear Members of the California Coastal Commission,

After living in the Santa Barbara community for nearly twenty years while seeking decent surf conditions with my avid surfing sons, I have been paying close attention to the complications of the public access at Hollister Ranch. We have had the privilege of spending time enjoying the Ranch and understand why the private owners would covet the area while the public sector would want to have better access. There appears to be some missed opportunities from uncertified plans from 36 years ago which current groups are trying to resurrect.

I read Governor Brown's succinct letter to explain why he wouldn't sign AB 2534, due to the needs to create a new plan, one that would incorporate the Hollister Ranch Board members as well as the Coastal Conservancy and Coastal Commission. The plan from 1982 was outdated and a fiscal plan would be required to move forward.

I agree with Governor Brown's opinion and support the need for a new plan where the Hollister Ranch Board is included in the planning stages with the Coastal Commission in making any future decisions for any public access for HR. I reviewed a few documents regarding the Offer to Dedicate (OTD) for the unfulfilled YMCA access area, and the documents from 1981 have too many outdated requests that are not realistic in today's assessment of land value, infrastructure, legal, and maintenance requirements necessary to fulfill all the demands. There was language in the same document that encouraged all planning would incorporate the HR board, while today's Coastal Commission has omitted the HR board to be included in the 2019 Inter-agency working group (CC, California Conservancy, State Parks, State Lands Commission, & Gaviota Trail Alliance group.) It appears that the CC does not want to work with the HR board in any capacity, which could be a violation of the Brown Act. The document from 1981 also stated that the plan only had 120 days to be valid. There's also language that an OTD expires after 21 years. Furthermore, all the environmental impact assessments were based on studies from the 1970's. It was obvious that the plans from the early 80's had many good intentions but were not clearly defined without any action. Therefore, a new and reasonable public access plan should be collaborated at this time.

The challenge for public access for beaches are not as simple as the California Constitution states. The 262 pages of the Santa Barbara County Coastal Plan of January 1982 was approved by the board of Supervisors in January 1980 but only partially certified by the State Coastal commission in March 1981. In this document under the Coastal Act policies (3.7.1) there is a lot of grey area that could easily be interpreted to support private property that lies in sensitive environmental areas, on agricultural land. Section 4 of Article X states that recreational opportunities shall be provided, consistent to public safety needs and the need to protect public rights, rights of private property, and natural resource areas from overuse. I believe there's no question that the public has the right to be on the beach, but the challenge is in the arrival to the beach.

The obvious fact that the Ranch is a working ranch with cattle grazing near or on the main basic

road, plus the remoteness of the area is less than ideal to add individuals from the public who are unfamiliar with the land. Aside from the surf pursuits, I find the area to be desolate and not a safe area for the general public. The past few years have seen more days of extreme danger of fire compared to just five years ago at HR where high and dry winds are common, plus it's difficult to get cell phone range at HR. It's common to be alone on a beach, which is magical to most, but for people unfamiliar with the waves or who get into an accident, emergency care is not accessible. Another concern of safety is for drivers using the Highway 101 exits to this area, since the exits are not the same used in freeways, with left turning lanes against oncoming two lanes of traffic. Clearly many safety factors would need to be considered when determining the appropriate public access.

Conservation efforts have been outstanding by the Hollister board and anyone who visits the area will understand how preservation and land integrity is paramount for their mission. I would assume that majority of the conservancy groups would applaud the efforts of Hollister Ranch to preserve the land considering that the mission statement in all the groups involved state they want to conserve the natural environment of the Gaviota Coast. Understandably, the conservancy groups also want to find a balance and incorporate public access.

Fees from in-lieu building permits on HR parcels along with mismanaged funds from the oil industry have not created a significant amount of money for any potential new (fiscal, feasibility, or environmental) assessments or real progress for public access. This is very concerning as a taxpayer who has seen how the bike trail between Refugio and El Capitan state parks have been abandoned due to lack of funds for repair when the asphalt severely eroded after heavy storms. The language used for the OTD at El Cuarto Canyon at Hollister Ranch requires an entity to manage any public usage and it's alarming that a newly formed group of the Gaviota Trail Alliance would lead and fund this potential OTD for an area where an ocean front parcel at HR had just sold for over $20 million. Plus it is estimated that new bathrooms can cost up to $1.5 million, as was reported by NPR for the Big Sur bathrooms for 2018 construction and standards. I am skeptical that there are sufficient funds to support and maintain this access and I personally feel funds could benefit a greater audience used at other beaches.

I understand that there's a pursuit to open up Hollister Ranch, but I feel the amount of money and time spent could easily be used for educational outreach at more populated coastal areas such as Surf Beach at Lompoc where they have their beach closed during their summer months due to infractions of folks walking into sensitive snowy plover habitats. The nearby and easily accessible Gaviota State Beach is also frequently closed off and should be more open for beach visitors. It's interesting to understand the current climate for coastal access. Whenever I drive between Goleta and Buelton, the coastal beaches, apart from El Capitan and Refugio State Beaches, are nearly vacant along HWY 101, unless surfers are on the side of the road looking for waves. I believe the intention for public access to Hollister is fueled for political purposes, without being fiscally responsible. If the Coastal Commission and other groups can fund this process and access without tapping into more of our taxpayer funds than I would support more efforts.

Thank you for your time and hope you find a comfortable solution where all groups can work together with a favorable outcome.

Sincerely,

Aira H. Hazell
Santa Barbara, CA

Locklin, Linda@Coastal

From: JJ BUS GMAIL <jjsb5000@gmail.com>
Sent: Wednesday, December 12, 2018 1:43 PM
To: Coastal Hollitser
Subject: Hollister Ranch-Public Access

To Whom it May Concern

I do not live at Hollister Ranch but I've been frequenting for 20 years. Hollister Ranch has been a careful caretaker for a natural wildlife preserve for years and your continued pressing for public access with ruin it. I know others that have recounted the numerous actions and arguments that have been taken for and against this 14 acre sub division, but I have a feeling my words will fall on deaf ears. What I do know is that the current practices observed by Hollister Ranch and its owners have had an impressive impact on the wildlife and environment within that 8.5 mile stretch of coastline. While during the same time period over the last three decades, the rest of the planet has ignorantly abused the environment. A rare example of conservatism and selfless human action, most species have actually thrived. At the end of the day, what I want to tell you, is to leave it alone. It's working fine as it is. What do you think increased public access will do to the ranch? I think you know that it would ruin it, and several specie such as the Snowy Plover would suffer. All I have to say, is please leave us alone. Thank you.

--
Best,
Jerry Jackintell

Locklin, Linda@Coastal

From: Robert Pritikin <rpritikin@gmail.com>
Sent: Wednesday, December 12, 2018 1:46 PM
To: Coastal Hollitser
Subject: Hollister Ranch Public Access Program

Dear Commissioners

In your efforts to update the Hollister Ranch access program, please consider the balance between the preservation success of Hollister Ranch against your goals of public access. Specifically, what groups are you targeting for access, how will California pay for the perpeptual logistical burdens of maintenance, infrastructure upgrades, public safety, when increasing public usage into a working cattle ranch.

Will the newly purchased Nature Conservancy at Cojo Ranch be subject to the same program of increased public access or is this effort strictly aimed at opening up Hollister Ranch?

My name is Robert Pritikin. I have lived off/on in Santa Barbara since 1955 and have witnessed how the public beaches in California have deteriorated from uncontrolled public use. It would be a truly sad turn of events if in the zeal to open the last protected areas of the coast to public access, that we lose sight of that which is most precious.

Locklin, Linda@Coastal

From: Kim Kimbell <KKimbell@aklaw.net>
Sent: Wednesday, December 12, 2018 1:51 PM
To: Coastal Hollitser
Cc: hroa@hollisterranch.org
Subject: Hollister Ranch Public Access; Coastal Commission Meeting December 14, 2018

Importance: High

Members of California Coastal Commission

Ladies and Gentlemen:

I have owned property on the Hollister Ranch since 1973, served as the Association's president for two years in the 1990s, chaired the Hollister Ranch Conservancy for many years and was chair of the Gaviota Planning Advisory Committee (GAVPAC) throughout its existence during which the Gaviota Plan was created and ultimately approved by the County and the Commission. I am also on the board of the Coastal Ranches Conservancy which is engaged in restoration and conservation activities on the Gaviota Coast. I have served on the state advisory board of the Trust for Public Land which was very active in buying and preserving land on the Gaviota Coast. Hence my roots in Gaviota run deep and I have an abiding respect for its resources and its beauty.

While the Hollister Ranch has been much maligned recently in the press, many very positive aspects of the Ranch and its operation have been overlooked or ignored. In that regard, I would like to point out the following:

- The Ranch was conceived as a development which would capitalize on the pristine and unspoilt beauty and condition of the natural resources on the property. Therefore its Covenants, Conditions and Restrictions ("***CC&Rs***") were drafted to control development and, above all, to respect and preserve the natural resources of the property.
- A key provision of the CC&Rs was to limit the number of people who could have access to the property, for the developer wisely understood that the overriding goal of protection of the natural resources could not be achieved if human access to those resources was not limited severely. **Therefore, the key provision in the Hollister Ranch CC&Rs is that access to the Ranch by owners of any single parcel was limited to twelve (12) persons who must be duly registered with the Association for access.**
- The Hollister Ranch has had a study made of the carrying capacity of the Ranch in terms of impact on the resources the Ranch seeks to protect. That study concluded many years ago that the level of use by owners and by members of the public invited to participate in the managed access program had reached the carrying capacity of the property in connection with the overriding goal of preserving its resources.
- In light of the extensive efforts undertaken to preserve and protect the resources of the Ranch, I am particularly concerned about efforts to "open up" the Ranch to uncontrolled access or access while controlled to too many people, for the very reason the Hollister Ranch remains so attractive is that the number of people who have access to it has been limited by its ownership.

The Coastal Act in Section 30007.5 states as follows: "The Legislature further finds and recognizes that conflicts may occur may occur between one or more policies of the division. The Legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner which on balance is most protective of the significant coastal resources".

In order to observe this overriding principal in the Coastal Act, it is absolutely critical that the number of people engaged in any expanded access program be controlled carefully. Opening up these beaches to even 100 additional

people per day would on average more than double the human impact on those beaches, for the Ranch owners' use is severely limited as noted above. Opening up these beaches to as many as 500 people day would be disastrous to the coastal resources.

I implore you to give proper attention to the above quoted mandate in the Coastal Act which puts protection of resources at the pinnacle of any effort regarding any particular part of the California coast.

Very truly yours,

Charles D. "Kim" Kimbell
Allen & Kimbell, LLP
317 E. Carrillo Street
Santa Barbara, CA 93101
805-963-8611
805-962-1940 Fax
kkimbell@aklaw.net

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Locklin, Linda@Coastal

From: Craig Jaffurs <cjaffurs@gmail.com>
Sent: Wednesday, December 12, 2018 1:57 PM
To: Coastal Hollitser
Subject: Comments on 1982 Hollister Ranch Access Program

December 12, 2018

Craig Jaffurs
2319 Foothill Ln.
Santa Barbara, CA 93105

California Coastal Commission

Subject: **1982 Hollister Ranch Public Access Program**

I have lived in Santa Barbara for over 35 years and have accessed the Hollister Ranch beaches by car, by boat and by beach walk many times. This is a pristine piece of old California coastline that should be protected. The Hollister Ranch cattle ranch, with its limited private development, has proven to be a good steward of this property.

Here are my thoughts on any revision to the 1982 Hollister Ranch Public Access Program:

- Any inter-agency working group updating the 1982 program should include representatives from the Hollister Ranch.
- Currently, the Ranch can be easily accessed by a simple beach walk at low tide from Gaviota State Beach.
- The 1982 program assumed a YMCA camp would exist on the ranch and would require public access. Since this camp does not exist , does not the need it created for additional public access go away?
- Creating public access to the Hollister Ranch is a complex and expensive project. This is a functioning cattle ranch with limited residential development. Access across these lands using narrow, privately maintained roads is impossible without major impacts to the existing ranch. Further, I doubt a public access system of busses, trails, and related infrastructure could be implemented that balances the need to protect the pristine character of the beaches with expanded access. What would be the scope and costs of such a program and where would these funds come from?
- I do not support any acquisition or "taking" of these lands in an effort to create public access.
- It is likely this project would require the existing Gaviota State Beach Park to be expanded. State funding of this park is minimal at best. Is additional funding for this state beach available?

In summary, **a thoughtful revisit of the 1982 plan should preserve the pristine character of the Hollister Ranch and respect the property rights of the ranch owners.** Implementing public access is an ill-defined, unfunded, and high cost proposition. I do not support a large, state funded project to expand public access to the Hollister Ranch.

Thank you for this opportunity to comment.

Sincerely,

Craig Jaffurs
Jaffurs Wine Consulting
Founder and Winemaker Emeritus, Jaffurs Wine Cellars

Locklin, Linda@Coastal

From: Art McLean <luvtsurf@gmail.com>
Sent: Wednesday, December 12, 2018 2:04 PM
To: Coastal Hollitser
Subject: holllister ranch

To Whom It May Concern,

I am an Hollister Ranch owner who has volunteered on the conservancy committee participating in multiple beach clean ups over the years. In more recent years, I have volunteered on the roads committee dealing with the declining infrastructure of our ranch roads due to the steep terrain and remote location of the ranch. This remoteness has led to the preservation of our wildlife and pristine nature of Hollister Ranch. I have seen the damaged areas of the coastline extending down to San Diego and other areas of urban development. I am concerned that a wonderful access plan was developed with our governing board and your commission and now being forced to renege on that agreement.

The basis for access is flawed because it was based on an agreement with an investor(the YMCA) who never built a camp and never presented their access plan to the board of directors of the home owners association and is thus illegal.The people supporting access assume that the state has the capacity to operate and maintain the access in perpetuity without providing a credible estimate to the costs or the budget, resources and logistics to complete such an operation. This access movement ignores key public safety issues related to everyday emergencies with a coastline characterized by steep topography and with limited road access. Emergencies like the wildfires that occurred in northern California would be a high risk. Whose is going to pay for the guards to enforce no open fires along the beach or to warn campers about impending dangers such failed rocket launches from Vandenburg? This type of access would also open up a high risk of future litigation against the state and the coastal commission.

Finally, such access would further damage the ecosystems, the plants and animal populations that remain as they stood a century ago. feel that the current proposal agreement offers access to those people who are truly interested in the flora and fauna of the H.R. environment. I am concerned that generalized public access will destroy the unique nature of this currently preserved environment and turn our beach environment into another urban beach scene with the associated littering and damage to existing wildlife.

Sincerely,
Arthur McLean

Locklin, Linda@Coastal

From: Kris Korth <kriskorth@gmail.com>
Sent: Wednesday, December 12, 2018 2:21 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Dear Ladies and Gentlemen:

I am writing you in regards to the proposed Hollister Ranch access program.

My name is Kristofer Korth and I have lived in the San Francisco Bay Area for my entire life. I was born in San Francisco in 1988. When I was 10 years old, my family had an opportunity to visit the Hollister Ranch. At the time I had recently finished reading Scott O'Dell's novel "*The Island of the Blue Dolphins*" which is based on the true story of a native american woman who lived on San Nicolas Island during the 1800's.

That day we visited the ranch was 20 years later, yet I can still remember my imagination running wild out there in the striking natural environment of the ranch with its steep grassy hills, wild ocean and untouched beaches, and all of its raw untarnished beauty... I recall thinking this must have been what California looked like back when Karana was living on Saint Nicolas Island, in-sync with the natural rythm of her environment.

The 1982 Hollister coast access program proposes new trails, vertical access to beaches, shuttle bus service from Gaviota State Park to beach use areas, construction of restrooms requiring utility trenching, trash (i.e. requiring garbage trucks to motor the general public's trash from beaches)... The program seems like it would serve to degrade the existing natural state of the ranch, as well as cost money to tax payers. It seems like continued preservation of the area is mutually exclusive with respect to providing access for the general public. The 1982 program does not seem to consider the intrinsic ecological value in continuing to preserve the area as it has been. Increasing road traffic and adding amenities for the general public to go camping and access these wild beaches seems very contrary to continued preservation.

I live over 300 miles away from the Hollister Ranch, and think it is great that there is a stretch of California coast left out there that is as pristine as this. In my opinion, the restricted access is the only reason this area has been spared from urbanization. My vote is to leave the area alone.

Thank you for reading my email.

Sincerely,
Kristofer Korth
El Cerrito, California

Locklin, Linda@Coastal

From: Richard Woolcott <richwoolcott@gmail.com>
Sent: Wednesday, December 12, 2018 2:22 PM
To: Coastal Hollitser
Subject: Hollister Ranch
Attachments: California Coastal Commission HR letter.pdf

Dear John Ainsworth and the California Coastal Commission,

Please find enclosed my attached letter in regard to the Hollister Ranch public access issue. If you have any questions please feel free to reach out to me via my email address.

Thank you,

Richard Woolcott

December 12th, 2018

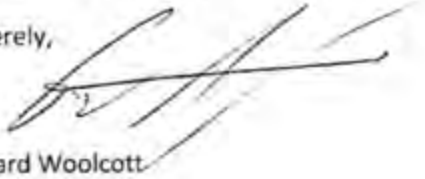
Dear California Coastal Commission,

My name is Richard Woolcott and I'm writing in regard to the recent pressure to gain more public access to Hollister Ranch. I have lived on the California coast for most of my life and started surfing at the age of seven. I spent my high school years in Newport Beach and graduated from Pepperdine University with a degree in business. In my early 20's, after a successful run at competitive surfing, I started working in the surfing industry and eventually started my own surf /skate/snow company. For the next 25 years, I was able to build a global business that focused on sustainability and giving back to the environment and local communities. Today, I am very concerned with the many issues facing California and have strong feelings about protecting Hollister Ranch. About 10 years ago, I became a Hollister Ranch property owner and have always been impressed with how well The Ranch has been maintained and kept in pristine condition. In my opinion, opening up this community to more public access would be a major mistake. There are already thousands of people using Hollister Ranch and adding more human traffic to it could cause irreparable harm to the environment and cost the State millions of dollars. The current usage consists of approximately 1200 owners, their extended families and guests, a managed access program, surfers and non surfers walking in on the beach and daily boaters. Also, the Ranch has one of the biggest cattle operations in Santa Barbra. All of this activity has been managed in a responsible manner with minimal impact to the environment. I believe The Ranch is in good balance so why not leave it alone. The Ranch is not a problem; it's self sustaining, it pays property taxes and is keeping the land in beautiful condition for future generations to enjoy.

Opening up Hollister Ranch to more public access doesn't make sense. Is there really a need for more public trails and beaches in this area? There are already 4 State Parks right next to Hollister Ranch, Jalama to the north and Gaviota, Refugio and El Capitan to the south. Plus, there are 20 miles of Gaviota coastline that have trails and access points to the beach very close to Highway 101. The common issue with many of these public areas is that they need constant maintenance and in many cases are underfunded. Before spending money on a trail through Hollister Ranch, let's fix what we already have and make it better.

The argument to leave Hollister Ranch alone is very strong and I hope the Coastal Commission will take a stand and help protect this area. As a group, let's focus on the real issues at hand like underfunded city and state parks, beach erosion, beach and ocean pollution, global warming, offshore oil drilling and fire and mudslide danger. I look forward to seeing how this all unfolds and thank you for continued hard work and support to protect our coasts.

Sincerely,



Richard Woolcott

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Wednesday, December 12, 2018 2:26 PM
To: Coastal Hollitser
Subject: FW: 2018-12-12 message to CCC re 1982 HR Public Access Program

From: Taylor Schaefer [mailto:taylorschaefer@hotmail.com]
Sent: Wednesday, December 12, 2018 12:13 PM
To: Coastal Hollitser; Ainsworth, John@Coastal; Christie, Sarah@Coastal; Locklin, Linda@Coastal
Cc: hroa@hollisterranch.org
Subject: 2018-12-12 message to CCC re 1982 HR Public Access Program

To the California Coastal Commission:

I would like to take a moment and thank the California Coastal Commission for their continued dedication to keeping our coastal areas minimally impacted and preserved for responsible residents and visitors alike. I know it takes tireless hours to assess new issues as they arise and I would like to take a moment to touch upon the issue regarding the Hollister Ranch Access Program Overview. I am the son of a Hollister Ranch owner who purchased some land in 1978. Yes I have been fortunate enough to enjoy visiting this incredible stretch of coast throughout my life, and it is always a breath of fresh air to see California in an un urbanized environment which allows natural erosion to take place and wildlife to thrive. The ranchers and residents have taken great pride in putting the environment of the Hollister Ranch as the number one priority when taking any actions. The changes that could take place in this fragile environment if the Coastal Access Program is not carefully considered would indeed cause irreversible strain on the coastal areas which is contradictory to what the CCC is all about. According to the California Coastal Commission's mission statement: "TO PROTECT, CONSERVE, RESTORE, AND ENHANCE THE ENVIRONMENT OF THE CALIFORNIA COASTLINE", this is exactly what I hope will happen in this situation.

Considering public access to this area is a feasible idea in the nature that it is done slowly, carefully, and affordably. The idea of hundreds of visitors daily, paving new bike paths, and installing camping areas and bathrooms in pristine environments or on private land is completely contradictory to this mission statement. The costs of these actions is one issue, but we all know tourists aren't all educated on protecting the environment such as littering and using toxic sunscreens which effect ocean habitats. I truly hope we can all slow down, sit down, and consider one of the last truly untouched coastlines of California to be preserved as much as possible. I do truly believe we can find a better way to have controlled public access so more people can visit this beautiful area and see what it truly is always has been, not a new domesticated version that would wreak havoc to the coastal areas we are all are thriving to perserve.

Sincerely,
Taylor Schaefer
Fire Engineer
Carlsbad Fire Department

Locklin, Linda@Coastal

From: Whitcomb <mmwhitcomb@sbcglobal.net>
Sent: Wednesday, December 12, 2018 2:37 PM
To: Coastal Hollitser
Subject: Hollister Ranch

To Whom It May Concern,

I have visited the Gaviota coastline since beginning college at the University of California at Santa Barbara in 1969. I amy not a Holllister Ranch owner, but my times in the Ranch, either with an owner friend or by boat, have always left me feeling that it is a joy to see such a pristine stretch of coastline.

More access would be good in some ways, but I fear the unique serenity that currently exists at the Ranch would be lost. The Ranch owners have been excellent stewards of the land and should be allowed to continue doing so without public access.

Sincerely,
Michael

Locklin, Linda@Coastal

From: John McMahon <john.mcmahon@comcast.net>
Sent: Wednesday, December 12, 2018 2:51 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Good morning,
My name is John McMahon. I have lived in California since 1959. I attended College in Santa Barbara. My two children attended UCSB as well. I have been a surfer for 52 years and spent a great deal of time at Hollister Ranch (in the water). I first boated in to the Ranch in 1973 and have been in awe of that area since.
I have also watched as California has become more and more crowded, the traffic is unbearable and our stewardship of the state leaves much to be desired. It seems to me that the state has much more pressing needs for the funds that would be allocated to this project. I am completely opposed to any public access to the Ranch. I have been so impressed with the current owners stewardship of the land and they need to be allowed to continue their work. I hold zero animosity toward the ranch owners. It is their private property and should remain so. Allowing public access (beyond what is currently available) would destroy the Ranch just as public access has destroyed so many other beautiful spots in California. The vast majority of the California coast is already open to the public. Please leave the Ranch alone.

Thank you for your consideration.

John McMahon

Locklin, Linda@Coastal

From:	Travis Logue <travislogue@gmail.com>
Sent:	Wednesday, December 12, 2018 2:57 PM
To:	Coastal Hollitser
Subject:	Public Comment / 1982 Hollister Ranch Public Access Program
Attachments:	2018 12 12 Letter to Coastal Commission re Hollister Ranch 1982 Access Program.pdf

Please add the attached letter for the record in the above-referenced matter.

Thank you.

Travis C. Logue

Charles G. Logue & Travis C. Logue
150 East Carrillo Street
Santa Barbra, CA 93101

December 12, 2018

VIA EMAIL

California Coastal Commission
45 Fremont Suite, Suite 2000
San Francisco, CA 94105
Hollister@coastal.ca.gov

Re: Public Comment / 1982 Hollister Ranch Public Access Program

Ladies and Gentlemen:

We have been lifelong residents of Santa Barbara. The ocean and nature's majesty have always played a central role in our lives.

The stretch of coast between Gaviota and Jalama Beach, which encompasses Hollister Ranch, is an exceptional environmental resource which should be safeguarded indefinitely for future generations. The current balanced ecosystem should be used as a primary model of outstanding stewardship of the land and wildlife. It is an example which should be replicated rather than destroyed.

The organizations responsible for this success story of environmental stewardship deserve credit and gratitude, not loathing and besmirching. Further, they should have a seat at the table to discuss viable and responsible modifications to the 1982 Hollister Ranch Public Access Program (the "1982 Plan").

After reviewing the 1982 Plan, we were stunned to learn of its overreaching proposals and misguided intentions: 180,000 additional annual beach users, camp sites, security, trails, bicycle paths, staging areas, shuttle buses, and the necessary infrastructure. It would also require dozens of easements with private landowners which could be an impossible mission.

The California Coastal Commission Staff Report dated December 14, 2018, alleges the 1982 Plan "struck a balance between private property rights, residential privacy, public access, public safety, and resource conversation."

Respectfully, we strongly disagree.

To implement what was envisioned in the 1982 Plan would grossly exceed a substantial environmental impact – it would be an environmental tragedy.

Undoubtedly, the understanding and definition of "resource conservation" in 1982 is materially different than today. We have an obligation to current and future generations to learn from our past mistakes.

Not only would the cost of this undertaking be extraordinary and pose a logistical nightmare, but, more importantly, its impact on the environment would be substantial, permanent, and irresponsible.

And for what purpose?

Lest we forget the core mission of the Coastal Act and the Coastal Commission is to *protect* the environment, not trample it.

According to Public Resources Code section 30001, the Legislature declares that:

(1) The California coastal zone is a distinct and valuable natural resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem;

(2) The permanent protection of the state's natural and scenic resources is a paramount concern to present and future residents of the state and nation;

(3) To promote the public safety, health, and welfare, and to protect public and private property, wildlife, marine fisheries, and other ocean resources, and the natural environment, it is necessary to protect the ecological balance of the coastal zone and prevent its deterioration and destruction; and,

(4) Existing developed uses, and future developments that are carefully planned and developed consistent with the policies of this division, are essential to the economic social well-being of the people of this state and especially to working persons employed within the coastal zone.

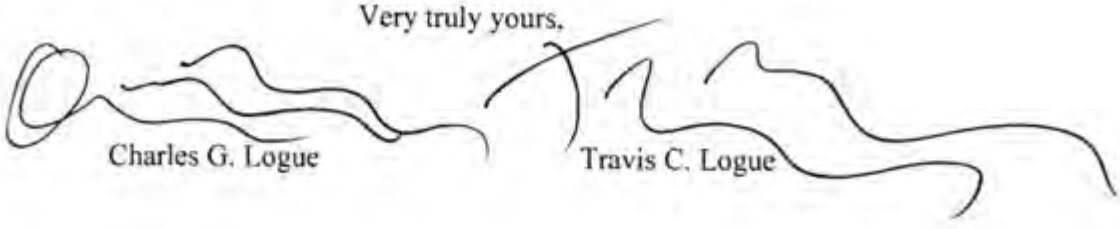
The 1982 Plan is an excessive and unwarranted deviation from your core mission.

The subject area is a delicately balanced ecosystem due, primarily, to the prudent stewardship of the current owners of the land and responsible organizations.

Rather than permanently disrupt and alter the existing harmonious ecosystems and unfairly attack the responsible stakeholders who have decades of proven experience in managing environmentally sensitive areas and recognized credibility, we urge you to focus on your core mission: *protect the environment.*

We appreciate your time and attention to this important matter.

Very truly yours,



Charles G. Logue

Travis C. Logue

Locklin, Linda@Coastal

From: Rebecca McLean <rmclean320@gmail.com>
Sent: Wednesday, December 12, 2018 3:13 PM
To: Coastal Hollitser
Subject: Hollister Ranch Public Access Program

Dear Commissioners,

I was born and raised in California and I've always been proud of it. When I moved to New Mexico for 4 years of college I realized even more that California is a special place. One of the things I cherish most is this state's efforts to be green and conserve. The state and the people have always been at the forefront in protecting its wildlife and conservation.

For the first time in my life, I see Californians pushing for an outdated program that threatens the vitality of nearly untouched land purely so that non-landowners can have access. I am not wealthy and have land at the ranch. I know that it's possible for almost everyone to have access if they truly cherish this area. I have spent a good chunk of time viewing the untouched 8 mile stretch of coast and witnessed more wildlife than any other area of California. The reason for this is largely due to much less human impact than most other parts of the California coast. I rarely see random acts of people picking up trash that's not theirs outside of Hollister Ranch. This is a common occurrence among Hollister Ranch landowners because we feel responsible for the land and the wildlife cohabiting. It is incredible how much trash resides on the coast near the 101. If the commission has the ocean's best interest in heart, how could one spend so much effort to access an area without increasing resources to clean up the land that is already so littered.

The priorities behind this movement are disheartening. The money it would take to provide trails and road easements could benefit the ocean in so many other ways. How will these endeavors be funded? Not to mention the changing weather and increasing wildfires that have ended life so tragically. The more people entering this area only increases fire risk. There are so many other resources in this state that would benefit from these efforts and money. I work at the local hospital and see mentally ill patients suffering on the streets in

Santa Barbara. Programs such as C.A.R.E.S could benefit immensely from equivalent efforts and funding.

Anyone who has as much love and passion invested in this small area of coastal land can already find ways to access it whether if be via coastal routes or putting efforts into buying part of a parcel. The move to make Hollister Ranch public, when a settlement has already been made, gives me little hope about conservation being a true priority. I feel horrible to say this but I'm speaking my truth. A settlement has already been made between the parties involved that does not put selfish notions in front of what is best for the land and wildlife. If a new inter-agency is developed regarding this issue, I would hope the Hollister Ranch Owners Association would be a necessary component to ensure conservation is a priority.

I really appreciate all the work the Coastal Commission does and thank you all for this opportunity to comment.

-Becca

Locklin, Linda@Coastal

From: Alejandro Lesin <alejandro.lesin@gmail.com>
Sent: Wednesday, December 12, 2018 3:15 PM
To: Coastal Hollitser
Cc: Hollister Ranch
Subject: Gaviota development

With respect to our Governor and Coastal Commission:

My name is Alejandro Lesin, a California resident living at 50 Hollister Ranch, Gaviota, CA.

After almost 40 years living in Los Angeles, Hollywood Hills, realized a dream and moved to this area of California, I am surrounded by one of largest continuous oak tree forest in State.

Many of us have migrate to this part of coast to experience less crowded environment and enjoy a California sanctuary. It's a joy to see nature like this in our State.

After experiencing changing surroundings off many parks like Yosemite, I have to make this into a concern. As younger person enjoyed Yosemite Valley full of nature not like current Walt Disney concession. Not sure Ansel Adams would view as progress.

Developing of Gaviota coast is horrible, for sure a couple of developers will make money, a little more tax collection for county and State but a sure destruction of one of our last awesome places, and there is no way to take development back after damage is done.

This particular part of the coast is rich in surf tradition, hard to find spots, that require some challenges to access is one of the reasons this place is so special, please don't ruin it.

Boaters, hikers, and ones that don't mind a little work are rewarded with adventure and some times great surf, that's part of the California adventure that I so much enjoy in this wonderful State.

Best regards,

Alejandro Lesin
Parcel 50

Locklin, Linda@Coastal

From: Brian Wolf <brian@hwy246.net>
Sent: Wednesday, December 12, 2018 3:45 PM
To: Coastal Hollitser
Subject: Hollister Ranch Letter
Attachments: CCC HR Letter.pdf

Feel free to contact me with any question or feedback.

Brian Wolf, CPG #9541
516 Sea Ranch Drive
Santa Barbara, CA 93109
Tele: (805) 563-1040

Brian Wolf
Professional Geologist
516 Sea Ranch Drive
Santa Barbara, CA 93019

December 12, 2018

Dear California Coastal Commission,

I have been a professional Geologist in Santa Barbara County for 32 years. I consider myself a staunch Environmentalist and Preservationist. While at UCSB I headed up the SB Chapter for Greenpeace. I feel I know the area better than most as I have mapped large swaths of both public and private lands throughout the County. This letter is meant to address the Hollister Ranch and the physical and principal challenges I see with unabated public access, as there is already public access. I have boated into the ranch since 1977 and have driven in several times with friends since the late 80's. I understand what challenges lie ahead for the physical process of letting the public have open access to this property. Every member of the CCC should walk the road prior to voting. I ask myself where would all the cars park? Where would the trail physically be located as the HR road is narrow and dangerous and there is no room for expansion through the steep and winding canyons? Where would facilities go? Bathrooms, picnic areas, concessions? How about Tier III Storm Water management and what about Advanced Waste Water Treatment Systems since there are no sewers anywhere near by? Physically, Hollister Ranch is unlike any of the State Parks. Would my dad, who is in a wheelchair, also have access? Would there be ADA facilities and ramps for him to use? I understand why the CCC desires to open up all beach access to the public in CA, but in this case I see HR access as being a tremendous liability due to its physical location which is unlike anywhere else in the State. Much thought and planning should be spent on this first as the limitations I see from my career should help navigate a logical decision on access, if any more than already exists.

Take into consideration that the Gaviota coast remains an unspoiled jewel in a state whose southern regions have suffered pretty severe overdevelopment. The Gaviota Coast including Hollister, Cojo, and Bixby Ranch have been owned and run by ranching families since their inception. As Californians, we could not have asked for better stewards of the land. As a Geologist I travel through this region every day and well aware of the vocal minority trying to open up more private lands for expanded public access where it already exists. Within a 25 minute drive of Goleta there are three state parks that offer camping, restrooms, food, etc. El Capitan State Park, Refugio State Park, and Gaviota State Park. Plus there is the private El Capitan Canyon that offers the same as the state parks, plus yurts and cabins for those who may be more into the Glamping experience.

Additionally, there are numerous beaches and hiking trails with public access that us locals utilize all the time that are easy to pull into, park, and enjoy the beaches or trails without the crowds and concrete of the State Park experience. Those include Haskell's Beach (Next to the Bacara Resort) Arroyo Hondo beach, Tajiguas beach, Molina Canyon, etc. Too many to mention and all within a 10-25 minute drive just north of Goleta. This managed access, along with the Stewardship of local ranchers, has kept this coast in the state it is in. I would think that is what the California Coastal Commission would want? **Please help preserve this stretch of coast.**

I would bet the vast majority of all California residents would prefer to see the Hollister Ranch and Gaviota Coast in its current state versus a Zuma Beach in Malibu with asphalt parking and burger stands.

Respectfully Submitted,

Brian Wolf
CPG #9541

Locklin, Linda@Coastal

From: Suzanne Rebstock <suzannerebstock@gmail.com>
Sent: Wednesday, December 12, 2018 3:46 PM
To: Coastal Hollitser
Subject: coastal access hearing input

Dear Commissioners:
As a Santa Barbara resident, taxpayer, concerned citizen, with an interest in the Hollister Ranch, I would like to comment on the sensitive issue of the proposed public access to the Hollister Ranch. I am familiar with the history as well as the outdated 1982 access plan that was never implemented and the recent governor's veto.
I strongly believe that there should be areas of coastline that are protected and the ranch is a stretch of coastline preserved as it was for centuries. Once people are bused in by the hundreds—that protection will be lost forever.
The unspoken access issue here is surfing. I am not a surfer, but access has always been primarily about surfing. If access were proposed without surfboards, much of the support for access would fade away. For those who want a wilderness surfing experience—surfers have always had access by boat and walking in at low tide. As proposed, hundreds of people a day bused in will destroy the experience they are seeking. It will destroy the nature experience that is currently and historically used at the ranch beaches in far lighter numbers. If the tax paying public were aware of the tremendous cost, financially and environmentally, mostly as an agenda for surfers, it would be appalled. Adventure hikers as well can and have walked through on a low tide, which is the type of experience that would be lost as hundreds of people are shuttled in daily. With no room on the roads for trails and no bluff area for trails—a low tide beach option is really the only feasible one for hikers --as it is currently. The only way to be able to walk through this coastline is on a minus tide anyway. I have seen the light beach use over the last thirty-plus years and it is unfathomable to imagine the impact of busing in 500 people a day. Santa Barbara County and the Gaviota coast have lovely beaches with public access currently for families who want to picnic and enjoy the beach. The State's resources would be best used closer to urban areas and could enhance our currently underfunded beaches for more of the population and not at the cost of losing a well preserved coastal area.
Logistically, the ranch roads are too narrow with steep drop-offs to enable safe bike access and no room to widen them. It is a working cattle ranch with cows on the road. The ranch has very unstable cliffs at the beach--a serious hazard that most would not comprehend unless you have seen it. No amount of signage would protect the public from unstable cliffs above and below. I walk along stretches of many of our SB beaches and there are not natural cliff failures that compare with those of the sensitive clay cliffs at the ranch.
The last decade of drought lends a different perspective on the 1982 access plan as well, with this high fire area and people's homes tucked into the dry hills.
When a new coastal plan is formulated, (the 1982 plan needing a complete and carefully developed overhaul), I would request that the principle landowners, Hollister Ranch, be included in this process.
Thank you for your careful consideration.
Sincerely,
Suzanne Rebstock

Locklin, Linda@Coastal

From: Patrick Rebstock <patrickrebstock@gmail.com>
Sent: Wednesday, December 12, 2018 4:14 PM
To: Coastal Hollitser
Subject: Hollister Ranch 1982 Program

Dear Commissioner,

My Name is Patrick Rebstock I was born and raised in Santa Barbara California and went to college at Cal Poly, in San Luis Obispo. I have grown up being active outdoors person on the Central Coast of California, who has great respect for the increasingly rare wild spaces that marine and land species need in order to survive. The area of coastline that goes from Gaviota to around Pt Conception houses very sensitive habitat and it's very crucial to not be overrun by humans and the overdeveloped world of urban sprawl. There are very few places now where animals have a chance at living undisturbed by hundreds of people in a habitat that is not segmented and paved over to make way for bathrooms and parking lots and tourist attractions. There are literally countless other beaches all in the central coast that provide ample opportunities for the masses to visit and recreate. These existing beaches are taxpayer funded and we already as a state struggle to pay for maintaining and running these facilities. Why would we ruin one of the few naturally protected habitats that have been preserved and want to take on a project with astronomically huge costs to the taxpayer, feasibility and safety risks in a very remote area without cell phone service far from population centers when we already have other facilities that are underfunded? We should be spending money on cleaning up the states other beaches and maintaining existing facilities and planning for a future where we can protect these investments from climate change damage.

The 1982 program requires a complete and thoughtful overhaul as anyone who is familiar with the area knows. The plan assumes mixed-use pedestrian/bike/bus/auto on an extremely steep hilly and windy road with steep high cliffs on the edge with no shoulder or room to make a trail. This private road is not safe at all and has loose cattle all over the road on blind corners throughout the whole distance. Using a road like this outlined in the plan would result in dozens of deaths every year there is just no way that its feasible or safe. There are many things like this in the plan that are clearly impossible to implement because it was made by people not familiar to the area and who don't understand its unique situation as a working cattle ranch. The Commision has suggested an inter-agency working group of State Parks, Coastal Conservancy, Coastal Commission, and State Lands Commission work on the changes to the 1982 Program I would suggest that the principal landowner, the Hollister Ranch be included in the process. They are the only ones who can give any sense of detailed knowledge about the workings of the area and what might work or not.

Once again I must stress that the money that would be required to set up and maintain in perpetuity this plan is astronomical and the plan does not even try to estimate such costs. The money would be so much better spent to maintain our existing state and local facilities at beaches that are already in place and are underfunded near population centers. The safety hazards posed by this plan also must not get overlooked as there is no cell phone service in this area and emergency services are very far away realistically only helicopter rescue is less than 1 hour 15 minutes away and that's even at least 45 minutes away from providing any help. The drought has also brought up new dangers and that is a fire risk. This area is so dry because of the local strong offshore winds and lack of rain. It is a tinderbox waiting to burn with rugged terrain and only one windy steep road to escape its a very similar to Paradise where all those people just died in the wildfire because they couldn't get out. This is already a danger to the current residents but with hundreds of people a day that have no visceral knowledge and fear of this situational fire risk one careless spark or cigarette could mean that hundreds are trapped in the flames.

Thank you for the consideration of my thoughts on this issue as someone who has grown up in the area and would like to see the unique habitat preserved. We can only preserve what is not already destroyed and there are not many places left where nature can run its course free from human impacts.

Sincerely,

Patrick Rebstock

Locklin, Linda@Coastal

From: Michael B Schwab <michaelschwab@mac.com>
Sent: Wednesday, December 12, 2018 4:18 PM
To: Coastal Hollitser
Subject: Informational briefing on the Hollister Ranch Public Access Program

Dear Coastal Commission Members:

I'm a resident of Southern California and spend most of my time on the coastline and beaches of Los Angeles & Santa Barbara Counties. I'm an avid surfer and paddle boarder. I am devoted to helping protect the ocean and beaches.

I read your Informational briefing on the Hollister Ranch Public Access Program. I'm unable to attend the meeting on Dec. 14, so I'm sending a short letter to express my interest in seeing a "more sensible and fiscally responsible" approach. As you noted in the memo, Hollister Ranch has "8.5 miles of spectacular coastline" and I would like to see that stretch of coast preserved and its coastal resources protected. The 1982 program is more than 35 years old so in my opinion, it will take more than a quick fix to make it work. The program needs to be carefully evaluated, revised and developed to meet the current situation. It also seems to me that the primary landowner, Hollister Ranch, should be involved with the inter-agency working group who is working on any changes to the program.

I have some questions that I hope you will consider as any program is evaluated and/or developed:

1. How will the Commission provide more public access, while at the same time protect the sensitive coastal resources that have been preserved to date due to limited human contact?

2. What is the evidence/how was it determined that adding up to 180,000 or more annual beach users as provided in the 1982 program will not negatively impact the sensitive habitat or the experience? If there is no evidence, it seems that this should be further evaluated.

3. What will be the ongoing operations and maintenance costs associated with a revised access program? Is it possible to keeps costs reasonable and affordable over the long term?

4. How will public safety be addressed given the issues with communication services and limited emergency services & access?

5. How will challenges and practical limits of access to Hollister Ranch be addressed? Same question with respect to sensitive habitat, challenging topography, private property rights?

Thank you for the opportunity to comment on the briefing and for your time and consideration in reviewing my comments.

Sincerely,
Michael B. Schwab

Locklin, Linda@Coastal

From: Santa Ynez Gardens <santaynezgardens@gmail.com>
Sent: Wednesday, December 12, 2018 4:21 PM
To: Coastal Hollitser
Subject: Hollister ranch access

Dear Coastal Commission,
My name is Chris Graef and I live in Santa Ynez, near the Hollister Ranch.
I am familiar with the years of attempts to try to gain public access to the ranch. I have never been in favor of those attempts and still oppose them.

PLEASE DO NOT IGNORE PRIVATE PROPERTY RIGHTS IN YOUR ZEAL TO PROVIDE PUBLIC ACCESS.

The three contiguous properties,Hollister, Bixby and Vandenberg, have gone to great efforts to maintain the natural environment, like no where else in Southern and Central California.

PLEASE USE THESE LANDS AS A LIVING CLASSROOM

Thank You
Chris Graef

Locklin, Linda@Coastal

From: Marc Chytilo <marc@lomcsb.com>
Sent: Wednesday, December 12, 2018 4:49 PM
To: Coastal Hollitser; Locklin, Linda@Coastal; ExecutiveStaff@Coastal
Cc: Chalmers, Erin@Coastal
Subject: Public Comment - Hollister Informational Item
Attachments: GCTA to CCC_HRAP_12-12-18 2.0.pdf

Please forward this to commissioners as public comment for Friday's Hollister item

Thank you

Marc

* * * * *
If you believe you have received this message in error, please notify sender immediately.
* * * * *

Marc Chytilo
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GAVIOTA COASTAL TRAIL ALLIANCE

December 12, 2018

California Coastal Commission
South Central Coast District
89 South California Street, Suite 200
Ventura, CA 93001-4508

RE: Informational briefing on the 1982 Hollister Ranch Public Access Program

Chair Bochco and Honorable Coastal Commissioners,

The Gaviota Coastal Trail Alliance (GCTA) is an alliance of organizations formed in response to the proposed settlement of the Hollister Ranch YMCA Offer to Dedicate (OTD) litigation. Member organizations include the Gaviota Coast Conservancy, California Coastal Protection Network, Santa Barbara County Trails Council and COASTWALK/California Coastal Trail Association, each of which has been involved in coastal access, policy, land use and trails issues for many years. GCTA is dedicated to completing the California Coastal Trail through Hollister Ranch, and establishing appropriate vertical access to the public beach and tidelands fronting Hollister Ranch. We appreciate the Commission holding this informational briefing, which we hope will be the first step in an open and transparent process of refining the 1982 Public Access Program and ultimately establishing long-overdue and appropriate public access through Hollister Ranch to access public lands and the Hollister Ranch coastline.

The 1982 Public Access Program (Program) is properly the subject of a thoughtful process of revision to provide access to those that seek overland access to Hollister Ranch's coastline while protecting sensitive resources and considering the interests of Hollister Ranch residents. However, the 1982 Program – in particular its phased implementation approach carefully developed based on an Environmental Assessment - provides a sound framework for refinement of a present-day Program. Importantly, the phased approach recognizes the sensitivity of intertidal resources and calls for environmental monitoring before visitation is expanded to more individuals and/or more beaches. In this respect, concerns that the Program would "open the floodgates" to unlimited public visitation are entirely unfounded. Similarly unfounded are Hollister's of responsible stewardship of this coastline, which experiences routine driving on and through sensitive beach and coastal habitats by Hollister Ranch owners. GCTA recognizes that public access to and use of the Hollister Ranch coastline should be carefully planned and managed to properly balance various competing interests and that this can and should be considered through a public process.

The "Next Steps" section of the Staff Report outlines a process, including soliciting input from sister agencies and the public and holding a local public workshop to facilitate community discussion about access needs, opportunities and preferences. As part of this process, we urge the Commission to specifically reach out to stakeholders in the local community, including at a minimum

environmental, environmental justice, and public access organizations, community members, would-be recreational users (beach-goers, surfers, hikers, etc.) as well as Ranch property owners, to solicit their feedback early in the process. This stakeholder process should be in addition to a more general public workshop, and should include one or multiple opportunities for stakeholders to sit down with one another, with agency staff, to discuss the core issues and hopefully forge some common ground.

We look forward to engaging with the Commission in this process, and specifically request that GCTA be included in any stakeholder outreach efforts regarding the Hollister Ranch Public Access Plan.

Respectfully Submitted,



Phillip J McKenna, Chairperson
Gaviota Coastal Trail Alliance

Locklin, Linda@Coastal

From: Cherie Topper <cherie.mdmhoa@gmail.com>
Sent: Wednesday, December 12, 2018 5:41 PM
To: Coastal Hollitser
Cc: Hollister Ranch
Subject: Hollister Ranch Public Access Plan comments

Dear Honorable Commissioners and Executive Director Ainsworth,

I am writing to you today to comment on the Hollister Ranch Public Access plan, to be reviewed this Friday. I am an ardent environmentalist, an advocate of land and open space preservation, a long term (40 years +) resident of Santa Barbara County, and, for nearly twenty years, a property owner on the Hollister Ranch. As someone who cares deeply about protecting a) coastal resources, b) unique and rare habitats supporting diverse wildlife, and c) the historical and cultural value of a working cattle ranch, I respectfully ask that you consider the following in your review of the 1982 program:

1. Please consider the vintage of the existing program and the huge progress made in recent years in understanding human impacts upon the environment. This program was conceived before we fully realized the destructive cumulative effects of long term human use, and the final numbers allowed in the 1982 program, as well as the transportation plans, are in conflict with both the desire to preserve the environmental integrity of the area, and the very low density agricultural zoning of this area. Any access program must be carefully considered in the context of today's realities, and crafted accordingly, as Governor Brown's comments on his veto of AB 2534 suggest.

2. If implemented, please consider adding the Hollister Ranch Owners Association to the inter-agency working group that would work the changes to the 1982 program. Hollister Ranch owners are a knowledgeable group who already, at no cost to the public, fund a managed access program that regularly allows public groups, schools, non-profits, access to the resources of the Ranch to study the extraordinarily rich diversity of marine, avian, and terrestrial life. The treasure of this rich environment is put at risk by any access plan that does not limit and fully account for the impact of a large daily influx of people.

3. Please consider the amount of ancillary development that would be necessary to provide pubic-safety enhanced access. The plan would require the purchase, and further development and long term maintenance of the main road, beach access roads and facilities. Most of the ranch, including beach areas and the main road has limited to no cell service, is treacherous to navigate in its current state, has no timely access to emergency and first responders, and runs through areas of grassland vulnerable to ignition. Facilities, including sanitary facilities, are limited, as is access to fresh water. The impact of the necessary infrastructure development, and the real, long term costs and risks of the development and maintenance of a safe public access program must be considered fully before implementation starts.

4. Finally, please consider that the plan in its current state allows access numbers, and activities that are prohibited even by the Hollister Ranch Owners Association (HROA) because we believe that they present unacceptable risks to the health of the land and marine environment. HROA rules restrict the number of guests that each parcel may host, as well as prohibiting overnight camping. The HROA also

adheres to restrictive development standards in order to preserve the look and function of a contiguous working cattle ranch. We are all deeply vested in the health and preservation of this land.

Hollister Ranch, in the lee of Point Conception, is an environmental treasure and home to a rich diversity of marine and terrestrial habitats that support an equally rich diversity of flora and fauna, many of them endangered and unique to the area. The current owners have a long record of preserving, protecting and respecting this land, while running an access program that seeks to educate, and that does not harm the resource it seeks to protect. Unfettered public access will ruin the very thing that makes this land special. I urge you to take these points into consideration as you review the current, and potentially develop new, access plans.

Thank you for the opportunity to comment on this matter.

Sincerely,

Cherie Topper

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Wednesday, December 12, 2018 6:08 PM
To: Coastal Hollitser
Subject: FW: Comments on the Hollister Ranch Public Access Plan
Attachments: Cossart-Daly Comment Letter_121218.pdf

From: Elise Cossart-Daly [mailto:ecossartdaly@gmail.com]
Sent: Wednesday, December 12, 2018 4:52 PM
To: Coastal Hollitser; Locklin, Linda@Coastal; Ainsworth, John@Coastal; Christie, Sarah@Coastal
Subject: Comments on the Hollister Ranch Public Access Plan

Please see attached. Thank you.

--
Elise Cossart-Daly, Attorney
Cossart-Daly Law
www.cossart-dalylaw.com
805.380.8408

December 12, 2018

VIA E-MAIL
California Coastal Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, California 94105
Hollister@coastal.ca.gov

Linda Locklin
Public Access Program Manager
California Coastal Commission
725 Front Street #300
Santa Cruz, California 95060
llocklin@coastal.ca.gov

Jack Ainsworth
Executive Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, California 94105
John.Ainsworth@coastal.ca.gov

Sarah Christie
Legislative Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, California 94105
Sarah.Christie@coastal.ca.gov

Re: Hollister Ranch Public Access Program
December 14, 2018 Commission Hearing Agenda Item 5

Dear Honorable Commissioners, Mr. Ainsworth, Ms. Christie, and Ms. Locklin:

I am writing to express my concern about the 1982 Hollister Ranch Coastal Access Program ("1982 Program") and urge the Commission to prioritize environmental preservation in

any subsequent plan. I was born and raised on the Hollister Ranch and care deeply about the preservation of the coastline along Hollister Ranch.

The intertidal zone, beach, and land along the coast at Hollister Ranch are home to sensitive habitat and important flora and fauna. Hollister Ranch is situated on the Gaviota Coast, just below Point Conception. Here, northern and southern bioregions overlap, which creates an extremely high diversity of plant and animal species. In this area, there are at least twenty-four federally or state listed threatened or endangered species. (McGinnis, *Protecting Climate Refugia Areas: The Case of the Gaviota Coast in Southern California* (2008) Endangered Species Update Vol. 25 No. 4, p. 106.) Sixty species that are considered rare or of concern have also been documented in this area. (*Ibid.*) In addition, this area provides an important wildlife corridor to the ocean. Less than two percent of the existing 14,500 acres on Hollister Ranch has been developed for residential uses. Due to the cattle grazing operation run by the Hollister Ranch Cattle Cooperative, the majority of this land is unencumbered by fences or other barriers that might otherwise prevent the free movement of large wildlife. Neighboring working ranches and preserves, in conjunction with the Hollister Ranch, provide more than 53,700 acres of contiguous open space, with relatively light human impact. This open space serves as an important wildlife corridor to the ocean, that supports a variety of animal species, including large predators, such as black bears and mountain lions.

If the Commission's new plan retains the features of the original 1982 Coastal Access Program, it will have significant and irreparable impacts on the environment. As currently envisioned, the 1982 Program would result in the destruction of environmentally sensitive coastal habitat to construct parking lots, bathroom facilities, and campgrounds. It would also dramatically increase human impact on a stretch of coastline that has had relatively limited human use for generations. This would have deleterious impacts on the unique flora and fauna in this region, and would degrade existing habitat for endangered, threatened, and rare species. "Natural. . . resources have finite capacities for assimilating [human] growth and associated impacts," and human presence can threaten shoreline ecosystems' natural ability to survive.

(Witten, *Carrying Capacity and the Comprehensive Plan: Establishing and Defending Limits to Growth*, 28 B.C. Envtl. Aff. L. Rev. 583 (2001).) It takes years to restore ecosystems that have been degraded or diminished by overuse. (*See generally* Soc'y for Ecological Restoration Int'l Sci. & Policy Working Grp., *SER Int'l Primer on Ecological Restoration*, (2004).) Some degraded ecosystems may never be returned to their original state. (*Id.*)

Implementing a plan that fails to ensure the preservation of the natural environment would also directly contravene the mandates of the California Coastal Act ("Act"). The Legislature provides that an important Commission goal in the Coastal Zone is to: "[p]rotect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment." (Pub. Resources Code § 30001.5(a).) To implement this goal, the Act requires that the Coastal Commission "limit[] public access... depending on the fragility of the natural resources in the area." (*Id.* at § 30214(a)(3).)

For these reasons, I urge the Commission to significantly reduce the infrastructure and number of visitors envisioned in the 1982 Program and make environmental preservation central to any future plan to increase visitors to the beaches along Hollister Ranch. Any subsequent access plan should minimize and mitigate increased human impacts, provide for careful environmental analysis, and include mechanisms for monitoring and reducing use that harms habitat, flora, and fauna.

Thank you for your diligence in considering these comments and this issue.

Sincerely,

E Cossart-Daly

Elise Cossart-Daly

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Wednesday, December 12, 2018 6:09 PM
To: Coastal Hollitser
Subject: FW: Conservation via limited access_Hollister Ranch

From: Chris Evans [mailto:chris@stokehouse.surf]
Sent: Wednesday, December 12, 2018 5:41 PM
To: Locklin, Linda@Coastal
Subject: Conservation via limited access_Hollister Ranch

Linda Locklin
Public Access Program Manager
California Coastal Commission
725 Front Street #300
Santa Cruz, California 95060

Hello and thank you for your continued commitment to protect California's coast.

This letter is intended to express support for the settlement previously entered into with Hollister Ranch over the YMCA Offer to Dedicate.

The need to preserve the Hollister Ranch's near pristine environmental state via minimal impact is paramount. It doesn't take an expert to see that our intact coastal ecosystems throughout California are more and more scarce. The Hollister Ranch is clearly unique in its current state as one of the last large-scale under-developed coastal areas we have left; it should certainly remain as intact as possible with as limited access as possible. Hollister Ranch's ecosystems and certainly infrastructure are much more fragile, however, Yosemite Valley serves as an example / warning related to the direct correlation between exponential numbers human visitors and marked environmental degradation.

Furthermore, the Settlement was carefully developed, employed substantial resources over a significant amount of time and with broad expertise. The Settlement provides a clear solution and best-case scenario for all stakeholders and particularly for the State. Most importantly, the Settlement helps to ensure one of California's last remaining coastal treasures remains environmentally intact or at least helps to minimize degradation for the immediate future.

Sincerely,

Chris Evans
Laguna Beach, California

Locklin, Linda@Coastal

From: Boston Titensor <bostonprov@gmail.com>
Sent: Wednesday, December 12, 2018 7:08 PM
To: Coastal Hollitser
Subject: The Ranch
Attachments: The Ranch.docx

To whom it may concern,

Please see attached.

Sincerely,
Boston Titensor

To Whom It May Concern:

I'm writing this letter in regard to the Hollister Ranch public access program.

My name is Boston Titensor and I currently reside in San Clemente, CA. I spend a lot of time surfing and enjoying the ocean. I have created a way to earn a living in the ocean sports. I have made the ocean and the beach a big part of my life.

I have had the opportunity to surf and enjoy the Hollister Ranch. It's my opinion that public access would greatly damage this part of the coast. People have the tendency to ruin things. The Ranch is one of the very few places on the California coast that has not been spoiled.

A lot of the properties on the Ranch are working ranches. These ranches have livestock and other sensitive produce. The roads are not built to handle large amounts of traffic. The wild life that lives on the ranch would be disrupted as well.

The amount of beach is very large and it would take a lot to make it user friendly and safe for public use. There is no reason that the ranch should change the way it is today.

The whole project would cost so much money. The roads would need to be placed on peoples private property. There are many places that the railroad would be dangerous for public use. I don't see how any of this is possible.

Best,
Boston Titensor

Locklin, Linda@Coastal

From: Joanne Hollister <jhollister22@aol.com>
Sent: Wednesday, December 12, 2018 7:00 PM
To: Coastal Hollitser
Subject: Public Access

To whom it may concern,
My name is Joanne Hollister, I am one of the founders of Explore Ecology(EE) an environmental education and arts program that serves over 30,000 kids in Santa Barbara County. EE also coordinates the Coastal Cleanup for Santa Barbara County and runs a monthly beach clean up at Arroyo Burro Beach thru its Watershed Resource Center. I am also a member of the HR Conservancy which goals are to study the management and conservation of the Ranch environment and to provide a program of access to the Ranch for scientific and educational purposes.

It is of great importance to me and it should be to everyone, that we preserve and protect the stretch of coastline between Gaviota and Jalama. This piece of coastline is a natural wonder that gives you a peek of California history before the urban sprawl took over the California's Coastline. Any changes to this area should be done in a meticulous manner, to find the fine balance between public access, the preservation of the land and sensitive coastal resources.

I urge the Coastal Commission not to make any hasty decisions and to do a complete overhaul of the YMCA access program and to include the Hollister Ranch, the principle land owners, in this process. I want you to also to think about the safety issues, no cell service in many areas or emergency access to many of the beach areas, the increased danger of theft and fire for the HR residences, the impact a heavily populated beach has on the wildlife and the sensitive coastal resources.

Thank you, Joanne Hollister

Locklin, Linda@Coastal

From: Ashley Hollister <awh@twhollister.co>
Sent: Wednesday, December 12, 2018 7:38 PM
To: Coastal Hollitser
Subject: Hollister Ranch Public Access Program

To: California Coastal Commission

My name is Ashley Woods Hollister, and I am writing on behalf of myself, my husband Clinton Kyle Hollister, and our two young children Theodore & Hannah Hollister.

Our family owns property on the Hollister Ranch; my husband's family has had the privilege to live on the ranch's pristine beautiful land for many generations; and so therefore my thoughts and concerns about the Hollister Ranch Public Access Program proceedings on Friday, December 14th, stem from a personal stake in the future of coastal access on the Hollister Ranch; especially for the next generations as I think of the environment my children will inherit when they are grown and their children. Please permit me to make a few comments from the perspective of not only a property owner, but from a private citizen and resident of Santa Barbara County.

I am aware of the polarization that surrounds the issue of public access as it relates to California's beaches, and especially as it relates to the 8.5 mile stretch of coastline that describes the Hollister Ranch beachfront.

My core concern is to ensure that there is an inclusive and considered process, that balances the concerns of the general public with the concerns, not only of property owners on the Hollister Ranch, but of the legacy of the Hollister Ranch as, in effect, a wildlife preserve - an incredibly valuable, but fragile slice of a robust and pristine coastal ecosystem.

I think these preservation concerns should be considered a top priority when updating the 1982 Hollister Ranch Public Access Program.

Thank you very much for allowing me the opportunity to voice my concerns.

Regards,

Ashley Woods Hollister
1 Hollister Ranch Road
Gaviota CA 93117
805 886 3376
awh@twhollister.co

Locklin, Linda@Coastal

From: Mark Warmuth <warmuthmj@gmail.com>
Sent: Wednesday, December 12, 2018 8:17 PM
To: Coastal Hollitser
Subject: Public Access / Hollister

12-12-18

California Coastal Commission

RE: Hollister Ranch Hearing

Dear Commissioners:

As conservationists who live in Ventura, CA, we have always been involved in coastal and other environmental issues. In fact, we proudly voted for the establishment of the Coastal Commission in 1972.

We have been following the current issue regarding public access at the Hollister Ranch, and are concerned with the recent seemingly frenzied push to begin a major development project along one of the last remaining large sections of undeveloped pristine Southern California Coastline. Governor Brown was correct in stating that any project should be well thought through and fiscally responsible.

Having had the opportunity to have been on the Hollister ranch, we have no doubt that this rugged and remote stretch of pristine coast would be a major financial, developmental and environmental nightmare. The very real geographical/physical challenges and practical limits of access to the Hollister Ranch should be responsibly addressed, especially with regard to the absence of infrastructure and services, the sensitive habitat, the railroad, the very challenging topography and an operating cattle ranch.

The California Coastal Commission and the State are entrusted to be good stewards of our tax dollars as well as our coastal resources. If there is a determination that there is a need for more public access along the Gaviota coast, then the areas South of Gaviota State Park are prime areas to be considered. Unlike the Hollister Ranch, which has steep roads, rugged terrain and no public roads or services, the miles and miles of coast just south of Gaviota State park are easily accessible from Highway 101, with easy highway access for vehicles, bikes,

hikers, and easy development of parking areas, bathrooms, water and electric infrastructure, and easy access to emergency services and law enforcements ability to monitor and patrol.

In conclusion, we believe that the California Coastal Commission and the State should not put our resources towards public access at the Hollister Ranch, as it will be too environmentally and financially costly, and there are much simpler and wiser alternatives just South of the Hollister Ranch.

Mark and Stacey Warmuth

Locklin, Linda@Coastal

From: Cari Church <carichurch@yahoo.com>
Sent: Wednesday, December 12, 2018 8:53 PM
To: Coastal Hollitser
Subject: Hollister Ranch

December 12, 2018

Dear California Coastal Commission,

I remember my first visit to Hollister Ranch. I was 18 years old and a student at the University of California, Santa Barbara. It was very early, on a cold foggy Goleta morning as a group of students packed up a friend's Zodiac and headed for the Ranch. As the only female on the boat, and the only non-surfer, I was onboard for an adventure of fun and spectacular beauty without the payoff of getting in the water. I grew up in Monterey County and had worked both as a paid intern as well as a volunteer for the Monterey Bay Aquarium. The ocean and its inhabitants were my greatest passion and I was excited to see the mystical Hollister Ranch that I had heard so much about. After hours of sitting on a boat and an experience of major seasickness, the day was still a success and one of the most special memories. Seeing the pristine coastline, beautiful uncrowded waters and spectacular birds and animals showed that Hollister Ranch is one of the most sacred beauties of California. As a UCSB student, I studied Marine Biology and Environmental Science as part of my Anthropology degree. I fought along side my fellow students and local chapter of the Surfrider foundation, protesting the building of Bacara resort. The environment has always been of major importance in my life.

Now, over 25 years later, I am a Ranch owner and a mother. The environment is even more important to me now as I am seeing it through the eyes of my young child. Protecting the Ranch is our responsibility as Californians. The Hollister Ranch is accessible, but it is the limited accessibility that makes it the magical place that it is. I knew that as a college student, the surfers know it, and the community of Santa Barbara has been able to access the Ranch for years if you are willing to embark on the adventure.

It is paramount that we continue to preserve this exceptional stretch of coastline. Managed access through existing programs as well as opportunities to access the area by foot on the beach or boat are available. As I think back on my first visit to the Ranch, the process of getting there was just as valuable of an experience as enjoying the scenic beauty. As an environmentalist and adventurer, it is crucial to keep the Hollister Ranch in it's current state to continue to inspire the adventurers of the future. Thank you for your time and attention to this sensitive and important matter.

Sincerely,

Locklin, Linda@Coastal

From: danwapner@aol.com
Sent: Wednesday, December 12, 2018 8:56 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Dear California Coastal Commission , I do not agree that tax payer money should be wasted at the Hollister Ranch . We already have a public beach in Gaviota and Jalama . Limited public funds should be spent on promoting education and health care . Why not preserve the last stretch of natural coastline ? Is it necessary to dissect a working cattle ranch when there is already adequate access to the north and south of the Hollister Ranch ?

Sincerely , Dan Wapner MD

Locklin, Linda@Coastal

From: Point Conception Creations <pointconceptioncreations@gmail.com>
Sent: Wednesday, December 12, 2018 9:11 PM
To: Coastal Hollitser
Subject: opposition to public access at Hollister Ranch

Dear Coastal Commission Members,
My name is Rose Meinke. I live in Los Osos, California and have spent my life in the central coast area, watching the changes to the environment around me due to an ever increasing population. I am very thankful for the opportunity the Commission has provided for public comment about potential public access to the amazingly preserved Hollister Ranch.

As a mother and person concerned with our environment I have a strong desire for my children to have the opportunity to see and experience a relatively untouched area of California Coastline, even if that means they must hike or boat in. Both of these options are available to most people, if they choose. I have done it myself and the rewards were breathtaking. Nearly 100% of the Southern California Coastline has been destroyed in some fashion due to human impact. The Hollister Ranch has remained nearly untouched, therefore providing an amazing and unique stretch of coastline for study, education, and preservation. It is terribly concerning to me for these natural resources to diminish and soon look similar to Gaviota, Refugio, or El Capitan State Parks. As as former employee of these parks as well as a State Park employee in the Natural Resources Sector of Morro Bay State Park, I know the lack of funding the parks has to maintain and build trails. Trails and the environment surrounding them are destroyed due to over use and lack of maintenance. Most maintenance is done by volunteer groups, who do their best. But building a new set of trails with the hopes of volunteers maintaining them for perpetuity is a poor plan. If the state is struggling with the funds to maintain current trails, building more, especially in such an incredibly unique area is a selfish idea. Putting the desire for more people to "see" this unique and untouched area over the desire to actually preserve it as an intact piece of California history is a terrible idea. Go to any public beach after a weekend to witness what happens when the public has full access. The Hollister Ranch doesn't need an annual Coastal Clean up day in September because there is no trash.

Furthermore private property rights are intrinsic to our Constitution. Whittling away at property rights so more people can see and experience a piece of coastline is illegal and unconstitutional. As a group the Coastal Commission should be concerned with upholding the law prior to any desires for opening up intact pieces of coastline.

These Hollister Ranch property owners should most certainly be included in the inter-agency working group to work on changes to the outdated and recently vetoed 1982 program. A 36 year old program needs more than a quick fix. It has already been vetoed and needs a complete overhaul. Where will the state get the money to maintain roads/trails/ or a bus system? Where will the State be putting bathroom facilities seeing as the land is private up to the mean high tide line? If there were an emergency how would already overtaxed responders get there in time especially with the extremely limited phone and cell phone service?

I hope that as true stewards of the land the Commission will consider this unique and nearly untouched habitat as vastly more important than the issue of public access through private property. There are approximately 840 miles of accessible coastline in California. Preserving a few miles for future generations education is of the upmost importance.
Thank you for your time.

Locklin, Linda@Coastal

From: hollisterdi@yahoo.com
Sent: Wednesday, December 12, 2018 9:25 PM
To: Coastal Hollitser; Hollister Ranch
Subject: letter to CCC
Attachments: In 1972 I voted for the COASTAL ACT as many people did at the time and we were mainly led to believe that it was to insure access to the beach that we were losing due to the build up of hotels.docx

Locklin, Linda@Coastal

From: dirk layer <dirklayer@mac.com>
Sent: Wednesday, December 12, 2018 9:53 PM
To: Coastal Hollitser
Subject: Hollister Ranch

To: Members of the Coastal Commission

I have watched from a distance and up close for several decades , how the California coast has changed , been developed , protected , ignored , abused etc.

There are many very complicated issues mentioned in the press lately about the Hollister Ranch coast . From over 50 years of being interested in nature , an avid water and nature lover and a fiscally responsible California resident and tax payer , I have questions and concerns about bill AB 2534.

Will this out of date proposal work with todays world, being 35 year old ideas ?

Where is the budget , planning and true interest in opening up , potentially endangering visitors , natural habitat of wildlife etc ?

Who pays for this ?

Why risk instead of protect one of the last pristine natural environments in California ?

Please carefully consider so many complicated things (I just mentioned a few) , financially and environmentally that would not be in the interests of most California residents if an attempt was made to open to the public and potentially damage an unofficial marine preserve , wildlife refuge and working cattle ranch .

In my lifetime I have seen so many coastal areas changed for the worse forever.

Please know I do not support, but strongly oppose anything related to allowing unregulated or general public access to the Hollister Ranch coast and anything that would endanger one of the last pristine areas on the California coast .

Please consider working closely with the current custodians of this area who for most part from my observations have done a very very good job protecting the environment .

Thank you for considering my views and heartfelt requests

Regards,

Dirk Layer
2848 Quail Valley Road
Santa Ynez CA 93463

Attn: COASTAL COMMISSION MEMBERS

Hello my name is Peter Vanderhave and I am a permanent resident at the Hollister Ranch for over 43 years.

Due to the conscientious stewardship of the present owners, many having been here as long as myself and my wife, the entire ranch is basically as pristine as when we arrived

This has been achieved by limiting the density of development to just three houses per one hundred acres and allowing only twelve guests per day per parcel which has never happened.

The proposed public access plan is rife with contradictions caused by the commission concerning for example, access to Cuarta beach using the Cuarta creek and tunnel under the railroad property. About fifteen years ago, state biologists listed this area as habitat for the endangered red legged frog.

Due to the topography of the coastal zone on the Hollister Ranch and the proximity of the railroad easement through the ranch. Any pedestrian traffic would be at great risk the existing road is narrow and winding down into every canyon causing numerous blind curves. Lack of phone service or nearby emergency services further exacerbates the situation. The lack of trash receptacles and their collection, lack of water or toilers, electricity, fire hydrant, room for parking or any infrastructure. Of any kind seem to be overlooked

I don't think the state has the funds to develop these basic requirements.

The adjoining Gaviota campground is frequently closed due to the staffing short commings and pier has been closed for many years due to storm damage and the lack of funds to repair it. Lifeguards do double duty trying to guard /Gaviota and Refugio by driving back and forth daily.

In light of these fiscal shortcomings I feel the commission's aspirations for the Hollister Ranch are extremely ambitious and unrealistic.

The managed access plans we have in place now for children with special needs and many schools enjoying our tide poos schools and programs for wounded veterans, I feel is adequate public access without endangering the only tide pools and intertidal zones existing as they did one hundred years ago.

Respectfully, Peter VanderHave

Locklin, Linda@Coastal

From: John <johnmeinkeglass@gmail.com>
Sent: Wednesday, December 12, 2018 11:43 PM
To: Coastal Hollitser
Subject: Opposition to public access - Hollister Ranch

Hello Costal Commission members.

Thank you for the opportunity to comment. My name is John Meinke. I reside in Los Osos California and have lived on the Central Coast for the past 17 years. I have had the pleasure of seeing the stretch of coast within the gates of the Hollister Ranch a variety of times by boating in, walking in during low tide and driving in with owners. Presently, if a person really wants to see the the "Ranch", and walk on the beaches and poke around in the tide pools, then they will have to find within them the spirit to make the expedition like many people have before. The beaches of the "Ranch" are accessible to the public, although they are quite inconvenient to access... and that is exactly why the beaches are so untouched. A long negative tide walk north from Gaviota or a kayak/boat journey are two ways people have legally accessed the ranch for decades. Those that have made the journey know it was worth the effort. The fair amount of work required to legally access the beaches of the Hollister ranch is exactly why the ranch is the pristine stretch of beach that it is. *Because* it is a challenge. The "Ranch" is a special place where the environment is pristine specifically because it is difficult to access due to the long hike, costal cliffs, and private property no trespassing signs.

The Coastal Commission has stated it's interest is both in preserving the natural beauty of the Hollister ranch while simultaneously opening up a public access route to allow more people to see, explore and unfortunately impact this very rare stretch of untrammeled beach. The way this seems to me, those stated interests are in direct opposition to each other. The "Ranch" is pristine due to the simple fact that it is indeed private property so legal public access requires some work and an adventurous spirit. This has kept the passive passerby out while always allowing the passionate explorer to find a quiet and perfect spot on the beach after a long day of hiking. The "Ranch" has always been accessible to those with a little bit of adventure in them.

I fear that those who are in support of opening the ranch do not understand how sensitive this area is to human impact pressures. If opened, it won't take long before the beaches will take on the barren feel present on many of the beaches just miles south at Refugio or El Capitan State Beaches. The outdated and thoughtlessly elaborate program established in 1982 deserves a complete and carefully developed and researched overhaul before any action is considered. This should be a slow and methodical process. I would like to see the Commission follow the direction given by the Governor in his veto message on AB 2534 and not rush to make any changes without thorough discussion.

I fear this proposal to open the ranch up for public access will be a drawn out environmental disaster and an erosion of fundamental private property rights protected by The Constitution of the United States of America. Life, liberty and property. These were THE fundamental rights held in the highest regard by the founding fathers of our country.

It's my understanding that the Commission has proposed an inter-agency working group consisting of State Parks, Coastal Conservancy, Coastal Commission and State Lands Commission to solicit and

work on changes to the 1982 program. I think it seems only proper for the principle landowner, Hollister Ranch, to be included in this process.

Costal Commission. Please listen to those who want to preserve this rare treasure between Gaviota and Jalama. This entire ecosystem should be treated like an endangered species and be protected and left alone to flourish in its simple natural way. We all know that if 180,000 + people a year visit the beaches of the Hollister ranch, it will simply never be the same again.

Thank you for considering my thoughts.

John Meinke

Locklin, Linda@Coastal

From: Nancy Aitkenhead <naitkenhead@me.com>
Sent: Thursday, December 13, 2018 12:48 AM
To: Coastal Hollitser
Subject: Comments and Ideas for Hollister Ranch

Dear California Coastal Commission and Staff,

Thank you for the opportunity to comment on environmental protection and recreation for an update to the Hollister Ranch access plan.

Trails along a coastal bluff are environmentally damaging as reported in a 1970's Zedler (SDSU) study on the Cabrillo Monument intertidal environment. Given this knowledge of the damaging activity, why do trail enthusiasts, the primary advocates for access to HR, continue to call for bluff top trails on the Gaviota Coast? Why is the environmental community not voicing a concern? The HR coastal bluffs continually slough, sometimes sending down VW sized boulders, creating a life-threatening danger for people on the beaches below. I recall this tragically happening in Encinitas where a young woman died buried under a bluff landslide. Development of a bluff top trail will only destroy ESH9 in its creation, then, in its use, exacerbate coastal deterioration and increase danger to beach users below. A huge price for so few users. Recommendation: Do not allow bluff top trail development.

Gaviota Sate Park, immediately adjacent to Hollister Ranch, includes over 34 miles of existing trails giving virtually the same ocean views and even more back country views as are had on Hollister Ranch. Rancho Real, a private road, is only 20 feet wide, barely two car lanes. Utilizing Rancho Real for pedestrian or bike access is inherently dangerous. In much of the distance there is little room to create an off road trail or bike path. In others, although environmentally damaging, it potentially could be accomplished with significant and costly grading, slope reinforcement, re-engineering of drainage and rock fall containment structures. Who will hold the liability responsibility? In areas where grading was not required, the creation of roadside trails would diminish prime agricultural acreage dedicated to the cattle operation as well as present ESH destruction issues. All for little real usage. Recommendation: Trail designation should be along the beach and in accordance with the coastal act requirements for protecting the environment. Preferably do not submit bike riders to a perilous journey. Absolve HR of any liability for such usage.

The prior Environmental Assessment conducted was limited in its execution and thus presented a minimal report. During California's recent financial crisis, Gaviota State Beach was designated for closure to camping due to limited usage. The 1981 usage data for GSB appears to be vastly over estimated given the number of existing campsites and parking facilities. If incorrect, the 1981 usage data, both at HR and GSB, likely resulted in invalid usage recommendations as well as usage intensification effects. Recommendation: Determine actual current Gaviota State Beach use for utilization in an EIR.

This 1981 environmental asessment did not adequately catalog the affected environmental resources of the area. For example, while ringtails are noted in the EA, HR residents also report beach sightings of rattlesnakes, peregrine falcons, deer mice, mule deer, bear, wild boar, bobcats, coyotes, and even a mountain lion coming off Sacate Beach, none of which are in the EA. Without a current census of the populations, the anticipated effects of usage intensification on the flora and fauna is unknown. Recommendation: Conduct environmental population studies prior to access implementation. Follow up with annual assessments and modify access if degradation is identified.

The EA recommended a year of study prior to implementation of an access plan while the approved final access plan instead called for studies of the effects after-the-fact. This update to the access plan will present a significant intensification of use and according to the recently approved Gaviota Plan will require an EIR for such development. To

be truly effective, the EIR's Study must conducted through all seasons and completed prior to any access plan finalization and implementation. Recommendation: An Environmental Impact Report, contracted out to an independent commercial firm specializing in EIR development, is a proper prerequisite to final plan development and implementation

Fire! California is under severe fire danger. Fires are becoming more frequent, more intense, more deadly. The Santa Barbara fire last year, the then largest in State history was followed by devastating and deadly mud flows. Gaviota State Park has been the site of two recent fires, mid-2000's and this September on the Gaviota Peak trail, stated as likely human caused. One trails advocate, perhaps unaware of the threat, boasted online of hiking to the Gaviota State Park wind caves to drink and smoke cigars. Hollister Ranch was again threatened this July by a fire off highway 1, this one a vehicular ignition of dry grass. The 'Evacuate Now' message from County Fire was frightening. With the notorious Gaviota winds, fire safety protocol includes leaving all vehicles parked facing outward with the keys in the ignition. Additionally, with the threat of catalytic converter grass fires HR has additional restrictions for ranch road use. Recommendation: Prohibit smoking, beach fires, and both gas and electric vehicles of all types. For private property protection, via security personnel, restrict usage to the immediate beach areas and State provided facilities. Halt access when the SB fire department assesses the fire danger level as HIGH.

Water is a precious commodity for California as a whole, particularly in this time of drought. At Hollister Ranch, there is no public provisioning for water. Wells drawing from the underground aquifer supply the needs for the private and common areas. Recommendation: Consider water requirements when establishing access numbers. Employ composting toilets or commercial porta-potties. Investigate drawing water from the State Park or trucking in water for washroom and shower requirements. Utilize shut-off timers on showers.

The HR managed access program focuses on enhancing public awareness of this unique area, encouraging scientific studies, and providing service to underserved and under privileged communities while simultaneously preserving the environment. Past HR Managed Access programs include SBC 4th grade classes (for the last 20 years for as many as the low tides allow), autistic youth, disabled veterans, and a number of environmentally focused organizations, colleges and research institutions. Recommendation: Acknowledge the existing public access activity at HR. Encourage HR to identify additional underserved and under privileged communities that can benefit from experiencing this precious and fragile asset. Discuss the environmental concerns and study whether this unique divide between central and Southern California deserves protection as designated in the CCCs ESH designation for the Hollister Ranch.

Due to the remote location, and transportation costs, the public accessing HR likely would primarily come from Santa Barbara residents where the average home price in Santa Barbara County is over $1M. Think about that - average over $1M. Surfing and hiking are both costly recreational activities. As an example, a surfboard and wetsuit would range from $800 to $2000. The HR Conservancy's managed access program does not identify surfers as underprivileged or underserved. Surfers have well demonstrated their ability to access HR surf spots via boating or low tide walk in on State land below high tide line. Or, they access vertical trails to surf breaks along the 6 miles of Gaviota State Park beaches. Additionally, the surf community itself is highly divided on the issue of HR access. It's somewhat like Yosemite where some places are more special because you have to work harder to get there. It's unlikely that a proposal for an easy tram ride to half dome would gather much community support. Nor does the Managed Access program identify trail advocates as underprivileged or underserved. There are 34 miles of well maintained trails in the 2800 acre Gaviota State Park and numerous other informal trails on the Gaviota Coast via implied access as noted and apparently documented by the Gaviota Coastal Conservancy. Recommendation: Fix the boat launch at Gaviota State Beach. Develop safer trails or stairs to the Gaviota Coast surf spots the public currently utilizes from Goleta to and including Gaviota State Beach. Increase beach access ways in populated areas close to underserved and underprivileged communities in Santa Barbara and Goleta.

Thank you for your service to the coast.

Nancy Aitkenhead

Locklin, Linda@Coastal

From: James Aitkenhead <jimaitkenhead@icloud.com>
Sent: Thursday, December 13, 2018 12:50 AM
To: Coastal Hollitser
Subject: Hollister Ranch

Dear Coastal Commissioners and Staff:

I am fortunate to live on Hollister Ranch, have been a surfer for over 56 years, and have been surfing Hollister Ranch for over 20 years. I voted for the Coastal act in 1976. I was and am in favor of public access to the California coastline. However, there are good reasons to keep some beaches more difficult to access. Most of the surfers (non Hollister Ranch Owners) I talk to would rather have the ranch as it is than have unrestricted public access, because they do not want it become like Trestles in Orange County, where there are usually a hundred people in the water by 8:00 AM if there's any surf. Yes - Trestles gets used by the public. But many people prefer a less crowded experience and are o.k. with a little extra effort (boat ride or hike) to get it. I was fortunate to surf Trestles in the 1960's when the marines would take your board if they caught you or if it washed up on the beach. They did take at least one of mine, and it seemed outrageous at the time, but in hindsight it was a small price to pay for surfing 6-8 foot Trestles with only a handful of guys.

The Hollister Ranch is special area ecologically. It is part of the change between central and Southern California, and has many plants an animals that are rare elsewhere. The 14,500 acres with very sparse development and the access restrictions of the HROA are very well preserved and are much like the land was 200 years ago. The Coastal Commission staff worked with SBC to declare HR as ESH in the Gaviota Plan and the LCP. With the restricted access to Cojo-Jalama Ranch (now Dangermon Preserve) and Vandenburg AFB this area becomes a very large large, environmentally special area with very sparse human activity.

Whatever form of public access is proposed needs to account for the money in the state budget to purchase it and to maintain it, and for the liability of that access. Consider the use of state money - our tax dollars - in any planned public access. As our Governor said, it needs to be fair and fiscally responsible. Three surfers have died at HR in recent years. If a surfer comes in on a public access program and drowns, who has the lability for any lawsuits?

Hollister Ranch is a real, working cattle ranch. There are between 400 and a couple thousand cows grazing at any time. There are regularly cows on the main road. Black cows in the dark can be a real problem. Any proposed trail along the main road or use of the main road just wouldn't work with the cattle operation.

There is regular public access to Hollister Ranch all the time - by boat. Whenever there's surf, there are many boats at Hollister Ranch and Cojo-Jalama surf breaks.

My suggestions for the priorities for public access to Hollister Ranch are:

1. First fix the pier and boat hoist.
2. The next reasonable option is to expand the managed access programs that exist. If there is to be a managed access program that allows surfing, then the state of California must assume the liability.
3. Third - Create a trail on the beach - not bluff top which has many problems (cattle, trains, bluff erosion, fires, trash...). With the removal of a few rock outcropping, a beach trail could provide access during most low tides.
4. If there's a taking of any Hollister Ranch property, compensate Hollister Ranch fairly.
5. A representative of the Hollister Ranch Owners Association should be involved in any of the planning efforts for public access to Hollister Ranch.

Thank you for taking the time to review the many inputs to the public access to Hollister Ranch planning process.

James W. Aitkenhead

Sent from my iPad

Locklin, Linda@Coastal

From: Michelle Sinfuego <msinfuego29@icloud.com>
Sent: Thursday, December 13, 2018 8:09 AM
To: Coastal Hollitser
Subject: hollister ranch access

Dear Coastal Commission,
My name is Michelle Sinfuego and I live in Guadalupe now but spent most of my life in Lompoc. I am familiar with the access issues at the Ranch. I do not agree with your efforts to gain public access. The Hollister Ranch is a jewel in California. I have visited and am in awe of the natural resources. I believe you would do better to push for more educational opportunities, rather than let this place be ruined by unfettered public access.

Additionally, this is a 13,000 acre cattle ranch. Please respect property rights.

Thank you,
Michelle Sinfuego

Locklin, Linda@Coastal

From: jim kanyouness <jkanyouness@gmail.com>
Sent: Thursday, December 13, 2018 8:25 AM
To: Coastal Hollitser
Subject: 1982 Hollister Ranch Pubilc Access

Dear Commissioners-

The 1982 public access plan for Hollister Ranch does not make budgetary sense to pursue. The updated plan should reflect real costs associated with implementing it and maintaining it, not just an idea with no dollar sign.

I have visited Gaviota State Park just east of the Hollister Ranch area and it is typically not very crowded and at one time was subject to potential closure due to lack of park funding and use. It is usually very windy and not very close to many populated areas.

I understand the voted in fundamentals of coastal access for all but also understand the importance of private property rights and the 5th Amendment of the Constitution of the United States. In order to implement the Public access plan it would cost way too much money to justify condemnation given the many pressing budget constraints California faces. There may be some public frustration as it would seem that owners are "blocking the public" although I would question that line of thinking based on general real property rights. Assuming access was purchased through condemnation, the cost would not justify the amount of use even with an inconsequential fund that was set up through permit fees which basically is an owner paying for the state to buy his land from themselves which seems unconstitutional in theory.

People are not going to want to wait on buses to access a beach that is no different than the one already available at Gaviota state park. Take a look at Gaviota State park's usage statistics compared to other parks over the years and you will see that there is not enough of a populous nearby to justify even wasting a little money on the appraisal of such a thought, let alone taking on the liability and upkeep of managing such a project. It is hard enough for the state to keep Gaviota park maintained. It is a half dirt parking lot that howls with wind many days a year. How is the state going to manage 8.5 miles of coastline, operating roads, bathrooms, picnic areas, bike trails, camping and a bus system while preserving and protecting the native landscape and an operating cattle ranch with no fences, cell reception, emergency response features etc.

You are better served spending the resources and money on the dilapidated state and county parks and littered beaches within the communities that will be using them regularly. A condemnation of this area will have a short lived "new factor" that will eventually be forgotten and destroyed and the monies spent will be a big red loss on the California budget that could have been used in a thousand other better ways to help our state correct it's budget shortfalls.

Thank you for your time.

Jim

Locklin, Linda@Coastal

From: gofoster gofoster <gofoster@cox.net>
Sent: Thursday, December 13, 2018 8:37 AM
To: Coastal Hollitser
Subject: Hollister Ranch
Attachments: Ranch Letter.docx

Please see attached letter. Thank you for you consideration.

Foster Campbell

gofoster@cox.net, fjcampbe@calpoly.edu

(805) 637-8741

Dear Commissioners

My name is Foster Campbell. I grew up in Santa Barbara, California, and now attend Cal Poly San Luis Obispo. My Grandpa and eldest uncle bought a parcel in the Hollister Ranch in 1978, and my dad and his other siblings eventually inherited a share of the parcel. While I did not live on Hollister Ranch growing up, I have spent multiple weekends, even weeks there my whole life. I am fortunate that I have gotten to spend so much time with family and friends recreating and enjoy the natural beauty of the area. This area is very special, as I believe there is no other space in Southern California with such a large biological diversity and little human impact (not including Channel Islands). With the current legal battles and media shining a spotlight on the Hollister Ranch, I thought it would be beneficial to you, the Commissioners, to hear the opinion of someone who has actually spent a significant portion of their life on the Hollister Ranch.

There are many concerns with the 1982 program that I am worried about, but overall, there are a lot of assumptions made that aren't accurate. If the proposed plan allowed for the additional 180,000 public access users per year, how would they get around on the ranch? The main road is a two-lane, winding road with multiple cliffs that could harm inexperienced or unaware drivers. It isn't up to standards considered safe enough for a public road (I am currently studying Civil Engineering as a masters student at Cal Poly, and recently took a class on environmental compliance and permitting. There is no way the road is compliant.), and would take millions of dollars for design, permitting, and construction, if re-doing the whole road would still be environmentally compliant. Additionally, the Hollister Ranch is a working cattle ranch, and it is not uncommon for multiple cows to be crossing the road. If a vehicle hits a cow, they oftentimes have to be put down. That is a big loss for the cattle operation.

Another point I would like to bring up is safety. California has been in a drought for a very long time, and the natural climatology and topography makes the Hollister Ranch a very windy place (I know owners that have clocked 99 mph wind gusts at their homes.). If there were a fire during a large wind event, how would multiple people (assuming public access eventually happens) escape on the winding road safely? Even if there were a medical emergency, how long would it take for emergency services to arrive? The nearest hospitals are up to 45 minutes away, if not longer. Additionally, mobile phone service is spotty at best, so how would they even contact emergency services? Placing the public in these conditions is not smart at all.

The Hollister Ranch is a very special place due to its biological diversity and low human impact. I believe in the Coastal Commissions' Goal "...to protect and enhance California's coast and ocean for present and future generations." However, I believe that the current 1982 plan doesn't account for potential public hazards that aren't fixable. Therefore, I think it would be wiser for the Coastal Commission to secure the funding for improving coastal access along other parts of the Gaviota Coast, such as

the stretch of coastline between El Capitan State Park and Refugio State Park, in addition to multiple other stretches of coastline in the state of California. Taxpayer money could be spent much more effectively improving access to places that are already open to the public, and not transforming one small stretch of coastline that has never had public access, nor is not ideal for it.

Thank you commissioners for your consideration. I highly recommend that you listen to the concerns of people who have access to the Hollister Ranch, as they are the most knowledgeable about the area. Additionally, I believe it would only be fair that the Hollister Ranch be included in amendments to the 1982 plan.

Once again, thank you.

Sincerely,

Foster Campbell
fjcampbe@calpoly.edu
(805) 637-8741

Locklin, Linda@Coastal

From: Naomi Bonham <veronicalee58@yahoo.com>
Sent: Thursday, December 13, 2018 8:58 AM
To: Coastal Hollitser
Subject: Hollister Ranch access

Dear Coastal Commission,
My name is Naomi Bonham and I live in Lompoc where I was born and raised. I am familiar with the access issues at the Ranch. I do not agree with your efforts to gain public access. Hollister Ranch is a beautiful jewel in California. I have visited and am in awe of the all natural resources. The property and beaches on Hollister Ranch are breath taking. I think you would do better to push for more educational opportunities, rather than let this place be ruined by people due to public access. Allowing public access may result in damages to the property and will cause litter issues, just take a look at other public beaches. I believe in order to preserve the natural habitat it should be kept away from public access as people do not respect nature. Please respect property rights.

Thank you,
Naomi Bonham

Locklin, Linda@Coastal

From: Melanie and Rhonda <director@syvpps.org>
Sent: Thursday, December 13, 2018 9:26 AM
To: Coastal Hollitser
Subject: Public access at the Hollister Ranch

Dear Sirs,
I recommend the Hollister Ranch remain a nature preserve as it is now to be accessed as an educational resource for future generations. Public access would destroy the natural beauty and pristine waters for wildlife as it has at most other public beaches in California. Gaviota is a prime example of a nearby beach, donated by the Hollister family, open to the public that has much less diverse tide pools, plant and animal wildlife.
Sincerely,
Rhonda Graef , Co-Director Santa Ynez Valley Presbyterian Preschool

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Thursday, December 13, 2018 9:41 AM
To: Coastal Hollitser
Subject: FW: 1982 Hollister Ranch Public Access Program

-----Original Message-----
From: Blair & Heidi Whitney [mailto:whitney@silcom.com]
Sent: Wednesday, December 12, 2018 10:11 PM
To: Locklin, Linda@Coastal
Subject: 1982 Hollister Ranch Public Access Program

Dear Public Access Program Manager Linda Locklin, My name is Blair Whitney, I am 55 years old, and was born and raised in Santa Barbara. My father Bob Whitney was a local Santa Barbara environmental activist, he helped to found the Santa Barbara Environmental Defense Center, he helped to preserve from condo development the local Montecito surf spot, ocean meadow and beach, Hammonds Meadow, and was a key leader in the fight to stop an LNG facility from being built at Cojo on the Gaviota Coast above the Hollister Ranch. I was born and bred to be an environmentalist and to preserve open space. I lived on the Hollister Ranch as a child. To gain access to the coast of the Hollister Ranch, I have kayaked into the Hollister Ranch, boated in to the Ranch in an inflatable boat launched from the Gaviota public beach, boated into the Ranch in boats launched from the Gaviota State Park pier boat hoist, as well as boated into the Ranch from boats originating from the Santa Barbara Harbor. I know people who hike into the Hollister Ranch at low tide - below the mean high tide line. I currently am a Hollister Ranch parcel owner. Thus, as you can see, there are many ways to get to the coast of the Hollister Ranch currently.

I am writing to you in regards to the 1982 Hollister Ranch Public Access Program. I am not in favor of this program. I think there are some major problems with this plan. The first problem I see is in the taking of private property, and the fairness of the plan.

It seems quite unfair to me that you are not picking many other areas of private land along the California coast to purchase public access easements and put in public camp sites, patrol with State Rangers, and forcibly install public facilities, including bathrooms, showers, and picnic areas. If you do this to Hollister Ranch, please then equally set up takings of private land at all other private coastal lands, including the Nature Conservancy lands above the Hollister Ranch, and the private lands such as Hope Ranch, Sandyland, Serena Point, Rincon Point, Faria, etc. in Santa Barbara and Ventura counties, and similarly, all along the entire coastline of California. Please hold hearings on how in conjunction with taking the private lands of the Hollister Ranch, there will be a State wide program to take all private land along the coast, and to put in similar public parks and infrastructure.

However, instead of doing all that private land taking, please consider the Gaviota California State Park lies just east of the Hollister Ranch, that already has camp sites, bathrooms, showers and picnic areas. It also has a boat hoist that was used by people to access the Hollister Ranch by boat. This boat hoist was put out of use after a large storm a few years ago. I suggest using the California State funds you intend to use to forcibly acquire private ranch land with to instead repair the boat hoist, and allow folks to again boat into the Hollister Ranch coast, as they used to do for many years, supported by the Gaviota State Park and rangers. For years now, there has been no State budget to fix the hoist and get it operational again, even though it looks from afar as fully intact. If there are no State funds to fix existing public park infrastructure, why will there be enough funds to build out and maintain all this new infrastructure of State park you plan to put into place all throughout the Hollister Ranch?

I think that another big problem with this program is how it has no concern about protecting this rare stretch of coast, the natural wetlands, birds, animals, grasslands, beach environment, near shore environment, and reefs that have been amazingly preserved for all these centuries, and is completely rare now along our California coast. It is a rare remaining

gem that needs to be carefully preserved and managed. Developing this coast with what will essentially be a string of State parks will negatively impact the sensitive natural resources of this preserved natural environment.
One last point is that there is no public road system in the Hollister Ranch, so it is unclear to me how you plan to use a shuttle van to bus people into the private property of the Hollister Ranch.

Thank you for considering my input.

Sincerely,
Blair Whitney

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Thursday, December 13, 2018 9:45 AM
To: Coastal Hollitser
Subject: FW: Hollister Ranch Public Access Program

From: Alex Pujo [mailto:alex@pujo.net]
Sent: Thursday, December 13, 2018 9:39 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Public Access Program

To: California Coastal Commissioners
Re: Hollister Ranch Public Access Program
Date: Thursday, December 13, 2018

Dear Commissioners,

I am a resident of Santa Barbara since 1974. Over the years I had several opportunities to visit Hollister Ranch because of personal connections. It is a very beautiful property, well maintained and cared for. Nevertheless, the lack of public access to this large, coastal area is absolutely inconsistent with the values that we, Californians hold dear.

From the public's perspective, the current situation is intolerable. Please do something about it. Now.

Respectfully submitted,

-Alex

Alex Pujo AIA
Pujo & Associates, Inc
Architecture and Planning
2425 Chapala Street
Santa Barbara, CA 93105
(805) 962-3578 (Office)
www.pujo.net
(805) 637-7384 (Cell)

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Thursday, December 13, 2018 9:48 AM
To: Coastal Hollitser
Subject: FW: Conservation via limited access_Hollister Ranch

From: Chris Evans [mailto:chris@stokehouse.surf]
Sent: Wednesday, December 12, 2018 5:41 PM
To: Locklin, Linda@Coastal
Subject: Conservation via limited access_Hollister Ranch

Linda Locklin
Public Access Program Manager
California Coastal Commission
725 Front Street #300
Santa Cruz, California 95060

Hello and thank you for your continued commitment to protect California's coast.

This letter is intended to express support for the settlement previously entered into with Hollister Ranch over the YMCA Offer to Dedicate.

The need to preserve the Hollister Ranch's near pristine environmental state via minimal impact is paramount. It doesn't take an expert to see that our intact coastal ecosystems throughout California are more and more scarce. The Hollister Ranch is clearly unique in its current state as one of the last large-scale under-developed coastal areas we have left; it should certainly remain as intact as possible with as limited access as possible. Hollister Ranch's ecosystems and certainly infrastructure are much more fragile, however, Yosemite Valley serves as an example / warning related to the direct correlation between exponential numbers human visitors and marked environmental degradation.

Furthermore, the Settlement was carefully developed, employed substantial resources over a significant amount of time and with broad expertise. The Settlement provides a clear solution and best-case scenario for all stakeholders and particularly for the State. Most importantly, the Settlement helps to ensure one of California's last remaining coastal treasures remains environmentally intact or at least helps to minimize degradation for the immediate future.

Sincerely,

Chris Evans
Laguna Beach, California

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Thursday, December 13, 2018 9:51 AM
To: Coastal Hollitser
Subject: FW: Hollister Ranch

From: Pam Heatherington [mailto:pjheatherington@gmail.com]
Sent: Thursday, December 13, 2018 9:50 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

As an advocate for public access, please provide reasonable and equitable public access to finally be realized at Hollister Ranch.

Thank you,
Pamela Heatherington

Locklin, Linda@Coastal

From: Coastal Hollitser
Sent: Thursday, December 13, 2018 9:53 AM
To: Coastal Hollitser
Subject: FW: 1982 Hollister Ranch Public Access Program

-----Original Message-----
From: Rob Wright [mailto:rwright@greymountain.com]
Sent: Wednesday, December 12, 2018 3:23 PM
To: Coastal Hollitser
Subject: 1982 Hollister Ranch Public Access Program

To whom it may concern:

We are current owners at Hollister Ranch and wish to provide comments on the 1982 Hollister Ranch Public Access Program in anticipation of your meeting on the subject this Friday, December 14th.

One of us (Pesha) grew up in California, and we are both lifelong beachgoers to California's beaches. We understand and appreciate the issues surrounding public access to the beach. We feel that a more sensible and fiscally responsible approach to Hollister Ranch is of vital importance to all citizens of California. Our belief, though founded on many different considerations, is primarily driven by a deep conviction that the State should preserve this, one of the last pristine stretches of coastline in Southern California, and not spoil it with overuse as so many California beaches have been. The 1982 plan is very impractical and would be enormously expensive to implement, and the outcome of implementation would be to degrade the beauty and environmental resources of this incredible stretch of coastline.

The 1982 Plan requires a complete overhaul to reflect changes in circumstances since it was developed. Simple cosmetic tweaks will not work. We would also urge you to include Hollister Ranch in the development of a new plan.

The 1982 Plan is full of flaws. Principal amongst them is the assumption that adding 180,000 or more beachgoers to this area will not negatively impact sensitive coastal resources or the experience of visiting its beaches. The idea of adding parking lots, restrooms, a bigger road to accomodate the traffic and any other needed improvements is anathema to the entire experience of this pristine coastline. The Ranch Road is hilly, windy and narrow. Dramatically increasing the traffic on this road, and making it a mixed-use road for pedestrians, bicycles and shuttle buses is not feasible and unsafe.

There are additional public safety challenges that the 1982 Plan does not address. With no landlines, extremely unreliable mobile phone service, no emergency services and difficult emergency access, the 1982 Plan is a safety disaster waiting to happen.

Finally, we would encourage the Commission to fully consider all of the realistic costs involved in implementing the 1982 Plan or anything like it. Not only would there be very substantial up-front investments required to executing the plan, but ongoing maintenance and safety expenses that would be incurred in perpetuity. How will these costs be funded? Are they the right allocation of resources relative to the number of people who will benefit from them?

The PRIMARY appeal of the Hollister Ranch coastline is its limited human use. With respect to preserving this small stretch of pristine coastline, there is no way to have our cake and eat it too. Massively increasing the use of these beaches will significantly degrade their primarily appeal. As landowners who love this land, we urge you not to use a one-size-fits-all approach to access. We need to preserve our beaches, even if the cost is limited access in some areas.

Hollister Ranch has difficult access because of its unique geography, not because of any actions by its owners. We cannot erase the physical barriers, and going to extreme lengths to circumvent them is not in the interest of the citizens of this amazing state.

Thank you for your consideration and for your work on behalf of all of us.

Sincerely,

Rob and Pesha Wright

Locklin, Linda@Coastal

From: Hollister Ranch <hroa@hollisterranch.org>
Sent: Thursday, December 13, 2018 9:55 AM
To: Ainsworth, John@Coastal
Cc: Coastal Hollitser
Subject: Agenda of Friday, December 14, 2018, Item F5 (Hollister Ranch) - 1982 access plan
Attachments: 2018-12-13 CCC ltr Re Updating 1982 Access Plan.pdf

December 13, 2018

BY EMAIL (John.Ainsworth@coastal.ca.gov)

The Honorable Dayna Bochco, Chair, and Commissioners
John Ainsworth, Executive Director
California Coastal Commission
45 Fremont Street
Suite 2000
San Francisco, CA 94105

Re: Agenda of Friday, December 14, 2018, Item F5 (Hollister Ranch)

Dear Chair Bochco and Members of the Coastal Commission:

This letter is submitted on behalf of the Hollister Ranch Owners Association (HROA) regarding the Coastal Commission's proposed revision to the 1982 Hollister Ranch Access Program in response to the Governor's Veto Message earlier this year.

The owners and management at Hollister Ranch understand and appreciate the unique and spectacular resources on the Ranch, resources that embody Southern California before it was urbanized. Indeed, the Association's Covenants, Conditions and Restrictions place a priority on conservation and protection of the Ranch environment, including the establishment more than 20 years ago of the Hollister Ranch Conservancy with the single responsibility of ensuring the protection of those natural attributes.

With decades of experience, the HROA understands the difficulty of achieving both protection and reasonable use of sensitive natural resources. This delicate balancing act is at the heart of the Coastal Act, and we appreciate your Commission's interest in ensuring that the appropriate balance is struck at Hollister Ranch.

Toward that end, we offer the following comments on the plan to update the 1982 Hollister Ranch Public Access Program:

First, we believe that the 1982 Plan requires a complete and carefully developed <u>overhaul</u> because it has fundamental flaws, including:

> The 1982 Program proposed extensive mixed pedestrian/bicycle/shuttle bus/auto use of a private road that is narrow, hilly, and marked with no shoulders and steep drop-offs. There is no space available for a safe pedestrian or bicycle path that meets state standards. This aspect of the 1982 Program seemingly ignored the natural topography and would create dangerous road conditions. Public roads were never built on this portion of the coast for these very reasons.

The 1982 Program fails to account for the fact that there is an active cattle grazing operation on the entire Hollister Ranch, and there are frequently cattle on the ranch roads. Placing pedestrian and bicycle trails on an active cattle ranch will create significant problems for the agricultural operations and public safety risks.

The 1982 Program fails to account for the logistical and communication challenges on the Ranch, including lack of accessible landline and mobile phone services, as well as far away first responders, and no feasible emergency access to many areas.

The 1982 Program does not account for the high, now year-round, fire danger at Hollister Ranch.

The 1982 Program assumed that the State has the fiscal capacity to operate and maintain public access in perpetuity without providing even rudimentary estimates of costs or the budget, resources, and logistics necessary to do so.

The 1982 Program vastly overestimated the existing use of Hollister Ranch beaches and then used that miscalculation to propose public use levels that would threaten the very resources and experience that make it unique and valuable as a last remaining example of southern California coastline predating urbanization.

The 1982 Program incorrectly assumed that the public access facilities proposed by the YMCA in connection with its camp – including a beach facility with restrooms and shuttle bus system – were built and operational. In fact, the camp was abandoned and those facilities and systems were not built.

Second, we respectfully suggest that the Hollister Ranch Owners Association should be viewed as a fundamental partner in the updating of the 1982 Hollister Ranch Public Access Program. HROA has the information and experience that will be essential to developing a public access program that can achieve the balance described above, including the help of resource consultants and other experts who have a detailed and sophisticated understanding of the Ranch's natural resources.

Most importantly, HROA must be centrally involved. The Ranch, landward of the mean high tide line, is our property and our home.

We propose a collaborative approach to the task of revising the 1982 Public Access Program in the hope and expectation that – working together – we can achieve success.

Thank you for considering these views.

Sincerely,

Monte Ward
President
Hollister Ranch Owners Association

Hollister Ranch Owners' Association
1000 Hollister Ranch
Gaviota, CA 93117-9757
Phone: (805) 456-7055
Fax: (805) 567-1119
hroa@hollisterranch.org

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 Please consider the environment before printing this e-mail

Hollister Ranch™

December 13, 2018

BY EMAIL (John.Ainsworth@coastal.ca.gov)

The Honorable Dayna Bochco, Chair, and Commissioners
John Ainsworth, Executive Director
California Coastal Commission
45 Fremont Street
Suite 2000
San Francisco, CA 94105

Re: Agenda of Friday, December 14, 2018, Item F5 (Hollister Ranch)

Dear Chair Bochco and Members of the Coastal Commission:

This letter is submitted on behalf of the Hollister Ranch Owners Association (HROA) regarding the Coastal Commission's proposed revision to the 1982 Hollister Ranch Access Program in response to the Governor's Veto Message earlier this year.

The owners and management at Hollister Ranch understand and appreciate the unique and spectacular resources on the Ranch, resources that embody Southern California before it was urbanized. Indeed, the Association's Covenants, Conditions and Restrictions place a priority on conservation and protection of the Ranch environment, including the establishment more than 20 years ago of the Hollister Ranch Conservancy with the single responsibility of ensuring the protection of those natural attributes.

With decades of experience, the HROA understands the difficulty of achieving both protection and reasonable use of sensitive natural resources. This delicate balancing act is at the heart of the Coastal Act, and we appreciate your Commission's interest in ensuring that the appropriate balance is struck at Hollister Ranch.

Toward that end, we offer the following comments on the plan to update the 1982 Hollister Ranch Public Access Program:

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> The 1982 Program proposed extensive mixed pedestrian/bicycle/shuttle bus/auto use of a private road that is narrow, hilly, and marked with no shoulders and steep drop-offs. There is no space available for a safe pedestrian or bicycle path that meets state standards. This aspect of the 1982 Program seemingly ignored the natural topography and

1000 Hollister Ranch | Gaviota, California 93117-9757
P: 805.567.5020 | F: 805.567.1119 | E: hroa@hollisterranch.org

would create dangerous road conditions. Public roads were never built on this portion of the coast for these very reasons.

The 1982 Program fails to account for the fact that there is an active cattle grazing operation on the entire Hollister Ranch, and there are frequently cattle on the ranch roads. Placing pedestrian and bicycle trails on an active cattle ranch will create significant problems for the agricultural operations and public safety risks.

The 1982 Program fails to account for the logistical and communication challenges on the Ranch, including lack of accessible landline and mobile phone services, as well as far away first responders, and no feasible emergency access to many areas.

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The 1982 Program incorrectly assumed that the public access facilities proposed by the YMCA in connection with its camp – including a beach facility with restrooms and shuttle bus system – were built and operational. In fact, the camp was abandoned and those facilities and systems were not built.

Second, we respectfully suggest that the Hollister Ranch Owners Association should be viewed as a fundamental partner in the updating of the 1982 Hollister Ranch Public Access Program. HROA has the information and experience that will be essential to developing a public access program that can achieve the balance described above, including the help of resource consultants and other experts who have a detailed and sophisticated understanding of the Ranch's natural resources.

Most importantly, HROA must be centrally involved. The Ranch, landward of the mean high tide line, is our property and our home.

We propose a collaborative approach to the task of revising the 1982 Public Access Program in the hope and expectation that – working together – we can achieve success.

Thank you for considering these views.

Sincerely,

Monte Ward
President
Hollister Ranch Owners Association

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Thursday, December 13, 2018 10:48 AM
To: Coastal Hollitser
Subject: FW: Hollister Ranch Public Access

From: Tyson Arbuthnot [mailto:TArbuthnot@rjo.com]
Sent: Thursday, December 13, 2018 10:32 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Public Access

Dear Ms. Locklin,

I'm writing to inform you that I support the efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch. This is an integral part of the California coast, and the public has a right to reasonable access.

Thanks,
Tyson

Tyson Arbuthnot | Shareholder
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
tarbuthnot@rjo.com | www.rjo.com

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Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Thursday, December 13, 2018 10:48 AM
To: Coastal Hollitser
Subject: FW: Conservation via limited access_Hollister Ranch

From: Ainsworth, John@Coastal
Sent: Thursday, December 13, 2018 10:43 AM
To: Locklin, Linda@Coastal; Christie, Sarah@Coastal
Subject: FW: Conservation via limited access_Hollister Ranch

From: Chris Evans <chris@stokehouse.surf>
Sent: Wednesday, December 12, 2018 5:29 PM
To: Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>
Subject: Conservation via limited access_Hollister Ranch

Jack Ainsworth
Executive Director
California Coastal Commission
45 Fremont Street #2000
San Francisco, California 94105

Hello and thank you for your continued commitment to protect California's coast.

This letter is intended to express support for the settlement previously entered into with Hollister Ranch over the YMCA Offer to Dedicate.

The need to preserve the Hollister Ranch's near pristine environmental state via minimal impact is paramount. It doesn't take an expert to see that our intact coastal ecosystems throughout California are more and more scarce. The Hollister Ranch is clearly unique in its current state as one of the last large-scale under-developed coastal areas we have left; it should certainly remain as intact as possible with as limited access as possible. Hollister Ranch's ecosystems and certainly infrastructure are much more fragile, however, Yosemite Valley serves as an example / warning related to the direct correlation between exponential numbers human visitors and marked environmental degradation.

Furthermore, the Settlement was carefully developed, employed substantial resources over a significant amount of time and with broad expertise. The Settlement provides a clear solution and best-case scenario for all stakeholders and particularly for the State. Most importantly, the Settlement helps to ensure one of California's last remaining coastal treasures remains environmentally intact or at least helps to minimize degradation for the immediate future.

Sincerely,

Chris Evans
Laguna Beach, California

Locklin, Linda@Coastal

From: Steve Reichel <srlvmcer@gmail.com>
Sent: Thursday, December 13, 2018 11:57 AM
To: Coastal Hollitser
Subject: Hollister Ranch

I do not support the study effort to determine the potential for a trail on Hollister Ranch. Changes in the preservation and open space acquisition in Gaviota have greatly increased since the 1982 Plan was considered and the demand is no longer warranted.

Bixby Ranch, last December, now Las Varas Ranch today, Philanthropic donations added about 27000 acres of preservation along the Gaviota Coast in the past year. When also adding in Arroyo Hondo (782 acres) Preserve (2001) three state parks - El Capitan, Refugio and Gaviota plus the privately held El Capitan Campground and Recreational Vehicle Park the recreational opportunities in Gaviota have greatly increased since the 1982 Hollister Ranch access plan was first considered. In addition new trails such as the Baron Ranch loop trail (2010) have been added and with the recently adopted Gaviota Area Plan trails between Eagle Canyon to Dos Pueblos,
Las Varas to El Capitan,
El Capitan to Tajiguas,
Tajiguas to San Onofre,
San Onofre to Gaviota State Park, Eagle Canyon to Dos Pueblos and
Las Varas Ranch to El Capitan have been proposed.

Also recent events have lead to the abandonment of the Gaviota Marine Terminal (in process) and partial abandonment of FMO&G Pt. Arguello (in process) it is expected that more recent recreational opportunities will arise.

The Commission needs to ask themselves given the huge increase in the acquisition of preservation areas, construction and identification of new trails, and new recreational opportunities with facility decommissioning, is the effort better spend focusing on these opportunities rather that attempting to acquire more.

Steve Reichel

Steven Reichel MD
Medical Director
Lompoc Valley Medical Center
Emergency Medicine

cell (805)680-1545
srlvmcer@gmail.com

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Thursday, December 13, 2018 12:11 PM
To: Coastal Hollitser
Subject: FW: Hollister

From: Marshall Crist [mailto:marshall.crist13@gmail.com]
Sent: Thursday, December 13, 2018 11:37 AM
To: Locklin, Linda@Coastal
Subject: Hollister

I support your efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch.

Marshall Crist

Locklin, Linda@Coastal

From: Richard Danson <drdanson@gmail.com>
Sent: Thursday, December 13, 2018 12:39 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Dear sirs:

We have been Santa Barbara residents since 1983. We are familiar with the beaches and coastline of Santa Barbara and the Gaviota Coast. We have studied the issues brought out in the newspapers regarding the Hollister Ranch.

Our belief is the general public already has many wonderful ways to enter and enjoy the Hollister Ranch Coastline. We see no reason to waste millions of taxpayer dollars trying to get a new trail or some easement into the Ranch. The Hollister Ranch is already easily accessed through organizations that work in conjunction with the Ranch. These include the Audubon Society, the Santa Barbara Botanic Garden, and many local schools, including UCSB), as well as other groups.

We cringe at the idea of building new trails, parking lots, bathrooms, trash receptacles etc. in an area that is pristine and environmentally sensitive.

Richard and Randi Danson
1209 Bel Air Dr.
Santa Barbara, CA
805-570-6801

Locklin, Linda@Coastal

From: julie Pelham <howzitt@gmail.com>
Sent: Thursday, December 13, 2018 12:46 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Public Access

California Coastal Commission,
C/O Linda Locklin

I support your efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch.

This Program started decades ago, has never been implemented due to Hollister Ranch opposition and shifting agency priorities. Efforts to revive the 1982 plan began following the public outcry over the pending Settlement Agreement between the State and Hollister Ranch that would extinguish a 1982 Offer to Dedicate (OTD) public access at one Hollister Ranch beach.

Of all the that is fought or protested for in California in regards to the protection of wildlife and humanitarian rights etc, is there no cause greater then the basic right to want reasonable and equitable public access to finally be realized at Hollister Ranch.

I am a third generation native Californian, three generations of my family have served as merchant mariners of the sea, traveling across oceans all around the world yet unable to access some of the most beautiful beaches in the world right in our own backyard where we've lived for over a 100 years throughout the generations.

Hold fast. Stay the course.
And may the basic rights of many triumph over the wants of the elites.

Sincerely,

Julie L McDevitt

Sent from my iPhone

Locklin, Linda@Coastal

From: Linda Doerflinger <ldoerflinger@gmail.com>
Sent: Thursday, December 13, 2018 2:03 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

I have been an active member of Coastwalk - leading hikes along the Northern California coast for several years, and continuing to do so. I believe firmly in the coast having public access the full length of the State of California.

Please vote Yes on Public Access to the Hollister Ranch. The coast and ocean should not be restricted.

Thank you,

Linda Doerflinger

Locklin, Linda@Coastal

From: thomas a. Bliss <bliss.thomas@gmail.com>
Sent: Thursday, December 13, 2018 2:10 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

We strongly support the CCC's efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch. The coast belongs to the people of California. We must have reasonable access.

Thomas Bliss
Los Angeles

Locklin, Linda@Coastal

From: Emily Lieberman <emilylieberman@gmail.com>
Sent: Thursday, December 13, 2018 2:12 PM
To: Locklin, Linda@Coastal
Subject: Public access to Hollister Ranch

I support your efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch.

Thank you for your work.

Emily Lieberman

Locklin, Linda@Coastal

From: Linda Bell <lindagcook@msn.com>
Sent: Thursday, December 13, 2018 2:13 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Public Access

Hi Linda Locklin,
Writing to support all reasonable and equitable public access and retention of of the OTD to provide for public access. Uphold public access at Hollister Ranch in perpetuity.

Thank you,

Linda and Frank Bell

Locklin, Linda@Coastal

From: Simon Lowings <simonlowings@gmail.com>
Sent: Thursday, December 13, 2018 2:14 PM
To: Locklin, Linda@Coastal
Subject: hollister ranch

Hi Linda. I support your efforts to open Hollister Ranch for public access .Thank you Simon Lowings 432 Florence Ave, Sebastopol Ca 95472

Locklin, Linda@Coastal

From: Dahlia Kamesar <dahliakam@comcast.net>
Sent: Thursday, December 13, 2018 2:15 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Public Access

I support efforts to revise the 1982 Hollister Ranch Public Access Program
And gain public access to Hollister Ranch.
Sincerely,
Dahlia Kamesar

Coastwalk Action Advocate

Locklin, Linda@Coastal

From: Owlsnest <owlsnesttwo@att.net>
Sent: Thursday, December 13, 2018 2:15 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Dear Linda:

I am writing you to strongly support Coastwalk Action Alert-Support for Public Access at Holister Ranch. This access needs to be finalized to keep a reasonable and equitable public access to this beautiful property.

Thank you for listening to my concern.

Sincerely,

Marcia Johnson
Sebastopol, CA 95472
owlsnesttwo@att.net

Locklin, Linda@Coastal

From: steveschultz@mindspring.com
Sent: Thursday, December 13, 2018 2:16 PM
To: Locklin, Linda@Coastal
Subject: Hollister Public Access

Please revise the 1982 Hollister Public Access Program. The public needs to access to our beautiful coastal land.

Best regards, Michele Schultz
1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch

Locklin, Linda@Coastal

From: Scott Lundy <slundycalogo@gmail.com>
Sent: Thursday, December 13, 2018 2:16 PM
To: Coastal Hollitser
Subject: Fwd: State agreement with the Hollister Ranch

---------- Forwarded message ---------
From: **Scott Lundy** <slundycalogo@gmail.com>
Date: Mon, Jul 2, 2018 at 4:02 PM
Subject: State agreement with the Hollister Ranch
To: <Hollister@coastal.ca.gov>

Dear Commissioners:

As a 6th generation Californian and a Surfer of over 50 years I wholehearted support the current settlement with the Coastal Commission and the Hollister Ranch. I consider it a win-win for both sides as stated by the guidance of the Court and after years of negotiations.

I am concerned that any changes to the agreement that would provide mass public influx would ruin the pristine nature of the Hollister Ranch.

I've grown up on the Monterey Penisula and Big Sur and have seen first hand when the beautiful resources of our coast become overrun with a Public that has little or no consideration of coastal stewardship. My other concern is lack of funding at both the County and State levels to support access and maintain even basic services.

Please stick to the well structured agreement that has been years in the making.

Thank you for your steadfast commitment to protect our coast and your service to our beautiful state of California.

Sincerely,

Scott Lundy

Locklin, Linda@Coastal

From: robert lorentzen <boredft@mcn.org>
Sent: Thursday, December 13, 2018 2:24 PM
To: Locklin, Linda@Coastal
Subject: i support theCCC's efforts to gain public access to Hollister Ranch

Dear people,

It is essential to gain public access to Hollister. This is the only way the California Coastal Trail can get through. Access has been denied for far too long!

Please do what it takes to establish true public access!

Sincerely,

Bob Lorentzen, co-author of Hiking the CA Coastal Trail

Locklin, Linda@Coastal

From: jclover@sonic.net
Sent: Thursday, December 13, 2018 2:24 PM
To: Locklin, Linda@Coastal
Subject: Public Access

I support your efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch.

I'm a 4th generation California native and believe our coasts should be available for all of us.

thanks for your consideration.

Janet Clover

Locklin, Linda@Coastal

From: msbrownsb@gmail.com
Sent: Thursday, December 13, 2018 2:25 PM
To: Locklin, Linda@Coastal
Subject: 1982 Hollister Ranch Public Access Program -- Support for updating and implementing

Dear Commissioners,

I am writing in support of the California Coastal Commission's efforts to revise and implement the 1982 Hollister Ranch Public Access Program to provide reasonable access to the general public to the beaches along Hollister Ranch.

I have been visiting the Hollister Ranch coastal areas by boat since the mid1970s and have long wondered why the public cannot have land access. My most recent visit was last week via a small inflatable boat with a friend on a relatively calm day. If the wind had come up, it would have a rather difficult and treacherous trip back to Gaviota State Park. I would much prefer the safety and ease of land access. Please continue your efforts to provide general public access to the Hollister Ranch beaches.

Thank you for your efforts on behalf of the residents of California to protect our coast and to provide access to our beaches.

Sincerely,

Michael S. Brown
850 Cathedral Vista Ln
Santa Barbara, CA 93110
msbrownsb@gmail.com

Locklin, Linda@Coastal

From: lisa dungan <lisajuly1@gmail.com>
Sent: Thursday, December 13, 2018 2:29 PM
To: Locklin, Linda@Coastal
Subject: hollister ranch

supporting your efforts to keep public access. thanks.

Locklin, Linda@Coastal

From: Ben Klocek <ben@bracia.com>
Sent: Thursday, December 13, 2018 2:34 PM
To: Locklin, Linda@Coastal
Subject: In Support of Public Access at Hollister Ranch

Hi There,

I'm writing to let you know that I support your efforts to revise the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

Thank you for your work on this.

Warmly,
Ben Klocek
Graton, Ca

Locklin, Linda@Coastal

From: Sandy Mays <sandy.mays@gmail.com>
Sent: Thursday, December 13, 2018 2:37 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

I support the efforts to revise the 1982 Hollister Ranch Public Access Program to have public access to Hollister Ranch. Thank you.

Sandy Mays | Realtor
Vanguard Properties
Cal BRE 01062526
P: 707.486.5748
E: sandy@vanguardsonoma.com

"Things turn out best for the people
Who make the best out of the way things turn out."

Locklin, Linda@Coastal

From: Jane Adams <janeacycle@gmail.com>
Sent: Thursday, December 13, 2018 2:46 PM
To: Locklin, Linda@Coastal
Subject: Support for Hollister Ranch Public Access program

I am writing to let you know I support your efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch. As a Californian, I believe that our coastline belongs to all of us and that access should be expanded.

Jane
Jane H. Adams
janeacycle@gmail.com

Locklin, Linda@Coastal

From: Paul Judge <pjudge471@gmail.com>
Sent: Thursday, December 13, 2018 2:52 PM
To: Locklin, Linda@Coastal
Cc: info@coastwalk.org
Subject: I support public access at Hollister Ranch

Attention: Ms. Linda Locklin <Linda.Locklin@coastal.ca.gov>,
and
Members of the California Coastal Commission:

In response to this notification that immediate public input is required before Friday December 14, 2018:
https://mailchi.mp/9614d365db9f/urgent-coastwalkccta-action-alert-for-hollister-ranch?e=45724441f0

I stand in support of implementing the 1982 Offer to Dedicate (OTD) public access to Hollister Ranch as adopted
by the California Coastal Commission decades ago.

I support the efforts of the Gaviota Coastal Conservancy, the California Coastal Protection Network, the Santa Barbara Trails Alliance,
and the Coastwalk/California Coastal Trails Association in opposition the previous settlement agreement that limited access to
Hollister Ranch only by boat. Please permit trail access to extend through the Hollister Ranch as it provides continuity to a commitment
for statewide coastal trail access.

Sincerely,
Paul Judge
Sebastopol, California

Locklin, Linda@Coastal

From: George Schmeltzer <g.j.schmeltzer@att.net>
Sent: Thursday, December 13, 2018 2:53 PM
To: Locklin, Linda@Coastal
Subject: Support Greater Public Access to Hollister Ranch

Ms Locklin,

I am writing to you to express my support for the Commission's efforts to revise the 1982 Hollister Ranch Public Access Program to provide public access to Hollister Ranch.

Please support the constitution of the State of CA, and the Coastal Act, by providing the greatest possible public access to the area known as the Hollister Ranch.

Regards,
-- George Schmeltzer
Hermosa Beach, CA 90254
g.j.schmeltzer@att.net

-- George
Hermosa Beach, CA

Locklin, Linda@Coastal

From: alexw1350@aol.com
Sent: Thursday, December 13, 2018 3:02 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Hello,
I am writing to urge you and the commission to retain the 1982 Hollister Ranch agreement. It is important for citizens to have land access to California's public beaches.
Thank you,
Capriece Weber

Locklin, Linda@Coastal

From: Julie Groves <juliegroves111@comcast.net>
Sent: Thursday, December 13, 2018 3:11 PM
To: Locklin, Linda@Coastal
Subject: Coastal access

Please pass along this message: support public access at hollister ranch. Please!
Julie Groves
408-499-1328
Los Gatos ca. 95030

Sent from my iPhone

Locklin, Linda@Coastal

From: Jane Nielson <jenielson@comcast.net>
Sent: Thursday, December 13, 2018 3:15 PM
To: Locklin, Linda@Coastal
Subject: Restore broad Public access to the California Coast at Hollister Ranch
Attachments: JNSignature-2.pdf

I support the Coastal Commission's efforts to revise the 1982 Hollister Ranch Public Access Program and finally provide access to Hollister Ranch for every member of the public

The Commission adopted the Access Program decades ago but it was never implemented due to local opposition and shifting agency priorities. Eventually the public found it was losing the battle to a Settlement Agreement between the State and Hollister Ranch that would have extinguished a 1982 Offer to Dedicate (OTD) public access at one Hollister Ranch beach.

But public outcry over that pending settlement renewed efforts to revive the 1982 plan. Once again Hollister Ranch owners and supporters are vocally opposing the Commission's effort to move ahead with revising and implementing the Hollister Ranch Public Access Program.

I urge the Commission to resist these opposition efforts to finally gain public access at Hollister Ranch.

Sincerely,

Jane E. Nielson
3727 Burnside Road
Sebatopol, CA 95472



Locklin, Linda@Coastal

From: Tyler Conrad <tylerconrad122@yahoo.com>
Sent: Thursday, December 13, 2018 3:15 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Public Access

Dear California Coastal Commission,

Public access to the Holister Ranch on the Gaviota Coast is so very important. The beaches belong to the people of California. An agreement to provide public access was agreed to back in 1982. That agreement needs to brought to fruition now for the people of California.

Secondly, California's Coastal Trail needs this section of the coast to help complete this important recreational trail running along the entire California Coast. Rerouting the California Coastal Trail around this section of the coast is ludicrous and unfair to the people of California.

Please make sure that the Hollister Ranch has public beach access and a route along the coast for the California Coastal Trail.

Thank you.
Sincerely,

Eric Tyler Conrad
1501 Quintana Road #38
Morro Bay, CA 93442

Locklin, Linda@Coastal

From: Meg Alexander <megalapor@comcast.net>
Sent: Thursday, December 13, 2018 3:18 PM
To: Locklin, Linda@Coastal
Cc: Meg Alexander
Subject: Public Access at Hollister Ranch

Dear Commission Members,

Please add my voice to those who want
public access to the beach at Hollister Ranch.

The California Coast is an amazing public resource.
Access to the ocean should be available absolutely whenever possible.

Strongly,
Meg Alexander

Locklin, Linda@Coastal

From: Evelyn Tovar <evelyntovar24@gmail.com>
Sent: Thursday, December 13, 2018 3:24 PM
To: Locklin, Linda@Coastal
Subject: Public Access at Hollister Ranch

Hello my name is Evelyn Tovar. I just wanted to let you know that I support public access at Hollister Ranch.

Thank you.

Evelyn Tovar

Locklin, Linda@Coastal

From: Teri Mahler <mahler.teri@gmail.com>
Sent: Thursday, December 13, 2018 3:28 PM
To: Locklin, Linda@Coastal
Subject: Support

I support efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch.

Locklin, Linda@Coastal

From: Colin <cjdrew2@yahoo.com>
Sent: Thursday, December 13, 2018 3:29 PM
To: Locklin, Linda@Coastal
Subject: Gaviota Access

Hi! I received your email address in a campaign regarding public access. I wanted to voice my opinion, I support the current public access that exists today. I do not support a public trail through the Gaviota coast line.

Please do not ruin what currently exists; we do not need more trash and graffiti in these special coastlines.

Regarding public access to California beaches, out of curiosity, are there any groups lobbying for a land bridge to gain access to the beaches of the Channel Islands?

Locklin, Linda@Coastal

From: Jorge Matos <jorgematos30@gmail.com>
Sent: Thursday, December 13, 2018 3:31 PM
To: Locklin, Linda@Coastal
Subject: Complete the California Coastal Route

Hi Linda,

I'm writing to you to express my support for the completion of the California Coastal Route for cycling or hiking. As I understand it, the Hollister, Cojo Jalama and Vandenberg AFB are the last remaining inaccessible lands to complete the coastal trail. Please continue your efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to these otherwise privatized section of our coastline and complete the great California Coastal Route.

Thanks so much for all your efforts on our behalf!

Have great holidays!

Jorge Matos
805-680-7576

Locklin, Linda@Coastal

From: Laura Goldman <livingroomlaura@gmail.com>
Sent: Thursday, December 13, 2018 3:33 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch public access

Hello, Linda,
Thanks for your efforts to revise the existing program and allow public access to Hollister Ranch property.
With appreciation,
Laura Goldman

Sent via my not-so-smart phone, with apologies for weird auto-corrections.

Locklin, Linda@Coastal

From: blake stok <blake.a.stok@gmail.com>
Sent: Thursday, December 13, 2018 3:33 PM
To: Locklin, Linda@Coastal
Subject: Complete the California Coastal Route NOW!!!

As a registered voter, avid outdoor enthusiasts, and environmentalist, I am extremely interested in seeing the Hollister and Cojo Jalama Ranches, as well as Vandenberg Air Force Base offer some type of accessible trail to help complete the California Coastal Route for cycling or hiking.

I support the commissions efforts to consider revisions to the 1982 Hollister Ranch Public Access Program and gain public access to these otherwise privatized section of our Coastal Heritage.

The CA coast should be open and accessible to all citizens, not just those wealthy and privileged enough to pay for it.

Thank you,
Blake Stok
240-543-0994
2985 Glen Albyn Dr, Santa Barbara, CA 93105

Locklin, Linda@Coastal

From: Diyana Dobberteen <diyanad@icloud.com>
Sent: Thursday, December 13, 2018 3:34 PM
To: Locklin, Linda@Coastal
Subject: Please Deliver on a Central Coast - SB County - Coastal Train

Dear Ms. Locklin,

I am an ocean lover and would like to be able to walk the beach - from end to end.

Please ask the members of the Coastal Commission to consider revisions to the 1982 Hollister Ranch Public Access Program and gain public access to these otherwise privatized section of our Coastal Heritage and ecosystem.

Your consideration is appreciated, as is the ongoing work you do to protect our state's natural resources.

Sincerely,

Diyana Dobberteen

Locklin, Linda@Coastal

From: rjjones@hughes.net
Sent: Thursday, December 13, 2018 3:44 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Linda,

I have been a coastal lover my entire life. Growing up in So Cal, a trip to the beach was always a treat for us teenagers and our families. When I returned from Asia in the air force, I got stationed at Beale Air Force Base and discovered the Northern Californian coast and was even more impressed that it was still relatively undeveloped. I feel it is our right as Californians have access to the coast no matter where we live. I currently live outside Chico in the valley but I always look forward to my coastal trips and getting my ocean fix so I support access on the Hollister Ranch. Thank you,

Ron Jones

Locklin, Linda@Coastal

From: Wendy Alfsen <wendyalfsen@gmail.com>
Sent: Thursday, December 13, 2018 3:44 PM
To: Locklin, Linda@Coastal
Subject: Support implementation of public access from 1982 hollister ranch agreement

Honorable Chair & Commissioners, we support implementation of the 1982 agreement for public access to hollister rance coastline and beaches. Thank you for moving forward to realize a promise made more than 35 years ago to the public-implementation of the commission's mandate and vision.
As an individual and as a member of Walk&Roll Berkeley, SF Bay Walks, California Walks and America Walks, we urge you to take bold action quickly. Thanks, Wendy Alfsen

--
Wendy Alfsen
PO Box 13143
Berkeley, CA 94712
510-684-5705
wendyalfsen@gmail.com

Locklin, Linda@Coastal

From: DEANNA ISSEL <iwing7@comcast.net>
Sent: Thursday, December 13, 2018 3:44 PM
To: Locklin, Linda@Coastal
Subject: 1982 Hollister Ranch Public Access Program

I support your efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch. I know there is a meeting about it tomorrow. Please keep up your good work to make this happen.

Thank you..

Deanna Issel

Petaluma, CA

Locklin, Linda@Coastal

From: David Proffer <dave.proffer@gmail.com>
Sent: Thursday, December 13, 2018 3:46 PM
To: Locklin, Linda@Coastal
Subject: I support revisions to the 1982 Hollister Ranch Public Access Program to allow public access trails

Dec 13, 2018

Having walking and biking trails along as much of the California coast should be a high priority.

I support efforts to consider revisions to the 1982 Hollister Ranch Public Access Program and gain public access to these otherwise privatized section of our Coastal Heritage.

--- David Proffer
dave.proffer@gmail.com

Locklin, Linda@Coastal

From: Carmela Vignocchi <stellacarmela@yahoo.com>
Sent: Thursday, December 13, 2018 4:46 PM
To: Coastal Hollitser
Subject: Public access to Hollister Ranch

I wholeheartedly support the efforts of COASTWALK and others to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch.

The CA coastal trail is an important legacy that voters approved in 1972 to establish a CA coastal trail. It is IMPERATIVE to the integrity of the CA coastal trail to have unfettered public access for CA citizens to establish, develop, maintain and use coastal access along "Hollister Ranch"

Thank you,
Carmela Vignocchi
Grover Beach, CA

Sent from my iPad

Locklin, Linda@Coastal

From: cbertko@gmail.com
Sent: Thursday, December 13, 2018 5:01 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch public Access

Thank you for your efforts to restore access!

Sent from my iPad

Locklin, Linda@Coastal

From: Dave Bourgeois <stdaveb@gmail.com>
Sent: Thursday, December 13, 2018 5:04 PM
To: Locklin, Linda@Coastal
Subject: Jalama/Cojo/Bixby/Hollister access

Hello,

I am a Santa Barbara resident. I am a longtime member of Adventure Cycling and the Santa Barbara Bicycle Coalition (SBBIKE). Please consider adding access for cyclists to the coastal stretch of Jalama/Cojo/Bixby/Hollister Ranches. I have toured this stretch of coast on the allowed inland route, and it would be a vast improvement to be able to travel the coast. The public would benefit greatly from this enhancement.

Thank you for considering this request.

David Bourgeois
732 Calle Alella, Santa Barbara, CA 93109
(805)895-3307
stdaveb@gmail.com

Locklin, Linda@Coastal

From: Tom McCullough <outlook_9B9CDB27D375F47A@outlook.com> on behalf of Tom McCullough <gtmccullough@comcast.net>
Sent: Thursday, December 13, 2018 5:17 PM
To: Locklin, Linda@Coastal
Subject: 1982 Hollister Ranch Public Access Program

I support revisions to the 1982 Hollister Ranch Public Access Program that will give more access to our coast line for the common people.

Tom McCullough
805-934-0340

Sent from Mail for Windows 10

Locklin, Linda@Coastal

From: cheryl paulus <csp@sonic.net>
Sent: Thursday, December 13, 2018 5:32 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

I support your effort to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch and the Hollister Ranch beach. Cheryl Paulus, beach goer

Locklin, Linda@Coastal

From: Ann Smith <asmith7780@aol.com>
Sent: Thursday, December 13, 2018 5:37 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

I strongly support public access to Hollister Ranch in San Luis Obispo. I am a long time resident and an avid hiker.
Thank you for speaking up for myself and others living in this beautiful community.
Ann Smith

Locklin, Linda@Coastal

From: Jim K Wilson <jimkwilson@gmail.com>
Sent: Thursday, December 13, 2018 5:42 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Public Access Program

I support your efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch. Coastal access is for all californians not just the wealthy.

Locklin, Linda@Coastal

From: Marian Stone <marianstone@att.net>
Sent: Thursday, December 13, 2018 6:17 PM
To: Locklin, Linda@Coastal
Subject: Support for Hollister Ranch Public Access

Dear Coastal Commission,

I am emailing to let you know that I support your efforts to revise the 1982 Hollister Ranch Public Access Program to provide public access. I am a native Californian and believe that access to the coast should be for all.

Thank you,
Marian Stone
Oakland, CA

Locklin, Linda@Coastal

From: Merrily Weiss <merrily.weiss@gmail.com>
Sent: Thursday, December 13, 2018 6:26 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

I support your efforts to revise the 1982 public access program at Hollister Ranch.

Merrily Weiss
Los Angeles CA

Locklin, Linda@Coastal

From: cathykaroic@aol.com
Sent: Thursday, December 13, 2018 6:44 PM
To: Coastal Hollitser
Subject: please support revising 1982 Hollister Ranch public access program

please support revising the 1982 Hollister Ranch Public Access program
to gain public access to Hollister Ranch

thank you
Cathy Karol-Crowther

Locklin, Linda@Coastal

From: Ellen Wolff <ellenwolff@cox.net>
Sent: Thursday, December 13, 2018 6:46 PM
To: Coastal Hollitser
Subject: gaviota coast access

Please support efforts to improve public access to the beaches at Hollister Ranch. The idea that one needs a KAYAK to reach the beach is absurd!

Thank you,

Ellen Wolff

Goleta, CA

Locklin, Linda@Coastal

From: John Rosenthal <johnrosenthal@verizon.net>
Sent: Thursday, December 13, 2018 6:47 PM
To: ExecutiveStaff@Coastal
Subject: Holister Ranch

Do I really need to email you to tell you to keep California's beaches open to the public? This is a no-brainer.

California's coastline belongs to all of us, not just wealthy landowners. It's what makes the Golden State such an appealing place to live.

I urge you to implement the 1982 Hollister Ranch Public Access Program.

Keep California's public lands public!

John Rosenthal
310-396-3979

Locklin, Linda@Coastal

From: Rich Hibbs <rhibbscpa@aol.com>
Sent: Thursday, December 13, 2018 6:48 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Cc: nancy.black@gaviotacoastconservancy.org

To the Stewards of our Public Beach Access:

Please end this long stalemate and finally allow the public to access this important coastal area. It is unconscionable that after all these years the public can't access this area by automobile or foot. Enough is Enough! Deals were made and it is time to take action!!

Please let me know if you have any questions.

Thanks,

Rich

Richard S. Hibbs, C.P.A.
10818 Oregon Ave.
Culver City, CA 90232
310-836-2029 Telephone
310-559-3085 Fax

Locklin, Linda@Coastal

From: David Lown <david.lown@icloud.com>
Sent: Thursday, December 13, 2018 6:53 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Please leave the Gaviota Coast alone. This stretch of coast is the last and only stretch in Southern California that is accessible to those that seek adventure. There are numerous access points in this coastal stretch. From these access points one can get to all of the entire coast. Just as there is no road so everyone can go to the top of Mt. Whitney, we should be wise and leave this small portion of the coast accessible to those who seek adventure. And for those that seek it, they are rewarded with a glimpse of what California was, not the overpopulated mass it has become.

Adventure
There are numerous Ranch owners on the Gaviota coast, and all have them have been stewards in protecting this area from the urbanization that has consumed Southern California. This should not be about Ranch owners vs public access. There is plenty of access. It is not drive up to the parking lot access. It is adventure. And we need to leave some of that for future generations to find it. Southern California is littered with drive up asphalt parking lots at the beach. There is only one wild stretch left.

Cost
California is the highest taxed state in the United States. And the priority should first be making available to the public what we currently have. The Gaviota coastal parks typically don't open their gates until 8 am. Use of the beaches and parks is minimal. Staffing is non existent. The stores are frequently closed. The Gaviota pier has been closed for years. The consideration of spending more money when we can't even afford to take care of what we have is appalling.

Hiking Community
We don't need more Parking lots, campgrounds, roads, etc for a vocal minority. Someone should get the exact figure, but there are tens of thousands of hiking trail miles available in Southern California. This is not a need, but a greedy demand for more. I'm a dirt bike rider. There isn't a single place to ride within a two hour drive of Newport Beach. Not every activity has to be at ones fingertips, and the hiking community has much more than most.

Habitat
This coastline provides habitat for Bobcats, Mountain Lions, Wild Pigs, Coastal Deer, Coyotes, oak forests, fauna, not to mention all the birds that make this stretch of land their home. Brining more development here will displace the true residents of this land.

Please leave this beautiful stretch alone. It is precious, and needs to be protected from the urbanization that has taken over our state.

Sent from my iPad

Locklin, Linda@Coastal

From: Sandow Birk <sandow@me.com>
Sent: Thursday, December 13, 2018 6:55 PM
To: Coastal Hollitser
Subject: More access now

For decades residents have illegally blocked access to miles of California's public beaches. I fully support access for all Californians to their own coastline. Please support it also.

- Sandow Birk

Locklin, Linda@Coastal

From: Stephen Black <stephenblacksb@gmail.com>
Sent: Thursday, December 13, 2018 7:01 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Access please.

--
Thanks,
Stephen Black
(805) 452-7114

Locklin, Linda@Coastal

From: john wells <wellsquality@gmail.com>
Sent: Thursday, December 13, 2018 7:02 PM
To: Locklin, Linda@Coastal
Subject: I support public access to Hollister Ranch beaches

Sent from my iPhone

Locklin, Linda@Coastal

From: Jan Lochner <4lochs@comcast.net>
Sent: Thursday, December 13, 2018 7:03 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch public access

I support public access as people need to be outdoors!
JAN Lochner

Locklin, Linda@Coastal

From: Robin Kirk <robinkirkone@gmail.com>
Sent: Thursday, December 13, 2018 7:03 PM
To: Locklin, Linda@Coastal
Subject: Support Hollister Ranch access

Locklin, Linda@Coastal

From: Terence Betts <pacificwood@icloud.com>
Sent: Thursday, December 13, 2018 7:04 PM
To: Locklin, Linda@Coastal
Subject: The Ranch

Please open the Hollister Ranch,money&privilege should not dictate access to Mother Ocean!

Sent from my iPhone

Locklin, Linda@Coastal

From: barbara nathan <bobandbabs@hotmail.com>
Sent: Thursday, December 13, 2018 7:06 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Please please, revise the 1982 Hollister Ranch Public Access Program to gain access to Hollister Ranch. The coast must be open and available to all in California.

Thank you,
Barbara Nathan

Locklin, Linda@Coastal

From: Patrick Hasburgh <hasburgh@me.com>
Sent: Thursday, December 13, 2018 7:11 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Dear, Linda,

I support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

Patrick Hasburgh

Locklin, Linda@Coastal

From: Patrick Hasburgh <hasburgh@me.com>
Sent: Thursday, December 13, 2018 7:11 PM
To: Coastal Hollitser
Subject: Hollister Ranch

I support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

Patrick Hasburgh

Locklin, Linda@Coastal

From: Ellen Feeney <ellenf92126@yahoo.com>
Sent: Thursday, December 13, 2018 7:12 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

I give my full support to your revision of the 1982 Hollister Ranch Public Access to gain public access to Hollister Ranch and it's coastal area.
Ellen M. Feeney
92126

Sent from Yahoo Mail on Android

Locklin, Linda@Coastal

From: Tim Mullins <timmullins@cox.net>
Sent: Thursday, December 13, 2018 7:13 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Public Access

My wife and I have enjoyed walking the beaches of Santa Barbara County since our marriage in 1986. We are now both seniors. Expecting us to kayak to the beach in Hollister Ranch is simply not realistic. However, we would be capable of walking in from Gaviota Beach. A walking trail would seem to be a good compromise to preserve the area yet allow public access. Anything less would seem to be a de facto ban of the public.

Thanks for your attention,

Tim Mullins

Santa Barbara

Tim Mullins | timmullins@cox.net | 805.708.9686 | www.saltmartians.com

Locklin, Linda@Coastal

From: Suzanne Stein <slinden333@icloud.com>
Sent: Thursday, December 13, 2018 7:14 PM
To: Locklin, Linda@Coastal
Cc: Marc Stein; Donna Polichar; Sarah Blue; Nancy L. Karigaca; Kathy Simpson; Sonia Wyman
Subject: Hollister Ranch Public Access Program

Thank you for contacting me about this critical issue. As I wrote in my email of many months ago, California's proud history of providing its citizens free access to its beaches and other public lands makes up a significant part of what makes this state a remarkable and wonderful place to live. I have enjoyed these treasures since my family moved here in 1949. The idea that any individual, or group of individuals, would try to usurp power over the citizens' property is outrageous! I sincerely appreciate all that the commission can do to ensure that the the 1982 protections remain in place. Sincerely, Suzanne

Sent from my iPad

Locklin, Linda@Coastal

From: Carlos Hirschberg <solrac1907@gmail.com>
Sent: Thursday, December 13, 2018 7:16 PM
To: Coastal Hollitser
Subject: Access program:Please revise 1982 agreement!

Locklin, Linda@Coastal

From: Marilyn Eng <mreng5@yahoo.com>
Sent: Thursday, December 13, 2018 7:21 PM
To: Coastal Hollitser
Subject: Coastal Access at Hollister Ranch

I support the efforts of the California Coastal Commission to permit coastal access at Hollister Ranch.

Marilyn Eng
Diamond Bar, CA 91765

Locklin, Linda@Coastal

From: Paul Arganbright <paul@touringandtasting.com>
Sent: Thursday, December 13, 2018 7:23 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Please support the 1982 report that provides for public access to Hollister Ranch.

Thank you,

Paul Arganbright

Santa Barbara

Locklin, Linda@Coastal

From: debbie malcarne <bubwaller@sbcglobal.net>
Sent: Thursday, December 13, 2018 7:23 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Please support public access to Hollister Ranch

I live in San Diego, and treasure California's policy of public access to our oceans. The Hollister Ranch situation is very concerning, as it threatens the long-held tenet that public should have access to oceanfront. Efforts by oceanfront landowners to limit public access is something that should not be supported, no matter how much money and litigation they present in an effort to take away public access.

I appreciate you doing the right thing to ensure the public is not prevented from having reasonable access to Hollister Ranch.

Thank you,
Debbie Malcarne
San Diego, CA 92109

Locklin, Linda@Coastal

From: Kendall Lockhart <kendall@meucare.com>
Sent: Thursday, December 13, 2018 7:25 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: I am vehemently opposed to any settlement that does not allow land side access to our California coast at Hollister

We must stand by the rule of law as well as the sacred responsibility to keep California coasts open to all of us, not just the wealthy. The only way to do this is to ensure land side access to the beaches through the Hollister Ranch - it is the public's right.

--
Kendall Lockhart

Locklin, Linda@Coastal

From: Pat Garrett <p.m.garrett@verizon.net>
Sent: Thursday, December 13, 2018 7:26 PM
To: Coastal Hollitser
Subject: Access!

Come on people, WE deserve access to OUR coastline. Isn't it about time we put this issue to rest. Please don't let us down.
Sincerely,
Patricia Garrett
Kayaker
Beach lover

Sent from my iPad

Locklin, Linda@Coastal

From: Tom Baker <thbjr@earthlink.net>
Sent: Thursday, December 13, 2018 7:28 PM
To: Locklin, Linda@Coastal
Subject: Gaviota

Hello,
Let's uphold the right of public access to this beautiful place! And everywhere in California.
Regards,
Tom Baker

Sent from my iPhone

Locklin, Linda@Coastal

From: mommab6119@aol.com
Sent: Thursday, December 13, 2018 7:32 PM
To: Coastal Hollitser
Subject: Please consider Hollister Ranch coastal access for all Californians

Thank you.

BETTY Barnett

Sent from AOL Mobile Mail

Locklin, Linda@Coastal

From: Josey <jsilv579@yahoo.com>
Sent: Thursday, December 13, 2018 7:33 PM
To: Locklin, Linda@Coastal
Subject: Please give access to Hollister

Please for the love of all that is sacred please help give access to Hollister Ranch.

Locklin, Linda@Coastal

From: Gerald Svedlow <gsved@cox.net>
Sent: Thursday, December 13, 2018 7:40 PM
To: Locklin, Linda@Coastal
Subject: Hollister

I support public access to the beach at Hollister Ranch.

Gerald Svedlow, MD, FACP
Bosses point a finger, Leaders point the way.

Locklin, Linda@Coastal

From: Gerald Svedlow <gsved@cox.net>
Sent: Thursday, December 13, 2018 7:41 PM
To: Coastal Hollitser
Subject: Hollister

I support public access to the beach at Hollister Ranch.

Gerald Svedlow, MD, FACP
Bosses point a finger, Leaders point the way.

Locklin, Linda@Coastal

From: Diana Wright <dwright91360@yahoo.com>
Sent: Thursday, December 13, 2018 7:45 PM
To: Locklin, Linda@Coastal
Subject: request

please allow all public access to this area around hollis ranch. thank you.

diana wright

Locklin, Linda@Coastal

From: Joelmarkman <joelmarkman@verizon.net>
Sent: Thursday, December 13, 2018 7:45 PM
To: Coastal Hollitser
Subject: Hollister Ranch

This message is to let you know I support total access to Hollister Ranch without any restrictions to the general public. Access to the beaches at the Ranch should be the same as for example, Surfrider Beach in Malibu.
Thanks,
Joel Markman
Venice CA 90291

Locklin, Linda@Coastal

From: Fred Nadis <frednadis@yahoo.com>
Sent: Thursday, December 13, 2018 7:47 PM
To: Locklin, Linda@Coastal; ExecutiveStaff@Coastal; Coastal Hollitser
Subject: in support of public access at Hollister Ranch

I am writing this to support genuine, reasonable public access to Hollister Ranch beaches. I do not intend to kayak through rough surf to enjoy public access. It's time for open roads, paths, parking.

Thank you,
Fred Nadis
1019 QUinientos St #3
Santa Barbara CA 93103

Locklin, Linda@Coastal

From: Joelmarkman <joelmarkman@verizon.net>
Sent: Thursday, December 13, 2018 7:49 PM
To: Locklin, Linda@Coastal
Subject: Fwd: Hollister Ranch

Begin forwarded message:

> **From:** Joelmarkman <joelmarkman@verizon.net>
> **Date:** December 13, 2018 at 7:45:17 PM PST
> **To:** Hollister@coastal.ca.gov
> **Subject: Hollister Ranch**
>
> This message is to let you know I support total access to Hollister Ranch without any restrictions to the general public.
> Access to the beaches at the Ranch should be the same as for example, Surfrider Beach in Malibu.
> Thanks,
> Joel Markman
> Venice CA 90291

Locklin, Linda@Coastal

From: Hans Geiger <hans@geigerpost.com>
Sent: Thursday, December 13, 2018 7:52 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch

Please allow public access to Hollister Ranch. The beach should be available to all Californians, not just the rich.

--
Thanks,

Hans Geiger
Geiger Post
5815 Sunset Blvd., Suite 101
Hollywood, CA 90028
323.498.0500 (o)
310.418.3625 (c)
geigerpost.com

Locklin, Linda@Coastal

From: Greg Maine <gregmaine1@gmail.com>
Sent: Thursday, December 13, 2018 7:51 PM
To: Locklin, Linda@Coastal
Subject: Access to Hollister Ranch

Dear Ms. Locklin,
Please consider letting the public access the Hollister Ranch.
As a taxpayer and California native, I find it hard to believe that access to this beautiful part of my state is forbidden for me and the rest of us who aren't wealthy enough to buy a parcel in the Ranch.
Thank you,
Greg Maine
998 Via Baron
Newbury Park, CA 91320
8054271805

Sent from my iPad

Locklin, Linda@Coastal

From: Hans Geiger <hans@geigerpost.com>
Sent: Thursday, December 13, 2018 7:52 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch

Please allow public access to Hollister Ranch. The beach should be available to all Californians, not just the rich.

--
Thanks,

Hans Geiger
Geiger Post
5815 Sunset Blvd., Suite 101
Hollywood, CA 90028
323.498.0500 (o)
310.418.3625 (c)
geigerpost.com

Locklin, Linda@Coastal

From: Ron Bromwell <rbromwell13650@hotmail.com>
Sent: Thursday, December 13, 2018 7:54 PM
To: Coastal Hollitser
Subject: Hope Ranch

Please be advised that my family and I are in full support of revising the 1982 Hollister Ranch Public Access Program

to gain public access to Hollister Ranch beach frontage.

Ron Bromwell 48 Calle Capistrano, CA 93105 425 786 7949

Sent from Mail for Windows 10

Locklin, Linda@Coastal

From: theresa doran <t.c.doran@sbcglobal.net>
Sent: Thursday, December 13, 2018 7:54 PM
To: Coastal Hollitser
Subject: Re: Hollister Ranch Access

Reasonable, equitable public access at Hollister Ranch needs to happen now... it's been long overdue. Thank you.

Sent from Yahoo Mail for iPhone

Locklin, Linda@Coastal

From: Mike Minky <minky@bananastan.com>
Sent: Thursday, December 13, 2018 7:59 PM
To: Coastal Hollitser; ExecutiveStaff@Coastal; Cea Higgins
Subject: Hollister Ranch Public Access

Dear Commissioners;

I live on the California Coast and have walked hundreds of miles along the California Coastal Trail; but I have never been allowed to step foot on the Hollister Ranch. I support the efforts of the Coastal Commission to revive the 1982 Hollister Ranch Public Access Program.
Please help to add this public coast to the CCT and allow me to walk along its sands. That is my right under the California Constitution!
Public access to the California Coast is a right, not a privilege reserved for the adjacent land owners.

Thank You;

Michael Minky

Locklin, Linda@Coastal

From: Carolyn Vreeland <carolynvreeland4@aol.com>
Sent: Thursday, December 13, 2018 8:01 PM
To: Coastal Hollitser
Subject: Public Access to Hollister Ranch

Dear Coastal Commission:

I am a native California who enjoys living in this great state for many reasons. One reason at the top of my list is access to the Pacific Ocean and its public beaches. The Pacific Ocean is our Central Park - a place to unwind from the crowds, mediate, and just bask in the beauty of nature.

I was overjoyed when I heard that the public was finally going to get access to Hollister Ranch. That was until I read Steve Lopez's article in the Los Angeles times.

Kayaking to Hollister Ranch from Gaviota State Park is too difficult for most beach goers, and it sounds like it could be quite dangerous to boot.

Please consider having walk-in access to Hollister Ranch. A suggested trail that begins at Gaviota State Park Beach is a good compromise.

Our California beaches should be accessible to all, not locked up behind gates and guarded by private security for celebrity and wealthy land owners.

Thank you,

Carolyn Vreeland
West Los Angeles resident

Locklin, Linda@Coastal

From: Janet Shigekawa <janets_rdh@yahoo.com>
Sent: Thursday, December 13, 2018 8:08 PM
To: ExecutiveStaff@Coastal; Locklin, Linda@Coastal; Coastal Hollitser
Subject: Hollister ranch

I support revising the 1982 Hollister Ranch Public Access Program

to gain public access to Hollister Ranch

The California coast belongs to ALL Californians not just the wealthy.

Thank you,

Janet Shigekawa

Locklin, Linda@Coastal

From: greg grinnell <gwgrinnell@outlook.com>
Sent: Thursday, December 13, 2018 8:09 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Get the public what is legislated, access to their beach. The access was funded, what happened!

Sent from my iPad

Locklin, Linda@Coastal

From: Judy Miller <judyberaldo@verizon.net>
Sent: Thursday, December 13, 2018 8:10 PM
To: Coastal Hollitser
Subject: California beach access

As s native Californian and lover of beaches, it amazes me that access to some of our wonderful and unique beaches is denied. Public access to our beaches from the Mexican border to the Oregon border should be available to the public. Give the public access to all the coast instead of pandering to a handful of self centered people. Our coast is a treasure to be enjoyed by all.
Judy B. Miller
Santa Barbara

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Locklin, Linda@Coastal

From: Bill Powning <billpowning@gmail.com>
Sent: Thursday, December 13, 2018 8:18 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Please continue your work to guarantee public access to the coast at Hollister Ranch.

Thank you!

Sent from my iPhone

Locklin, Linda@Coastal

From: Christine Bourgeois <cbarreb@gmail.com>
Sent: Thursday, December 13, 2018 8:31 PM
To: Coastal Hollitser; ExecutiveStaff@Coastal; Locklin, Linda@Coastal
Subject: Public access to Hollister Ranch

Hello,

As a Santa Barbara resident, I support revising the 1982 Hollister ranch Public Access Program to gain public access to Hollister Ranch.

Thank you,
--
Christine Bourgeois

Locklin, Linda@Coastal

From: Barbara <bjfp1@sbcglobal.net>
Sent: Thursday, December 13, 2018 8:34 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch

Dear Friends:

I am writing to encourage you to provide my strongest support for revising the 1982 Hollister Ranch Public Access Program. California is unique in the world in preserving public access to our spectacular coast, and this should not be an exception. Paddling several miles to get to the beach in that area is not reasonable public access. I understand and appreciate that the Hollister Ranch property owners believe they are the best stewards of this property but that cannot override the rights of others to access the beach as a public good and a right for the taxpayers of California. Otherwise, there is no point in having a California Coastal Commission or protection of beaches up and down the state.

Thank you for your consideration.

Barbara J. Finlayson-Pitts, Ph.D.

Locklin, Linda@Coastal

From: Bruce <bmtrentham@charter.net>
Sent: Thursday, December 13, 2018 8:35 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Please enable us to have reasonable and equitable public access to finally be realized at Hollister Ranch.
Happy Painting,
Bruce
Sent from my iPhone

Locklin, Linda@Coastal

From: MICHAEL DE VILLIERS <mdevilliers@verizon.net>
Sent: Thursday, December 13, 2018 8:40 PM
To: Locklin, Linda@Coastal; ExecutiveStaff@Coastal; Coastal Hollitser
Subject: Public access to Hollister Ranch!

Dear Ms Locklin,

Please support revising the 1982 Hollister Ranch Public Access Program to provide public access to Hollister Ranch now! The public has been denied access for too long.

Thank you

Michael de Villiers
1115 Arizona Avenue
Santa Monica 90401

Locklin, Linda@Coastal

From: Cynthia Stahl <cynstahl@gmail.com>
Sent: Thursday, December 13, 2018 8:46 PM
To: Locklin, Linda@Coastal; ExecutiveStaff@Coastal; Coastal Hollitser
Subject: Please allow public access to Hollister Ranch Beach

No one should be able to own our shore and deny access to the public. I support your effort to stand for the rights of Californians to enjoy one the most beautiful stretches of our coast line. Please revise the 1982 agreement and create access to Hollister, Jalama and Vanderberg beaches.

--
Cynthia Stahl
517 Laguna St.
Santa Barbara, CA 93101

Locklin, Linda@Coastal

From: Alfredo Zavala <jofredo1@live.com>
Sent: Thursday, December 13, 2018 8:46 PM
To: Coastal Hollitser
Subject: Hollister Ranch public access.

I would like you to support the 1982 Hollister Ranch public access revision please for fair public access.
Thank you
Alfredo Zavala

Get Outlook for Android

Locklin, Linda@Coastal

From: A_Ed Bell <edbell.sb@gmail.com>
Sent: Thursday, December 13, 2018 8:49 PM
To: Locklin, Linda@Coastal; ExecutiveStaff@Coastal; Coastal Hollitser
Subject: Hollister Ranch Public Access Program

Dear Public Servant,

We want reasonable and equitable public access to finally be realized at Hollister Ranch.
I support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

Eduardo Bell
347 Ridgecrest Dr, Montecito CA 93108
805-448-2647
edbell.sb@gmail.com

Locklin, Linda@Coastal

From: Doug R <drem@pacbell.net>
Sent: Thursday, December 13, 2018 8:52 PM
To: Locklin, Linda@Coastal
Cc: Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch Beach Access

The CA coast belongs to ALL Californians....NOT just the privileged few who by birth, luck, or circumstances unavailable to the rest of us were able to acquire wealth large enough to flip their collective middle finger to those of us unlike them. We want the beach access we all deserve, NOT the crumbs the Hollister residents want us to get via their high powered lawyers....!!

REVISE the **1982 Hollister Ranch Public Access Program for present and future residents of CA....FREE UNCONTROLLED BEACH ACCESS IS A FAIR RIGHT TO EVERYONE.....!!!**

Doug Remington

Locklin, Linda@Coastal

From: Andy Welcher <andywelcher@yahoo.com>
Sent: Thursday, December 13, 2018 8:56 PM
To: Coastal Hollitser
Subject: Grant public access to Hollister Ranch beaches

As a concerned citizen and dedicated beach lover, I urge you to support public access to Hollister Ranch. Travelling in by kayak is not a reasonable option and direct public access is the norm throughout California. Enough already with the delays – protect the public's right to beach access at Hollister Ranch.

Sincerely,

Andy Welcher
andywelcher@yahoo.com
805-603-3918

Locklin, Linda@Coastal

From: Felice Sussman <felicesussman55@gmail.com>
Sent: Thursday, December 13, 2018 9:02 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch public access

We are very much in support of the Coastal Commission doing whatever it takes to provide maximum public access to Hollister Ranch, including revising the 1982 Hollister Ranch Public Access Program.

Thank you,

Felice Sussman
Dan Schechter
Los Alamitos, CA

Locklin, Linda@Coastal

From: Kris MW <mainlandwhite@gmail.com>
Sent: Thursday, December 13, 2018 9:03 PM
To: Coastal Hollitser
Subject: Hollister Ranch access plan

I am writing to request that the Hollister Ranch access plan be revised. That access remains so restricted this long since the original plan was developed is inexcusable.

Thank you,
Kris Mainland White

Naples Coalition Board
Audubon Society of Santa Barbara

Locklin, Linda@Coastal

From: Janet & Mike Rogers <jbmrogers@gmail.com>
Sent: Thursday, December 13, 2018 9:05 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Please support reasonable and equitable public access to Hollister Ranch. California beaches should not be privately held.

Thank you.
Janet Rogers

Locklin, Linda@Coastal

From: Karim Shahabi <cameron90230@yahoo.com>
Sent: Thursday, December 13, 2018 9:06 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Please Support Hollister Ranch Public Access Program for All of Us

To Whom It May Concern:

Please support revising the 1982 Hollister Ranch Public Access Program so all of us can gain public access to Hollister Ranch beaches. I love using the Santa Barbara County beaches with my family. Please open them all up for all of us by giving us public access.

Thank you.

Karim Shahabi

Locklin, Linda@Coastal

From: Gary Williams <garynwilliams@hotmail.com>
Sent: Thursday, December 13, 2018 9:09 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: I support public access to Hollister

I support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

To placate existing homeowners, please consider delaying some of the access provisions. California doesn't need the access now as much as it will in 100 years (given current rates of growth).

Thank you,

Gary Williams

Locklin, Linda@Coastal

From: h82work@verizon.net
Sent: Thursday, December 13, 2018 9:10 PM
To: Locklin, Linda@Coastal
Subject: Hollister ranch

Dear Ms. Locklin,

Please support revising the access plan for Hollister Ranch. I used to hike in to the beach there, and if you are dedicated and want an interesting journey, it is amazing. PLEASE remember the beaches belong to us all.

Thank you very much,
Lisa A. Landres
204 1/4 3rd Ave
Venice, CA 90291
310-399-7808

Life is a shipwreck, but you have to remember to sing in the lifeboat.

Locklin, Linda@Coastal

From: Marjorie Popper <mpopper@silcom.com>
Sent: Thursday, December 13, 2018 9:12 PM
To: Coastal Hollitser
Cc: Locklin, Linda@Coastal; ExecutiveStaff@Coastal
Subject: Hollister Ranch Public Access Program

Honorable Commissioners and Staff:

I urge you to support revising the 1982 Hollister Ranch Public Access Program to achieve reasonable public access to Hollister Ranch. The coastline that fronts the Hollister Ranch is beautiful, remote, and well protected. It is a treasure that deserves continued protection, but it should also be more accessible to the public.There are many ways this could occur without destroying the coastline's environmental integrity or diminishing the rights of Hollister Ranch property owners.

Thank you for considering these remarks.

Marjorie Popper
1875 Still Meadows Road
Solvang, CA 93463

Locklin, Linda@Coastal

From: Alexandra Yakutis <alexandrayakutis@gmail.com>
Sent: Thursday, December 13, 2018 9:20 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Public Access at Hollister Ranch

Dear Ms. Locklin and members of the California Coastal Commission,

I am a resident of Buellton, California, not far from the Hollister Ranch. I'm writing to let you know I am in favor of reasonable and equitable public access to this beautiful stretch of coastline.
Thank you very much for your attention.

Sincerely,

Alexandra Yakutis

Locklin, Linda@Coastal

From: LINDA MARAIS <lindamarais@mac.com>
Sent: Thursday, December 13, 2018 9:33 PM
To: Locklin, Linda@Coastal
Cc: Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Please do what you can to re-open Hollister

Please revise the 1982 Hollister Ranch Public Access program. The current situation is a travesty, and should not be allowed to continue.
Thank you
Linda

Locklin, Linda@Coastal

From: C. Whalley <cwhall@hotmail.com>
Sent: Thursday, December 13, 2018 9:35 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Linda. I am writing to let you know of my support for the efforts to revise the 1982 Hollister Ranch Public Access Program and gain access to Hollister Ranch.
Thanks you, Gia

Sent from Windows Mail

Locklin, Linda@Coastal

From: TABI COOPER <tenderb@att.net>
Sent: Thursday, December 13, 2018 10:00 PM
To: Coastal Hollitser
Subject: revision of 1982 Access Program for Hollister Ranch

Hello-

Just writing to let you know that I support revising 1982 Access Program to allow public access to Hollister Ranch.

Thank you for your time,
Tabi Cooper

Locklin, Linda@Coastal

From: Dale Pavich <graysondale@icloud.com>
Sent: Thursday, December 13, 2018 10:02 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Beach Access

Coastal Commission of California:

In this time of giving and honoring nature, and our compassionate human spirit, I request that we find a way to allow public access to the Hollister Ranch Beach.

As one who has devoted countless days to restoring natural beach landscapes and sponsoring beach cleanups throughout Santa Barbara County, I ask for your help in creating public access while maintaining the pristine beauty of the Hollister Ranch beach sanctuary.

Thank You,

Dale Pavich
1122 Camino Manadero
Santa Barbara, Ca. 93111
Graysondale@hotmail.com

Locklin, Linda@Coastal

From: Susan Shields <shields3033@netscape.net>
Sent: Thursday, December 13, 2018 10:17 PM
To: ExecutiveStaff@Coastal; Coastal Hollitser; Locklin, Linda@Coastal
Subject: Gaviota Ranch access

To whom it may concern:
I urge the Coastal commission to exercise their authority and require Gaviota Ranch to grant reasonable and equitable public access to the beach at Gaviota Ranch. California law rules that the entire coastline of the state must be accessible in some way to the public. The owners of Gaviota Ranch should not be allowed to ignore this rule.
Susan Shields
3033 Calle Rosales, Santa Barbara, CA 93105

Locklin, Linda@Coastal

From: Susan Shields <shields3033@netscape.net>
Sent: Thursday, December 13, 2018 10:17 PM
To: ExecutiveStaff@Coastal; Coastal Hollitser; Locklin, Linda@Coastal
Subject: Gaviota Ranch access

To whom it may concern:
I urge the Coastal commission to exercise their authority and require Gaviota Ranch to grant reasonable and equitable public access to the beach at Gaviota Ranch. California law rules that the entire coastline of the state must be accessible in some way to the public. The owners of Gaviota Ranch should not be allowed to ignore this rule.
Susan Shields
3033 Calle Rosales, Santa Barbara, CA 93105

Locklin, Linda@Coastal

From: mariangela hall <mariangelahall2@gmail.com>
Sent: Thursday, December 13, 2018 10:30 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: 1982 Hollister Ranch Public Access Program

Dear Coastal Commission,

I strongly urge you to PLEASE support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

We, the community, want and need reasonable and equitable public access to finally be realized at Hollister Ranch.

Thank you for pursuing public access at Hollister Ranch. We, the community, rely and trust in you to preserve our heritage for all times and secure our right to enjoy what belongs to all of us, not just the lucky few. You are our voice, our hope, the guardian of our beautiful state. Fight for us.

Thank you.

Mariangela Hall

Locklin, Linda@Coastal

From: mariangela hall <mariangelahall2@gmail.com>
Sent: Thursday, December 13, 2018 10:30 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: 1982 Hollister Ranch Public Access Program

Dear Coastal Commission,

I strongly urge you to PLEASE support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

We, the community, want and need reasonable and equitable public access to finally be realized at Hollister Ranch.

Thank you for pursuing public access at Hollister Ranch. We, the community, rely and trust in you to preserve our heritage for all times and secure our right to enjoy what belongs to all of us, not just the lucky few. You are our voice, our hope, the guardian of our beautiful state. Fight for us.

Thank you.

Mariangela Hall

Locklin, Linda@Coastal

From: Lizzie Gorman <lizziegorman416@gmail.com>
Sent: Thursday, December 13, 2018 10:34 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Hello.
There are plenty of reasons why we are able to support various endeavors in our individual lives.
Supporting the notion that a few people's lives have access to a natural beauty the California coastline offers in the exclusion of everyone else is unconscionable.
As a native Californian and a resident of Santa Barbara I call upon everyone who has a vote to make it count in making sure each and everyone has the honor and privilege to experience the beauty of Hollister Ranch by free access to all and not to a privileged few.
Thank you.
Liz Gorman

Make Art

Make Art

Locklin, Linda@Coastal

From: Carol Johnson <ladybikerfxr@sbcglobal.net>
Sent: Thursday, December 13, 2018 10:43 PM
To: Locklin, Linda@Coastal
Subject: Beach

I would love to go with my family to the beach at holister. It would be nice if there was RV camping there also Sent from my iPhone

Locklin, Linda@Coastal

From: Mariah Moon <aquamoon42@hotmail.com>
Sent: Thursday, December 13, 2018 11:01 PM
To: Coastal Hollitser; ExecutiveStaff@Coastal; Locklin, Linda@Coastal
Subject: I support revising 1982 Hollister Ranch Access Program to gain public access

Dear California Coastal Commissioners and staff,

I support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

I do think that as access furthers, we should be very careful about how paths and access are developed, and try to be in keeping with the very most natural and conservation minded access as possible.

I am hopeful that a campaign of pack it in/pack it could be abided by, or even implemented.

Mostly I want to say that as a native Santa Barbarian, I have not been able to belong to the privileged groups that get to access this beautiful place regularly. There are many, many coastal places in our county and beyond throughout California that are inaccessible that I would greatly love to be able to access.

Thank you for your continuing and careful work on this matter, for the Coastal Commison's successes in the past, and the many to come in the future.

Sincerely,

Mariah Moon,
(805)451-3071
1105 Veronica Springs RD, Santa Barbara, CA, 93105

Locklin, Linda@Coastal

From: Tim/Leslie <wawrzone@roadrunner.com>
Sent: Thursday, December 13, 2018 11:02 PM
To: Locklin, Linda@Coastal
Subject: Hollister

Dear Ms Locklin,

Please consider supporting a move to revive the 1982 Hollister Ranch Public Access Program which has been an integral part of California's fair and reasonable interaction between landowners and the laws governing the right of access to the California coastline to all.
Dollars alone cannot direct the actions of responsible fiduciary agents. The laws and common sense can prevail. The coastline belongs to all of us according to the law, and access is an indivisible right to that coastline.

Sincerely,

Timothy & Leslie Wawrzeniak
3600 South Harbor Blvd., #112
Channel Islands Harbor, CA 93035

Locklin, Linda@Coastal

From: Thomas Fefer <tfefer@gmail.com>
Sent: Thursday, December 13, 2018 11:05 PM
To: Coastal Hollitser; ExecutiveStaff@Coastal; Locklin, Linda@Coastal
Subject: The Public Must Have Reasonable Access to Hollister Ranch!

I cannot attend the December 14 meeting in Newport Beach but I am sending this message in lieu of my presence:

The Public Must Have Reasonable Access to Hollister Ranch!

Sincerely,
Thomas Fefer
2205 Carlton Way
Santa Barbara, CA 93109

Locklin, Linda@Coastal

From: Thomas Fefer <tfefer@gmail.com>
Sent: Thursday, December 13, 2018 11:05 PM
To: Coastal Hollitser; ExecutiveStaff@Coastal; Locklin, Linda@Coastal
Subject: The Public Must Have Reasonable Access to Hollister Ranch!

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The Public Must Have Reasonable Access to Hollister Ranch!

Sincerely,
Thomas Fefer
2205 Carlton Way
Santa Barbara, CA 93109

Locklin, Linda@Coastal

From: Tom Palenscar <tom@troutpals.com>
Sent: Thursday, December 13, 2018 11:23 PM
To: Coastal Hollitser; Ainsworth, John@Coastal; Christie, Sarah@Coastal; Locklin, Linda@Coastal
Subject: Hollister Ranch

To Those with interest in Hollister Ranch,

As a lifelong resident of Califonia, retired middle school environmental science teacher, water quality activist with twenty years of projects with the Nature School, and father of a Federal Fish and Wildlife biologist, I have loved and visited Hollister Ranch for fifty years, where my environmental concerns have been fostered in wonder and appreciation for open spaces. It takes special efforts to visit these places, overcoming obstacles that most people shun. I have found in them some of the most rewarding experiences of my life.

Hollister Ranch has always been a dead end street. Before the guard house there was a gate with 24 locks. For cowboys and guards. It was private land and a business. Only the most intrepid souls came by water, even then prevented from landfall by security. To the north was another private ranch, no access, and Point Conception, historic ship graveyard. Now the business has expanded to include limited landowners, but everything is the same. The current ranch hands and owners have exclusive access. There's no way out to the north. The daring come by sea. The land is harsh and the ocean rough.

If we change all this in the name of public access, a worthy cause, then the least goal would be to do no harm. Public access by land would require drastic changes to the environment. Road course changes, infills and cuts, safety rails, culverts, new roadways, trenching for water, electricity, access to water, outbuildings for public uses, increased traffic pressure to add and maintain structures and infrastructure, trails, trash, security, infinite maintenance costs and so many unintended consequences, unpredictable and undeniable. Is the tradeoff worth the cost?

Please consider the cost/benefit analysis that must be done, with an emphasis on the environment. The place is fragile and beautiful, dutifully cared for by an association of very concerned landowners. Any change in the status should be addressed by all stakeholders at a level of detail that answers all questions in advance of decision making. I have only opened one door of many.

Thank you for the attention to our golden coast,

Tom and Bonnie Palenscar

3798 Highland Dr.

Carlsbad, CA 92008

Locklin, Linda@Coastal

From: Tom Palenscar <tom@troutpals.com>
Sent: Thursday, December 13, 2018 11:23 PM
To: Coastal Hollitser; Ainsworth, John@Coastal; Christie, Sarah@Coastal; Locklin, Linda@Coastal
Subject: Hollister Ranch

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Thank you for the attention to our golden coast,

Tom and Bonnie Palenscar

3798 Highland Dr.

Carlsbad, CA 92008

Locklin, Linda@Coastal

From: Erin Reisman <erinreisman@gmail.com>
Sent: Thursday, December 13, 2018 11:25 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch

Dear Linda and the CA Coastal Commission,

I support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

I want reasonable and equitable public access to finally be realized at Hollister Ranch.

Hollister Ranch is a beautiful beach and should be enjoyed by everyone-not just the property owners. California law recognizes that the beaches are public property. The Coastal Commission should fight to gain public access to Hollister Ranch just the same as it fought to gain public access to Malibu. It's the law, and it's the right thing to do.

I've had the privilege of enjoying time at Hollister Ranch as my family owns property there. While access to a private beach is an enjoyable luxury, it isn't right and it isn't what California law says. Please provide public access so everyone can enjoy the beautiful beaches there.

I understand the Hollister property owners make an argument for restricted access based on environmental concerns. This argument is made in bad faith to protect their privilege. The fact is if Hollister Ranch owners were concerned about the environment, they wouldn't drive SUVs all over the beach or build second and third homes for occasional use by a select few. It's not like the property owners pitch a tent and compost their produce waste. When the neighboring property requested the Hollister Ranch owners cease using electric scooters on their property out of concern for the environment, the Hollister owners refused to cooperate. Why? Because they don't care about the environment, but that doesn't stop them from using it as an excuse to maintain their exclusive rights to the beach.

Allowing public access won't ruin the beach or the environment. Please stand up to the owners and fight for the public's right to access the beaches.

Thank you,
Erin Reisman
(310) 486-1485

Locklin, Linda@Coastal

From: Erin Reisman <erinreisman@gmail.com>
Sent: Thursday, December 13, 2018 11:25 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch

Dear Linda and the CA Coastal Commission,

I support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

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Allowing public access won't ruin the beach or the environment. Please stand up to the owners and fight for the public's right to access the beaches.

Thank you,
Erin Reisman
(310) 486-1485

Locklin, Linda@Coastal

From: Ronan O'Brien <ronanmbo@gmail.com>
Sent: Thursday, December 13, 2018 11:45 PM
To: Locklin, Linda@Coastal
Subject: Support for Revision of 1982 Hollister Ranch Public Access Program

Dear California Coastal Commission,

I am writing to express my support for the revision of the 1982 Hollister Ranch Public Access Program, to offer public access to Hollister Ranch. I am a resident of Ellwood, Goleta and I deeply value our surrounding landscape. The natural beauty of our California coast should not be privatized in the way that Hollister Ranch owners are seeking. Rather, I believe we should all be permitted to safely share our coastline, in the spirit of community and equal access. I feel that it is long overdue.

Thank you very much for your time and consideration.

Sincerely,

Ronan O'Brien

Locklin, Linda@Coastal

From: kathleen biggs <ks_biggs@sbcglobal.net>
Sent: Thursday, December 13, 2018 11:45 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch access

I understand you are relooking at opening up public access to the beaches of Hollister Ranch again. No one has the right to deny access to our public beaches!!
Please do not cave in to wealthy landowners!!

Kathleen Biggs
Valencia CA
661-212-5392

Locklin, Linda@Coastal

From: Ronan O'Brien <ronanmbo@gmail.com>
Sent: Thursday, December 13, 2018 11:45 PM
To: Coastal Hollitser
Subject: Support for Revision of 1982 Hollister Ranch Public Access Program

Dear California Coastal Commission,

I am writing to express my support for the revision of the 1982 Hollister Ranch Public Access Program, to offer public access to Hollister Ranch. I am a resident of Ellwood, Goleta and I deeply value our surrounding landscape. The natural beauty of our California coast should not be privatized in the way that Hollister Ranch owners are seeking. Rather, I believe we should all be permitted to safely share our coastline, in the spirit of community and equal access. I feel that it is long overdue.

Thank you very much for your time and consideration.

Sincerely,

Ronan O'Brien

Locklin, Linda@Coastal

From: Joseph Schulz <schulz4los@msn.com>
Sent: Friday, December 14, 2018 12:32 AM
To: Locklin, Linda@Coastal
Subject: Public Access

This is the city on the hill. California has always set the standard. Let your conscious be your guide, Do the right thing for public access to the public's beach.

Thanks from a lifelong Californian

Joseph P Schulz

Get Outlook for iOS

Locklin, Linda@Coastal

From: Joseph Schulz <schulz4los@msn.com>
Sent: Friday, December 14, 2018 12:36 AM
To: Coastal Hollitser
Subject: Public Access to Hollister Beach

Hollister Beach public access . This is California let your conscious guide you. Do the right thing.

Your truly,

Joseph P Schulz

Get Outlook for iOS

Locklin, Linda@Coastal

From: Andre McCloskey <andremccloskey@gmail.com>
Sent: Friday, December 14, 2018 1:10 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch public ranch

Dear Ms. Locklin —

I write to add my support to the many concerned citizens who have been seeking full public access to the lands and beaches at Hollister Ranch in Central CA. Beaches and coastlines around the United States are, by law, to be accessible by all members of the public — regardless of race, color, creed, or economic means. As I understand, such lands here in CA are no exception — so it would seem that the Hollister Ranch Public Access Program of 1982 is now in dire — and legal! — need of revising.

Please urge the CA Coastal Commission to take the right actions to open up equitable public access to Hollister Ranch beaches.

Many thanks,

Andre McCloskey (Ms)
12254 Darlington Avenue
Los Angeles, CA 90049

Locklin, Linda@Coastal

From: Kate McDonald <communikate@earthlink.net>
Sent: Friday, December 14, 2018 4:57 AM
To: Locklin, Linda@Coastal
Subject: Hollister Beach Public Access

Please support the 1982 agreement to allow public access to the beach at Hollister Ranch. California beaches belong to all and we should all have access. I'm tired of rich people acting like the best things in life were created only for them. The Coastal Commission was created to protect the coast and the public's access to it. Please do your job responsibly.

Locklin, Linda@Coastal

From: Barb Messina <bbmessina@gmail.com>
Sent: Friday, December 14, 2018 5:49 AM
To: Locklin, Linda@Coastal
Subject: California Coastline

To Whom This May Concern:

This coastline SHOULD BE FOR EVERYONE, not a chosen few. What is that saying, "Money is the root of all evil". Please help the "little guy" here.

Locklin, Linda@Coastal

From: Kristina Thorpe <kristinathorpe@gmail.com>
Sent: Friday, December 14, 2018 5:58 AM
To: Coastal Hollitser
Subject: Hollister Ranch Beach Access

Dear Esteemed and Valued Public Servants,

I am writing to ask you to implement a privilege and a right granted to the public when Hollister Ranch owners were granted tax incentives for giving an extremely limited beach access. California has been in the vanguard for vigilantly protecting the right of the public to enjoy their natural resource. It's imperative that this continues.

I lived on Channel Drive in Montecito for 22 years beginning in 1984. A huge part of the beauty and vibrancy of living across the street from beautiful Butterfly Beach was that it was a community resource where we, as friends and neighbors, walked, talked, or just silently enjoyed a lovely sunset.

The remoteness of Hollister means that it will self select the ones who want to make the effort to spend time there. I hope you will acknowledge their right to do so, in perpetuity.

Thank you for your consideration,
Kristina Thorpe

Locklin, Linda@Coastal

From: Greg Bartz <gregbartz@gmail.com>
Sent: Friday, December 14, 2018 6:26 AM
To: Locklin, Linda@Coastal
Cc: Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch

I want to voice my for support revising the 1982 Hollister Ranch Public Access Program.

Please allow the public to gain access to Hollister Ranch.

Thanks

Greg Bartz

2233 Port Carlisle Pl

Newport Beach 92660

Sent from Greg's iPhone

Locklin, Linda@Coastal

From: Dennis Cramer <cramerdr1@gmail.com>
Sent: Friday, December 14, 2018 6:31 AM
To: Locklin, Linda@Coastal
Subject: Access

Please know that I and my family support plans to have public access to Hollister Ranch.

Thank you, Dennis Cramer of Solana Beach, Ca

Locklin, Linda@Coastal

From: Jane Gmail <jmh14412@gmail.com>
Sent: Friday, December 14, 2018 6:46 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Good Morning,

Please voice my endorsement for implementing the 1982 Hollister Ranch Public Access Program.
Beach access (realistic -not a paddle in access) should have been made available decades ago. Influential people, money, & privilege is not universal access.

I hope my voice & vote can be heard. Give the people access to the beach.

Jane Herold
Sent from my iPhone

Locklin, Linda@Coastal

From: Jennifer Blum <jennifer.g.blum@gmail.com>
Sent: Friday, December 14, 2018 6:53 AM
To: Locklin, Linda@Coastal
Subject: I support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch

Dear Linda Locklin.

I am a Santa Barbara homeowner and I **support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.**

Thank you,
Jennifer Blum
Sent from my iPhone

Locklin, Linda@Coastal

From: Annette Szlachta <annetteszlachta@gmail.com>
Sent: Friday, December 14, 2018 7:09 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Public Access

Ms. Locklin,

I support revising the 1982 Hollister Ranch Public Access Program and implementing it to allow public access to Hollister Ranch and the beach. I am a resident of Dana Point, CA, and a former longtime resident of a coastal community in New Jersey. I am strongly in favor of the public's unlimited access to our nation's beaches.

Thank you for your consideration.

Annette Szlachta-McGinn

Locklin, Linda@Coastal

From: Michael Doherty <mfd@ucsb.edu>
Sent: Friday, December 14, 2018 7:17 AM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Cc: MHR
Subject: Hollister Ranch Coastal Access

Dear Ms. Locklin and the CA Coastal Commission,

I am writing to support the campaign to gain public access to the California coast along Hollister Ranch. In my opinion the current situation is incompatible with the long and wonderful tradition in California of giving the public access to our beautiful coastline.

Thank you and Season's Greeting,

Mike Doherty

--

Michael F. Doherty

Duncan & Suzanne Mellichamp Chair in Process Systems Engineering
Professor of Chemical Engineering
Department of Chemical Engineering
University of California
Santa Barbara, CA 93106-5080
USA
email: mfd@ucsb.edu
phone: (805) 893-5309

website: http://www.chemengr.ucsb.edu/people/michael-doherty
website for textbook: Conceptual Design of Distillation Systems
http://www.mhhe.com/engcs/chemical/doherty/

Locklin, Linda@Coastal

From: Michael Rose <michaelrose@mrpi.tv>
Sent: Friday, December 14, 2018 7:21 AM
To: Locklin, Linda@Coastal
Subject: Hollister Access Plan

Wish I could join you this AM. Thank you for taking this on and working to open up the coast to the people who actually own it — all of us.

Cheers,

Michael

Michael Rose
Michael Rose Productions
12531 Indianapolis Street
Los Angeles, CA 90066

Work: (310) 391-0953
Cell: (310) 779-1883

Michaelrose@mrpi.tv

Locklin, Linda@Coastal

From: Janet Bradfield <janetlee586@gmail.com>
Sent: Friday, December 14, 2018 7:21 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Please open Hollister Ranch to the public. We will not distroy it like they accuse the public. Only want to enjoy its beauty.

Thanks for your support..

Janet Bradfield

Locklin, Linda@Coastal

From: brandon - Dragonette Cellars <brandon@dragonettecellars.com>
Sent: Friday, December 14, 2018 7:43 AM
To: ExecutiveStaff@Coastal; ExecutiveStaff@Coastal; Locklin, Linda@Coastal
Subject: Hollister Ranch Public Access Program *Comment for today's meeting

Dear Members of the Coastal Commission,

Like many local citizens, I was extremely surprised to see the headlines earlier this year regarding the proposed arrangement with the Hollister Ranch and the California Coastal Conservancy over public access. The proposed agreement is totally unacceptable from a public perspective. Any deal regarding the easement deeded to the Boy Scouts must include land access in addition to the proposed boat access.

While I appreciate the land stewardship of many Hollister Ranch owners--the area has maintained an exemplary natural beauty--their hostile attitude to any public access, even to areas seaward of the mean high tide line, is totally inappropriate, and likely illegal. While they have publicly argued otherwise, Hollister Ranch owners have vigorously blocked public access for decades. Even legal visitors (most often by boat) in the water, or on the beach below high tide line, are frequently--even violently--harassed by Ranch owners seeking to maintain a monopoly on what is legally a public space.

I urge you and the members of the commission to come to a resolution which grants true public beach access: and this means land access in addition to the already totally legal boat access.

Sincerely,
Brandon Sparks-Gillis
Solvang, CA
805.722.0226
brandon sparks-gillis
Dragonette Cellars
Mobile: (805) 722-0226
Mailing Address Tasting Room
PO Box 1932 2445 Alamo Pintado Ave
Santa Ynez, CA 93460 Los Olivos, CA 93441

Locklin, Linda@Coastal

From: Dr. Tem Gronquist <tgronquist@sboptometrist.com>
Sent: Friday, December 14, 2018 8:03 AM
To: Locklin, Linda@Coastal
Subject: People's coast

Hello,
I am writing today to urge support for equal access for all to Hollister Ranch. Having lived in Santa Barbara for 35 years, there are few places left that provide the solitude and unspoiled vista and beauty that this coastline does. During high school and young adulthood, I always dreamed of visiting and exploring this area. Yet it has always been kept in public hands and fleeting glimpses were only given in magazine and newspaper articles. Please stop the privatization of our public lands, and allow fathers and families like my own to enjoy this open space.
Thank you,
Dr. Tem Gronquist

Locklin, Linda@Coastal

From: Robert F Else <robert.else@gmail.com>
Sent: Friday, December 14, 2018 8:05 AM
To: Locklin, Linda@Coastal
Subject: Please allow public coastal access to Hollister Ranch and neighboring coastlines

I am strongly in favor of revisions to the 1982 Hollister Ranch Public Access Program to allow public access to these privatized sections of our Coastal Heritage.

Please work hard to see that the public has reasonable and fair access to these resources, as consistent with the Coastal Commission's mission and values.

Thank you,

Robert Else

Santa Barbara, CA

Locklin, Linda@Coastal

From: Jack McGregor <microsabio@gmail.com>
Sent: Friday, December 14, 2018 8:10 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Commissioner Locklin,

Please revise the 1982 plan so as to provide reasonable public access to the Hollister Ranch beach, preferably through a single-track hiking trail from Gaviota. To me that strikes the right balance between preserving the public right to access with the legitmate concerns about it being overrun.

Thank you,
Jack McGregor

Sent from my iPhone

Locklin, Linda@Coastal

From: Lawrence Gervase <larrygervase@gmail.com>
Sent: Friday, December 14, 2018 8:20 AM
To: Locklin, Linda@Coastal
Subject: Hollister ranch

I support reasonable public access to Hollister Ranch. Please don't let the wealthy few stop the many from access to our beaches.

Lawrence Gervase

Locklin, Linda@Coastal

From: Bob Rozett <tezor2000@yahoo.com>
Sent: Friday, December 14, 2018 8:26 AM
To: Locklin, Linda@Coastal
Subject: Coastal access

I support their efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch.
Bob Rozett, Sonoma county, Ca.

Locklin, Linda@Coastal

From: bruce sutherland <bsutherland5@yahoo.com>
Sent: Friday, December 14, 2018 8:27 AM
To: Locklin, Linda@Coastal
Subject: Public Access

Please, let us move ahead with the 1982 plan for access to Hollister Ranch. The public has waited long enough.

Thank you,
Bruce Sutherland

Locklin, Linda@Coastal

From: Shelly Cobb <shelly.cobb@me.com>
Sent: Friday, December 14, 2018 8:28 AM
To: Locklin, Linda@Coastal
Subject: Shelly Cobb - 9am Hearing TODAY

Mrs. Locklin,
I cannot attend the hearing at 9am in person today, however I request and support reasonable and equitable public access to Hollister Ranch. Legal attempts to block public access have been exhausted. No further delays should be tolerated by the Coastal Commission.

Shelly Cobb
4232 Encore Dr
Santa Barbara, CA 93110
805-617-0359

Locklin, Linda@Coastal

From: Jeff Phillips <ljefe00@gmail.com>
Sent: Friday, December 14, 2018 8:28 AM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch Public Access Program

Dear Coastal Commission,

I am writing to express my support for implementing long-promised and delayed public access to Hollister Ranch beaches. This delay has not been fair to the public, nor has the long-term exclusion of the public from this treasured section of coastline.

Sincerely,
Jeff Phillips
3852 B Crescent Drive
Santa Barbara, CA 93110

Locklin, Linda@Coastal

From: bruce sutherland <bsutherland5@yahoo.com>
Sent: Friday, December 14, 2018 8:29 AM
To: Coastal Hollitser
Subject: Public Access to Hollister Ranch

Please, let's move ahead with coastal access by way of Hollister Ranch. we have waited long enough. I could be dead by the time this is resolved.

Thank you,
Bruce Sutherland

Locklin, Linda@Coastal

From: Shelly Cobb <shelly.cobb@me.com>
Sent: Friday, December 14, 2018 8:29 AM
To: Coastal Hollitser
Subject: Shelly Cobb - public comment for 9am hearing TODAY

I am unable to attend the hearing in Newport Beach at 9am in person today, however I am writing to request reasonable and equitable public access to Hollister Ranch. Legal attempts to block public access have been exhausted. No further delays should be tolerated by the Coastal Commission.

Shelly Cobb
4232 Encore Dr
Santa Barbara, CA 93110
805-617-0359

Locklin, Linda@Coastal

From: Betsy Wuliger <sbqt45@yahoo.com>
Sent: Friday, December 14, 2018 8:35 AM
To: Locklin, Linda@Coastal
Subject: Cannot go to Newport meeting but totally support what you are doing

Linda,

Do you need an email or letter for this support.
Betsy Wuliger

Locklin, Linda@Coastal

From: Sara MacCracken <smaccracken@gmail.com>
Sent: Friday, December 14, 2018 8:49 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Please approve Hollister Ranch access for the public.

Thank you,

Sara MacCracken
--
Feeling gratitude for all that is.

Locklin, Linda@Coastal

From: Lu Hughes <lu.hughes@sbcglobal.net>
Sent: Friday, December 14, 2018 8:50 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

I support the revise of 1982 public access to Hollister Ranch.
Sent from my iPhone

Locklin, Linda@Coastal

From: Rob Feraru <rtf@mcn.org>
Sent: Friday, December 14, 2018 9:18 AM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister

Please revise the Hollister Public Access Program.

We need REAL access, not the pseudo access that the original settlement provided.

Please act now for future generations to reap the benefit of Prop 20.

/Rob Feraru

Locklin, Linda@Coastal

From: Att <msperlin@att.net>
Sent: Friday, December 14, 2018 9:20 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch public access

I support revising the 1982 Hollister Ranch Public Access Program

to gain public access to Hollister Ranch. This part of the California coast should have easier public access.

Thanks,

Marvin Sperlin

Ventura, Ca.

Locklin, Linda@Coastal

From: Nancy Mulholland <nmulholland.sbbc@gmail.com>
Sent: Friday, December 14, 2018 9:26 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Public Access Program

I am writing to encourage the Coastal Commission to work toward revisions to the 1982 Hollister Ranch Public Access Program to include an accessible trail for cycling and hiking between Gaviota and Surf, or at least between Gaviota and the County owned Jalama Beach Park.

At this time, bicyclists riding the California Coastal Route must ride through Gaviota Pass including the dangerous tunnel. Limited public access through the otherwise privatized Hollister and Cojo Jalama Ranch sections of our Coastal Heritage could make for a safer cycling route as well as public coastal access by foot.

Thank you for your attention to my request. And for the important work that you do.

Nancy Mulholland

Santa Barbara

Locklin, Linda@Coastal

From: susangarrett101@gmail.com
Sent: Friday, December 14, 2018 9:27 AM
To: Locklin, Linda@Coastal
Subject: 1982 Hollister Ranch Public Access Program

Please support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch

Susan Garrett
2712 El Prado Road
Santa Barbara, CA 03105
tax payer and voter!

Locklin, Linda@Coastal

From: Chuck Warner <chuck.warner@hotmail.com>
Sent: Friday, December 14, 2018 9:30 AM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: 1982 Hollister Ranch Public Access Program

Please revise the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

Thank you

Sent from my iPhone

Locklin, Linda@Coastal

From: Carol Sklenicka <carolsklenicka@gmail.com>
Sent: Friday, December 14, 2018 9:32 AM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch Public Access

To the Coastal Commission:

I strongly urge you to insure convenient public access to all public beaches in Santa Barbara County, in particular to those that adjoin the Hollister Ranch property.

As a 70-year-old native of Santa Barbara County I have been wishing for many decades to have access to those beaches, and this has been the intent of the Coastal Act for many years. Please do your job and make it happen.

Carol Sklenicka
P O Box 21
Duncans Mills, CA 95430

Locklin, Linda@Coastal

From: Candace White <cwbueno@gmail.com>
Sent: Friday, December 14, 2018 9:32 AM
To: Locklin, Linda@Coastal
Subject: Public Access to Hollister Beach

This needs to be approved. Candace White, Santa Barbara

Sent from my iPad

Locklin, Linda@Coastal

From: Alex Ward <lxward@gmail.com>
Sent: Friday, December 14, 2018 9:52 AM
To: Locklin, Linda@Coastal
Subject: Suport the Revisions to the Hollister Ranch Public Access Program

Dear Ms. Locklin:

Please support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch!

Sincerely, Alex Ward

Locklin, Linda@Coastal

From: Bob Gutzman <bob.gutzman@gmail.com>
Sent: Friday, December 14, 2018 9:52 AM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Give the Public Access to the Beach at Hollister Ranch

To the Commission:

We, the public, want reasonable and equitable public access to finally be realized at Hollister Ranch.

Please support revising the 1982 Hollister Ranch Public Access Program

Thanks very much.

Bob Gutzman

Locklin, Linda@Coastal

From: franmarieo@aol.com
Sent: Friday, December 14, 2018 9:54 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Good morning,

I support your efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch.

Thank you, Fran Oliver

Locklin, Linda@Coastal

From: Kathryn S. Sullivan <orchidsandroses@me.com>
Sent: Friday, December 14, 2018 9:55 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Access

Dear Linda:

I am an avid surfer and outdoors person who enjoys our California Coast from San Diego to San Francisco. I have especially enjoyed and cherished the Hollister Ranch when I had opportunities to go with an owner. But unfortunately, I am unable to

pay the entry price of $650 Thousand dollars price plus of entry that does not include a house or dwelling. I feel that the Hollister Ranch folks, who 70% of them don't live there, are extremely wealthy people that

want a surf place to all themselves. It is an exclusive community that has banded together to fight the Coastal Commission hard without much fight from the California Costal Commission. The latest example is this last settlement by the CCC and HROA which

was the Hollister Ranch Owner's Association hailed as a victory, as I know from my friends who live here in Los Angeles and have interest at the Hollister Ranch.

I know that access can be made from the Gaviota Camp grounds to 3 miles inside Hollister Ranch to the area as referred to Big Drakes. It would entail a pedestrian bike bath along the Hollister Ranch Road. It could only be 3-4 feet wide with designated markings or fence.

People like myself would like to take a bike or even walk from Gaviota Camp Grounds which would allow myself and other Californians access to the Hollister Ranch Beaches. This simple and inexpensive solution would suffice many who want access to

the Hollister Ranch but it will take much fortitude by your Commission to implement such endeavor as the HROA will fight this tooth and nail claiming safety and ownership rights. I think this fight is worth it, as I know many Californians

will want to part take this fight against a privilege few who believe that they can win with Money and Lobbying.

Sincerely,

Mark Sullivan
Los Angeles, CA

Locklin, Linda@Coastal

From: Andy Roach <andy.roach@icloud.com>
Sent: Friday, December 14, 2018 10:03 AM
To: Coastal Hollitser
Subject: Open the ranch

Enough of the rich people ripping off the middle class. Open the ranch.

Andy

Andy

Locklin, Linda@Coastal

From: David Hughes <dh.musik@gmail.com>
Sent: Friday, December 14, 2018 10:06 AM
To: Locklin, Linda@Coastal
Subject: 1982 Hollister Ranch Public Access Program

Dear Linda,

As a member of the southern California community, I want reasonable and equitable public access to finally be realized at Hollister Ranch.

You are the one person that can make this happen and we are counting on you!

Thank you,

David Hughes
Los Angeles

Locklin, Linda@Coastal

From: Steven Cook <stevenccook@me.com>
Sent: Friday, December 14, 2018 10:06 AM
To: Coastal Hollitser
Subject: Hollister Ranch Public Access

We need to have public, low carbon access to the beaches at Hollister Ranch. Bike and hiking trails only. This is long overdue!
Sincerely,
Steve Cook

Steve Cook
Steve Cook Fine Art
stevecookstudio.com
805-701-5506
stevenccook@mac.com

Locklin, Linda@Coastal

From: David Hughes <dh.musik@gmail.com>
Sent: Friday, December 14, 2018 10:07 AM
To: Coastal Hollitser
Subject: 1982 Hollister Ranch Public Access Program

Dear Sir or Madam,

As a member of the southern California community, I want reasonable and equitable public access to finally be realized at Hollister Ranch.

You are the people that can make this happen and we are counting on you!

Thank you,

David Hughes
Los Angeles

Locklin, Linda@Coastal

From: clkdeedy@cox.net
Sent: Friday, December 14, 2018 10:20 AM
To: Locklin, Linda@Coastal
Subject: Hollister Public Access Program

Linda, I am late with my response, but I fully support revising the 1982 Hollister Public Access Program.

Charles L. King

Retired Urban Planner, County of Santa Barbara, 1956 to 1988

Locklin, Linda@Coastal

From: Nick Clark <nickclark14@gmail.com>
Sent: Friday, December 14, 2018 10:34 AM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Hollister Ranch Access

Hello,

My name is Nicholas Clark. I am writing to express my opinion on the 1982 Hollister Ranch Public Access Program. As someone who has spent time at the Hollister Ranch, I can say, with confidence, that providing public access to the land will be more detrimental to the lands and ecosystem than leaving everything the way that it is.

If you are truly for "Conservation" of the Gaviota Coast, you should know that the rules and governing body that the Hollister Ranch has in place vehemently strives to protect all animals, wildlife, and ecosystems within their boundaries. The people who own land at the Hollister Ranch have a deep appreciation, love, and desire to protect it, as it is their own.

Providing public access would limit the control we have over people, who do not share this same fondness and respect, coming in and trashing the place. I try to believe that all people are kind, considerate, thoughtful, and loving, but as time goes on I start to believe this less and less. I have been to many national and state parks that are overrun with garbage and disrespectful people who do not follow the rules. I do not see the benefit of allowing these types of people in to this land that is already kept so pristine, just to have them ruin it.

And you may be thinking, "well I am a good person, I would never do something like that". While that may be true, it is not the case for so many other people. If we choose to let you in, we are also choosing to let them in. And I believe that that is a big, big mistake.

Thank you,
Nicholas Clark

Locklin, Linda@Coastal

From: Glen Mowrer <glenmowrer@cox.net>
Sent: Friday, December 14, 2018 10:38 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Revision Opportunity

Please support a new plan allowing real people onto the beaches near Hollister Ranch lands. This is their ocean, not just the landowners and a few physically able and gifted sportspeople.

Glen Mowrer

Santa Barbara

Locklin, Linda@Coastal

From: Wendi Debie <wendidb@icloud.com>
Sent: Friday, December 14, 2018 10:41 AM
To: ExecutiveStaff@Coastal
Cc: Coastal Hollitser
Subject: Hollister Ranch

It's well past the time for the special privilege to end at Hollister Ranch. Generations have been deprived of access to this PUBLIC coastal land.
For the wealthy entitled homeowners to claim that , "allowing the public in would destroy their pristine beach "is a ludicrous argument that anyone along any coast in California could make..
It's simply wrong and the coastal commission MUST do it's job in upholding coastal access.
Thank you!
Wendi DeBie

Sent from my iPhone

Locklin, Linda@Coastal

From: Lisa Moreno <shawspirit@cox.net>
Sent: Friday, December 14, 2018 10:59 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Greetings-

Please consider opening Hollister Ranch for public access. It is a beautiful piece of California nature, history and beauty.

Thank-you,
Sincerely,

Lisa Moreno

Locklin, Linda@Coastal

From: Nancy Tobin <nbtobin@gmail.com>
Sent: Friday, December 14, 2018 11:01 AM
To: Coastal Hollitser
Subject: revise the 1982 Hollister Ranch Public Access Program

I urge you to allow revise the 1982 Hollister Ranch Public Access Program to give the public access to this beautiful stretch of coast.
Nancy Tobin

--
"Of all the paths you take in life, make sure a few of them are dirt."
John Muir

Nancy Bailey Pegues Tobin
Santa Barbara

Locklin, Linda@Coastal

From: John Conroy Images <johnconroyimages@gmail.com>
Sent: Friday, December 14, 2018 11:07 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch access

I support revising the Hollister Ranch public access program. The public should have reasonable and equitable public access to finally be realized at Hollister Ranch.

--
John Conroy

John Conroy Images
PO. Box 3902
Santa Barbara, CA. 93130
805.895.7963

www.johnconroyimages.com

Locklin, Linda@Coastal

From: Paul Bianchini <pjbianch@ucsc.edu>
Sent: Friday, December 14, 2018 11:14 AM
To: Paul Judge
Cc: Locklin, Linda@Coastal; info@coastwalk.org
Subject: Re: I support public access at Hollister Ranch

I vote yes. I have hiked in there about 40 years ago to go surfing, maybe longer than that, I hate to admit I am that old. The area was pretty virginal then and absolutely beautiful. I would like to see it open to the public but still kept as untouched as possible. Trail access only sounds good, no vehicles. Any mention of overnight camping?

Sincerely
Paul Bianchini

On Thu, Dec 13, 2018 at 2:52 PM Paul Judge <pjudge471@gmail.com> wrote:
Attention: Ms. Linda Locklin <Linda.Locklin@coastal.ca.gov>,
and
Members of the California Coastal Commission:

In response to this notification that immediate public input is required before Friday December 14, 2018:
https://mailchi.mp/9614d365db9f/urgent-coastwalkccta-action-alert-for-hollister-ranch?e=45724441f0

I stand in support of implementing the 1982 Offer to Dedicate (OTD) public access to Hollister Ranch as adopted
by the California Coastal Commission decades ago.

I support the efforts of the Gaviota Coastal Conservancy, the California Coastal Protection Network, the Santa Barbara Trails Alliance,
and the Coastwalk/California Coastal Trails Association in opposition the previous settlement agreement that limited access to
Hollister Ranch only by boat. Please permit trail access to extend through the Hollister Ranch as it provides continuity to a commitment
for statewide coastal trail access.

Sincerely,
Paul Judge
Sebastopol, California

Locklin, Linda@Coastal

From: tom <tvmsonoma@att.net>
Sent: Friday, December 14, 2018 11:20 AM
To: Locklin, Linda@Coastal
Subject: Protect the Gaviota Coast

Ms. Locklin, add my name to those who wish p;rotection of the Gaviota Coast.
Thomas Martin
1220 Los Robles Drive
Sonoma, Ca. 95476

Locklin, Linda@Coastal

From: Kurt Schmidt <kdmgschmidt@att.net>
Sent: Friday, December 14, 2018 11:22 AM
To: Locklin, Linda@Coastal
Subject: Access

Hi there. I'm a 65 yr old retired surfer who lives in Humboldt county ca..
I spent many a year sneaking into the Hollister ranch. Had my surfboard run over there. Got arrested in front of a bunch of rich kids there. And also spent the next 10 years (79-89) boating in from Gaviota.
The simplest most effective thing that should be done is to get the hoist working at Gaviota again. This would allow access to small boats. Currently boat access is only possible from Santa Barbara...i.e.big boat and big cost.
With the hoist working , the prospect of boat access is much easier to achieve.
**also had to ground my boat at rights and left's because it was taking on water

Sent from Yahoo Mail on Android

Locklin, Linda@Coastal

From: Info <info@coastwalk.org>
Sent: Friday, December 14, 2018 11:33 AM
To: Paul Bianchini; Paul Judge
Cc: Locklin, Linda@Coastal
Subject: Re: I support public access at Hollister Ranch

Hi Paul

I hope you were able to watch the hearing this morning-very positive results as far as moving forward with the access plan and also ensuring public input in the process. If not it will be archived by later this evening and you can watch it here: http://cal-span.org/static/meetings-CCC.php

There was no transparency on the YMCA easement litigation which is why we made a motion to intervene in that case-the hearing is Jan 14th. Coastwalk's involvement and joining forces with 3 other amazing non-profits (Gaviota Coastal Conservancy, California Coastal Protection Network, & Santa Barbara Trail Alliance) has now brought this issue forward to not only be about that one beach but access to the entire Ranch via completion of the Coastal Trail-we are all about preserving natural resources and ensuring that whatever access program is adopted prioritizes responsible use and avoiding sensitive areas-that is a a legislatively mandated guideline of the CCT.

The original HR access plan proposed in the early 80s did have camping proposed but after an environmental assessment-the camping option was removed so it not currently in the 1982 revised access plan-but now the hearing this morning at the CCC was about looking at that plan again and making modifications to adjust to all that we have learned since 1980s and find a way forward to enforce it-I wanted to be sure Coastwalk has a seat at the Table so we could bring forth best practices for building the Trail so not sure yet whether the Commission and State Lands Commission or State Coastal Conservancy will bring back a camping option-not likely in my opinion but one never knows.

So great that you were able to hike in and surf the beaches at the Ranch-been a dream of mine forever as an old surfer gal myself!

Cea Higgins
Executive Director
Coastwalk/California Coastal Trail Association
555 South Main Street Suite 3
Sebastopol CA 95472
707-829-6689
www.coastwalk.org
cea@coastwalk.org

info@coastwalk.org
https://www.facebook.com/coastwalk/

From: Paul Bianchini
Sent: Friday, December 14, 2018 11:13:51 AM
To: Paul Judge
Cc: Linda.Locklin@coastal.ca.gov; Info
Subject: Re: I support public access at Hollister Ranch

I vote yes. I have hiked in there about 40 years ago to go surfing, maybe longer than that, I hate to admit I am that old. The area was pretty virginal then and absolutely beautiful. I would like to see it open to the public but still kept as untouched as possible. Trail access only sounds good, no vehicles. Any mention of overnight camping?

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Paul Bianchini

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Members of the California Coastal Commission:

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and the Coastwalk/California Coastal Trails Association in opposition the previous settlement agreement that limited access to
Hollister Ranch only by boat. Please permit trail access to extend through the Hollister Ranch as it provides continuity to a commitment
for statewide coastal trail access.

Sincerely,
Paul Judge
Sebastopol, California

Locklin, Linda@Coastal

From: David Sands <oceansans@yahoo.com>
Sent: Friday, December 14, 2018 12:07 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Access

Linda,

Let's please revise the '82 order.

We should have responsible public access here.

Thank you.

-David Sands

Locklin, Linda@Coastal

From: John Dumbacher <jddumbacher@gmail.com>
Sent: Friday, December 14, 2018 12:13 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Linda -

Please open the access to all who want to enjoy the beach.

Thanks,

John

John Dumbacher
626.440.1234
Jddumbacher@gmail.com

Locklin, Linda@Coastal

From: Kathy Yaeger <k.yaeger@me.com>
Sent: Friday, December 14, 2018 12:16 PM
To: Locklin, Linda@Coastal
Subject: Access to Coast

Do everything you can to give all access to the beautiful California coast!!!

Locklin, Linda@Coastal

From: rdaniel45@aol.com
Sent: Friday, December 14, 2018 12:21 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Access

With millions of people living in Southern California, beach access is increasingly important for public recreation. The Hollistger Ranch property owners cannot continue to live in their splendid isolation and shut out millions of Californians to access their beaches.

Please pursue public access to those beaches, including the use of eminent domain if necessary!

Richard Saretsky
Walnut, Californiat

Locklin, Linda@Coastal

From: Gary Johanson <gjohanson@gmail.com>
Sent: Friday, December 14, 2018 12:36 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Access

Please be advised that I support opening access for public to enjoy the Coastal amenities

Sincerely
Gary Johanson

Locklin, Linda@Coastal

From: Sara Elwood <elwood.sara.j@gmail.com>
Sent: Friday, December 14, 2018 12:40 PM
To: Coastal Hollitser
Subject: Supporting Public Access to Hollister Ranch

I strongly support revising and implementing the 1982 Hollister Ranch Public Access Program. The goal of the public access is to allow adequate coastal access to **all** California citizens. Under no circumstances should the overland access route be given up. Access only by water eliminates reasonable access by Californians who are handicapped, elderly, or not able to swim, kayak, paddle board, surf or maneuver a soft bottom boat in the ocean. people tend to forget that ocean swimming& sports are a skill learned only by those lucky or rich enough to have frequent access to beaches.

Thank you for your difficult work on this very important issue

Sincerely,
Sara Elwood

Locklin, Linda@Coastal

From: Sara Elwood <elwood.sara.j@gmail.com>
Sent: Friday, December 14, 2018 12:40 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

I strongly support revising and implementing the 1982 Hollister Ranch Public Access Program. The goal of the public access is to allow adequate coastal access to **all** California citizens. Under no circumstances should the overland access route be given up. Access only by water eliminates reasonable access by Californians who are handicapped, elderly, or not able to swim, kayak, paddle board, surf or maneuver a soft bottom boat in the ocean. people tend to forget that ocean swimming& sports are a skill learned only by those lucky or rich enough to have frequent access to beaches.

Thank you for your difficult work on this very important issue.

Sincerely,
Sara Elwood

Locklin, Linda@Coastal

From: Pessin, Theodore <TPessin@mednet.ucla.edu>
Sent: Friday, December 14, 2018 1:16 PM
To: Coastal Hollitser; ExecutiveStaff@Coastal; Locklin, Linda@Coastal
Subject: The Public Should have access to Hollister Ranch!!!

Please revise the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch!

Thanks, Ted

Ted Pessin BS, RRT
Director of Respiratory Care and Pulmonary Function Lab
UCLA Medical Center, Santa Monica
1250 16th St, Room 4497, in 4 Pavilion
Santa Monica, CA 90404
Ph. (424) 259-8905
Fax (424) 259-6616
Email- tpessin@mednet.ucla.edu Website- www.respiratorycare.uclahealth.org

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Locklin, Linda@Coastal

From: Otis Calef <otis@sbtrails.org>
Sent: Friday, December 14, 2018 1:21 PM
To: Locklin, Linda@Coastal
Subject: Hollister Access

Dear Ms. Locklin:

It would be a travesty of the Coastal Act and an irreplaceable loss to the people of California if the wealthy and influential owners of the Hollister Ranch development should succeed in their success, these 30 years, to completely eliminate the public from their shoreline.

Regards,



Otis Calef
President

Santa Barbara County Trails Council
805.708.5009 | *website* | *facebook* | *twitter* | *instagram*

Locklin, Linda@Coastal

From: Richard Teufel <rateufel@hotmail.com>
Sent: Friday, December 14, 2018 1:34 PM
To: Locklin, Linda@Coastal
Subject: Hollister access

bear with me. it's relevant. Horseshoe Canyon is a detached unit of Canyonland's National Park. the canyon is the Louvre of prehistoric rock art in north america. its only access is a 6 mile r.t. hike into a wilderness canyon. once there, the National Park Service has installed a bench below the alcove of The Great Gallery and provided quality binoculars in weatherproof boxes to view the pictographs for those that have expended the effort to reach this enchanting place. there are no rangers, supervision or anyone there at all. yet those costly binoculars REMAIN for those succeeding appreciative hikers.
my point. THAT is what is to be expected when someone make the effort to visit. is there a connection that there are only hikers and no car visitors. no trash. no graffiti. no theft? what do you think? do hikers carry beercans, diapers, beach chairs and dispose of them in situ? please consider for Hollister, a trail. problem solved: the outdoor-loving public gets access to this wonderful place; the parcels remain pristine and owners have far less to object to; trails are very low impact infrastructure and need only minor maintenance. and you guys are shown, once again, to be the coastal guardians for all Californians.

Locklin, Linda@Coastal

From: bliss.thomas@gmail.com
Sent: Friday, December 14, 2018 1:40 PM
To: Coastal Hollitser; ExecutiveStaff@Coastal
Subject: FW: Hollister Ranch

We strongly support the CCC's efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch. The coast belongs to the people of California. We must have reasonable access.

Thomas Bliss
Los Angeles

Locklin, Linda@Coastal

From: Sandra Copley <scopley19@gmail.com>
Sent: Friday, December 14, 2018 1:56 PM
To: Coastal Hollitser; Locklin, Linda@Coastal; ExecutiveStaff@Coastal
Subject: Revising of 1982 Hollister Ranch Public Access Program

I support revising the 1982 Hollister Ranch Public Access Program. Please consider giving the broader community reasonable and equitable public access to Hollister Ranch

Thank you,
Sandra Copley
5002 Birchwood Rd.
Santa Barbara, Ca 93111
805-452-5321

Locklin, Linda@Coastal

From: Mary Ellen Bobp <arielbobp@hotmail.com>
Sent: Friday, December 14, 2018 2:38 PM
To: Locklin, Linda@Coastal
Subject: support revising the 1982 Hollister Ranch Public Access Program

We support this revision asap

Mary Ellen Bobp
David Bobp
Aaron Bobp
Stephanie Bobp

949 424-4335

24891 Sea Aire
Dana Point CA 92629

Locklin, Linda@Coastal

From: Pamela and Brian Dawson <sbdaws@msn.com>
Sent: Friday, December 14, 2018 3:13 PM
To: Coastal Hollitser
Subject: Comment on Hollister Ranch

Please find a way to implement access to this part of our coast. I've lived in SB for years and my children have been born here. As a community it seems unfair that the ranch has essentially given themselves a private beach.
Thank you for anything you can do.
Pamela Dawson
Sbdaws@msn.com
805 770 3869

Sent from my iPhone

Locklin, Linda@Coastal

From: A Benello <abenello@gmail.com>
Sent: Friday, December 14, 2018 3:22 PM
To: Coastal Hollitser
Subject: Hollister Ranch

Dear Sirs:

My name is Allen Benello and I am an avid surfer and board member of GiveSurf, a non-profit organization promoting outdoor leadership to underserved youths globally. I live in San Francisco, CA and surf and hike all along the California coast regularly. I am also a past board member of Slide Ranch, a non-profit in Marin County promoting outdoor education for inner city youths in the Bay Area, and have been a major contributor in past years to the Natural Resources Defense Council. I am keenly interested in coastal preservation and outdoor education.

The 1982 Hollister Ranch Public Access Program has serious flaws and I urge you to consider the following important points:

1) The plan is essentially an extension or expansion of the Gaviota state park - as such it is a taking of private property. How will the state fund the compensation for this taking, given the tens or hundreds of millions of dollars required? It is absurd to think that the state can afford such a sum for so few potential users.

2) The roads on the Ranch (which I have visited as a guest on two occasions) are narrow and poor, and would require huge investment to handle the traffic your plan would impose.

3) Hollister Ranch is a working cattle ranch. Cows are always crossing and roaming on the narrow hilly road, and bulls are also in the area. How can you justify the safety risk to both people and animals, and to the economic viability of this working ranch, by allowing public access?

4) The Ranch is currently used very little and is basically a large nature preserve. Allowing public access would ruin the environment, which is one of the last virgin coastlines in Southern California.

5) There is a working railroad through the ranch, with no guards or fences to prevent people from crossing the tracks. I do not know if there have been any accidents to date, but you certainly must assume this would be a serious hazard if you were to open the Ranch to public access. How would you deal with this safety hazard? Building fencing and cross-over walking bridges would cost millions.

Thank you for considering these important points.

Sincerely,
Allen C. Benello

Locklin, Linda@Coastal

From: doug buckmaster <bkmstr@cox.net>
Sent: Friday, December 14, 2018 3:53 PM
To: Coastal Hollitser
Subject: Public Access to Hollister Ranch

The purpose of this letter is to state our desire to develop reasonable and equitable public access to Hollister Ranch through revision of the 1982 Hollister Ranch Public Access Program. We have lived most of our lives on the California coast and want everyone to enjoy the coast. Private property owners should not be allowed to lock up land from those who would like to experience free access.

Wilson D. and Lee E. Buckmaster

5306-C Calle Real
Santa Barbara, CA 93111

Locklin, Linda@Coastal

From: Tod Mesirow <mesirow@gmail.com>
Sent: Friday, December 14, 2018 3:55 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: please support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch

hello. I'm writing to encourage you to do everything in your power to make the pristine shoreline along Hollister Ranch accessible to the public. there is no good or valid reason to allow this part of the public's shared resource of the coastline to remain the playground of the privileged few.
thank you.
Tod



here's the legal bit -
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Locklin, Linda@Coastal

From: Bob Bradfield <badbob586@gmail.com>
Sent: Friday, December 14, 2018 3:58 PM
To: Locklin, Linda@Coastal
Subject: Hol lister Ranch

We need coastal access to Hollister Ranch as the coastal act implies

Locklin, Linda@Coastal

From: Marsha Dupre <marshad@sonic.net>
Sent: Friday, December 14, 2018 4:02 PM
To: 'Coastwalk California'; Locklin, Linda@Coastal
Cc: Cea Higgins
Subject: RE: URGENT! Coastwalk/CCTA ACTION ALERT for Hollister Ranch

Very sorry that I just opened this email:-(
We are hoping that the vote will be in favor to **Support Public Access at Hollister Ranch!**
Thank You,
Marsha - & Jack!

Marsha Vas Dupre, Ph.D.
Former Santa Rosa City Council Vice Mayor, SRJC Trustee
3515 Ridgeview Drive
Santa Rosa, CA 95404
707-528-7146

From: Coastwalk California [mailto:info@coastwalk.org]
Sent: Thursday, December 13, 2018 1:59 PM
To: marshad@sonic.net
Subject: URGENT! Coastwalk/CCTA ACTION ALERT for Hollister Ranch

View this email in your browser

Coastwalk Action Alert-Support Public Access at Hollister Ranch-Act Now-Take 5 minutes to send an email to the CCC!

Please email the Commission today at Linda.Locklin@coastal.ca.gov and let them

know that you support their efforts to revise the 1982 Hollister Ranch Public Access Program and gain public access to Hollister Ranch. The Commission needs to hear from you **TODAY** because tomorrow there will be a Coastal Commission information hearing at 9 am.

WHAT: Coastal Commission informational briefing on 1982 Hollister Ranch Public Access Program

WHEN: Friday December 14, 2018, 9AM

WHERE: Newport Beach Civic Center,
100 Civic Center Dr., Newport Beach, CA 92660

This Friday, December 14, the California Coastal Commission will hear an informational briefing on the 1982 Hollister Ranch Public Access Program. Although the Commission adopted this Program decades ago, it has never been implemented due to Hollister Ranch opposition and shifting agency priorities. Efforts to revive the 1982 plan began following the public outcry over the pending Settlement Agreement between the State and Hollister Ranch that would extinguish a 1982 Offer to Dedicate (OTD) public access at one Hollister Ranch beach.

Hollister Ranch owners and supporters are vocally opposing the Commission's effort to move ahead with revising and implementing Hollister Ranch Public Access Program. They want to stop Commission efforts to gain public access at Hollister Ranch.

The Commission needs to hear from the broader community that wants reasonable and equitable public access to finally be realized at Hollister Ranch.

The Commission Staff Report, with links to the 1982 Public Access Program and its Environmental Assessment can be found by clicking HERE.

EMAIL TODAY, attend the Hearing on Friday to make comment, or watch the hearing by clicking HERE.

For more history on this issue and to see updates of current litigation by the Gaviota Coastal Trail Alliance (GCTA)-an alliance of 4 member organizations-

Gaviota Coastal Conservancy, California Coastal Protection Network, Santa Barbara Trails Alliance, & Coastwalk/California Coastal Trails Association and formed to ensure alignment of the California Coastal trail along the Gaviota Coast and to oppose the previous settlement agreement that would only allow Hollister Ranch access by boat can be found by clicking [illegible].

Spread The Word!

Facebook Website

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Sebastopol, CA 95472-4262

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Locklin, Linda@Coastal

From: TAYLOR-BROWN CAMERON <cameron.taylorbrown@gmail.com>
Sent: Friday, December 14, 2018 4:33 PM
To: Locklin, Linda@Coastal; ExecutiveStaff@Coastal
Subject: Hollister Ranch public access

Public access to our beaches is the right of all Californians, and Hollister Ranch should not remain the exception to this rule. Please revise the 1982 Hollister Ranch Public Access Program to gain public access to the ranch. Do not back down. Support reasonable and equitable public access. I say this as an owner of a beachfront home in Central CA - I would never DREAM of keeping the public off of the beach, it belongs to everyone. Thank you, Cameron Taylor-Brown, 418 South Mansfield Avenue, Los Angeles, CA

Locklin, Linda@Coastal

From: Wendy Brown <brownwe2014@gmail.com>
Sent: Friday, December 14, 2018 5:33 PM
To: Locklin, Linda@Coastal
Subject: Public Access to Hollister Ranch ?

I fear this email is after the fact of the hearing that was scheduled for this morning.

I hope lots of others checked their emails and responded sooner.

We were first time Coastwalkers last summer after hearing from friends what a fine opportunity that is to appreciate the ocean areas in a different way. We loved the hiking and camping or hosteling. We loved the views and the different perspective on familiar geography.
We will do it again and hope the opportunity will be open to others also.

I wonder how the hearing came out.

Wendy Brown,
Chico, CA

Locklin, Linda@Coastal

From: John Gregg <jgregg@sdccd.edu>
Sent: Friday, December 14, 2018 6:58 PM
To: Locklin, Linda@Coastal
Subject: revision of 1982 Hollister Ranch Public Access Program

Linda Locklin:
As a California resident since 1959, I have enjoyed much of our state's coast and look forward to exploring more of it in my retirement. My wife and children share my appreciation of our coast. We equally enjoy our access to the coast and the California Coastal Commission's mission to preserve our access. I have closely followed the Commission's dealings with Hollister Ranch, and I encourage the Commission to pursue its efforts to revise and implement the Hollister Ranch Public Access Program. Please add my name to the list of Californians who desire public access to the coast at Hollister Ranch.

Thank you,
John Gregg

Locklin, Linda@Coastal

From: Morrie Schneider <mschneider36@hotmail.com>
Sent: Friday, December 14, 2018 9:35 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch and public access

California state law requires property owners who own real estate on the California coast to provide public access. No exceptions. I live in Hawaii where the state law makes a similar demand on private property owners. In Hawaii, that law is upheld, unequivocally. The same should be the case in California. Wealthy property owners should NOT be able to deny public access to public beaches. Period. Full stop. Please do what's right for the citizens of the state of California. Thanks.

Sent from my iPad

Locklin, Linda@Coastal

From: Tod Mesirow <mesirow@gmail.com>
Sent: Friday, December 14, 2018 3:55 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: please support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch

hello. I'm writing to encourage you to do everything in your power to make the pristine shoreline along Hollister Ranch accessible to the public. there is no good or valid reason to allow this part of the public's shared resource of the coastline to remain the playground of the privileged few.
thank you.
Tod



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Locklin, Linda@Coastal

From: Brady A. Teufel <bteufel@calpoly.edu>
Sent: Friday, December 14, 2018 9:58 PM
To: Locklin, Linda@Coastal
Subject: Please open Hollister Ranch

I strongly support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.
Thank you,
Brady

Brady Teufel
Associate Professor, Journalism
Cal Poly State University
Office: 26-222
Phone: 805-756-6145

Locklin, Linda@Coastal

From: Lee Ballard <lee@nillo.com>
Sent: Friday, December 14, 2018 10:01 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Free the coast.

Costal access is for all. All is not the same as some.

Locklin, Linda@Coastal

From: borinst@roadrunner.com
Sent: Friday, December 14, 2018 10:23 PM
To: Coastal Hollitser
Subject: Support public access to Hollister Ranch

Hello,

Please move ahead with revising and implementing Hollister Ranch Public Access Program to gain public access to Hollister Ranch. I support a reasonable and equitable public access to finally be realized at Hollister Ranch.

Thank you,
Mark Borinstein
Valley Village, CA91607

Locklin, Linda@Coastal

From: joanne opdahl <joanneopdahl@yahoo.com>
Sent: Saturday, December 15, 2018 7:31 AM
To: Locklin, Linda@Coastal
Subject: Public rights

All people should have the right to use all the beach without limitations. Make it happen. Stouthearted private privilege of a few

Sent from my iPhone

Locklin, Linda@Coastal

From: Laura Ericson <lericson805@gmail.com>
Sent: Saturday, December 15, 2018 8:11 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch access

Please allow public access to Hollister Ranch beaches. There must be a way to grant access without disturbing the residents. Public beaches are public. We shouldn't need to own a boat to access what is legally ours as California citizens.

Respectfully,
Laura Ericson

Sent from my iPad

Locklin, Linda@Coastal

From: James McGee <jamesemcgee@hotmail.com>
Sent: Saturday, December 15, 2018 8:35 AM
To: Locklin, Linda@Coastal
Subject: Gaviota Beach

No more oceanfront is being made and we need to preserve access to what remains. Please ensure that Hollister Ranch Beach is open to the public.
Thank you.

Locklin, Linda@Coastal

From: Peter Pfeiffer <maybeman@earthlink.net>
Sent: Saturday, December 15, 2018 10:10 AM
To: Locklin, Linda@Coastal
Subject: coastal access

Hollister Ranch access needs to be kept open. Do the right thing.

Sincerely,
Peter Pfeiffer

Locklin, Linda@Coastal

From: Tina Segal <tina.a.segal@gmail.com>
Sent: Saturday, December 15, 2018 4:44 PM
To: Coastal Hollitser
Subject: Against public access

Dear Sirs:

I'm a 42 year old mother of two, accountant and in my spare time enjoy surfing. We live in Goleta, near the coast. I grew up in Santa Cruz and have been a lifelong lover of the ocean. I'd love to get access to Hollister Ranch, believe me! Unspoiled beaches, awesome surf spots. Just to lay eyes on their coast would be great.

As much as I'd personally like access, I believe it's best to leave it as is for these reasons.

Not in any particular order:

1). People ruin things. Plain and simple. Trash, graffiti, noise, crowds, traffic, you name it. Better access and facilities will need to be built to accommodate such traffic. Leave it as is, the kind folks who are fortunate to live there are preserving it. Why mess that up?

2) there's no shortage of public access to beaches as it is. Numerous, beautiful beautiful beaches are already accessible. The average person is not yearning to gain access to HR.

3) school children and other groups are already allowed access.

4) in all likelihood, the people who will flock to visit will be foreign tourists. People who have no ties or responsibilities to our area. Hollister ranch will be be a new stop on the coastal tour for Europeans. Local families will not bother to make the drive for a day at the beach.

5) open up coastal areas near Vandenberg instead!

6) what is it with the human quest to set foot in every square inch of land? Does the fact that it's off limits by a group of wealthy individuals inspire us to gain access in the name of righteousness? Get over it!

Sincerely,
Tina Segal

Locklin, Linda@Coastal

From: neilldeclercq <neilldeclercq@gmail.com>
Sent: Saturday, December 15, 2018 7:37 PM
To: Coastal Hollitser
Subject: Hollister Ranch

I support greater public access to the Ranch beaches.

Sent from my iPhone

Locklin, Linda@Coastal

From: Simon Lowings <simonlowings@gmail.com>
Sent: Saturday, December 15, 2018 7:47 PM
To: Coastal Hollitser
Subject: open

Hi Please keep Hollister ranch open to the public. Thank you Simon Lowings 432 Florence ave Sebastopol Ca 95472

Locklin, Linda@Coastal

From: Pat McQuaid <patmcquaid@icloud.com>
Sent: Sunday, December 16, 2018 6:15 AM
To: Coastal Hollitser
Subject: Hollister ranch

I question the legality of beach access and support free access to the beach at Hollister Ranch Pat McQuaid

Sent from my iPad

Locklin, Linda@Coastal

From: bertha Reilly <bntreilly@yahoo.com>
Sent: Sunday, December 16, 2018 8:32 AM
To: Coastal Hollitser
Subject: Keep coastal access open

Thank you for keeping the coast available to all.
Bertha Reilly

Sent from Yahoo Mail for iPad

Locklin, Linda@Coastal

From: Neal Goldman <fatrat58@sbcglobal.net>
Sent: Sunday, December 16, 2018 8:43 AM
To: Coastal Hollitser
Subject: Allow coast access

Hello,

Please revise the 1982 Hollister Ranch Public Access Program. As a native Californian from a large family that has resided in this state for almost 100 years, I demand access to our state beaches. My family' blood (military service) and treasure (taxes, business', and public service) have earned it. Our children deserve the same freedom to enjoy these public lands as our predecessors.

Thank you,

Neal Goldman
Valley Glen
213-210-7209

Locklin, Linda@Coastal

From: neilldeclercq <neilldeclercq@gmail.com>
Sent: Saturday, December 15, 2018 7:39 PM
To: ExecutiveStaff@Coastal
Subject: Hollister Ranch

I support greater public access to Ranch beaches

Sent from my iPhone

Locklin, Linda@Coastal

From: Hilit Kravitz <hilitkravitz@gmail.com>
Sent: Friday, December 14, 2018 10:28 PM
To: Locklin, Linda@Coastal; Coastal Hollitser; ExecutiveStaff@Coastal
Subject: Support public access at Hollister Ranch

Dear Ms Locklin,

The ocean and beaches belong to everyone, not a few select VIPs. Please preserve these basic human rights, and support revising the 1982 Hollister Ranch Public Access Program to gain public access to Hollister Ranch.

Thank you,
Hilly Kravitz
Santa Monica, CA

Locklin, Linda@Coastal

From: borinst@roadrunner.com
Sent: Friday, December 14, 2018 10:21 PM
To: ExecutiveStaff@Coastal
Subject: Support public access to Hollister Ranch

Hello,

Please move ahead with revising and implementing Hollister Ranch Public Access Program to gain public access to Hollister Ranch. I support a reasonable and equitable public access to finally be realized at Hollister Ranch.

Thank you,
Mark Borinstein
Valley Village, CA91607

Locklin, Linda@Coastal

From: Kit Foster <kit.foster@gmail.com>
Sent: Sunday, December 16, 2018 11:31 AM
To: Locklin, Linda@Coastal
Subject: Public Access to the Coast at Hollister Ranch

I am writing to let you know that I support the efforts of the CCC to revise the 1982 Hollister Ranch Agreement to ensure that there is dedicated public access to the coast at Hollister Ranch.

Public access to the coast is a reasonable request and fits with other efforts of the CCC to ensure that the California coast remains open to the public for the length of the State.

Thank you for your good efforts.

Mary C (Kit) Foster
Los Gatos, CA

Locklin, Linda@Coastal

From: Leslie Gray <grayladysb@yahoo.com>
Sent: Sunday, December 16, 2018 2:37 PM
To: ExecutiveStaff@Coastal
Subject: Hollister Ranch

To Executive Staff:

I oppose the idea of allowing the public to have any additional access to The Ranch than is currently allowed. The area is pristine and sensitive and has been beautifully stewarded by the owners at the Ranch for the last almost 40 years now. I have watched as other formerly sensitive areas of our coastline have been impacted by the public because of the access that has been permitted and it is not a pretty site: wildlife all but disappears; trash is left behind; beaches are too crowded and noisy to enjoy. I urge you to think carefully about one of the last protected areas of our coastline before changing the rules.

Thank you.
Leslie Gray
Santa Barbara resident

Locklin, Linda@Coastal

From: Christie, Sarah@Coastal
Sent: Sunday, December 16, 2018 5:31 PM
To: Coastal Hollitser
Subject: Fw: Public access at the Hollister Ranch

Sarah Christie
Legislative Director
California Coastal Commission
916-445-6067

From: Jeff Chamberlain <jeffch@charter.net>
Sent: Tuesday, December 11, 2018 2:31 PM
To: Christie, Sarah@Coastal
Subject: Re: Public access at the Hollister Ranch

I am writing to you regarding the issue of potential public access at the Hollister Ranch up near Point Conception. I am a resident of Los Osos, California, and a retired Port San Luis Harbor Patrol Officer that has been active on the ocean for my entire life. I worked in a harbor with a high public usage, and I've seen first-hand what large amounts of the public can do to any facility, beach, or park, be it law enforcement issues, over-capacity over-crowding, trash mitigation, and fire hazards. All of these realities follow the 'public' around, and however well-meaning access often is, it carries with it responsibilities and realities. In short, we have seen time and time again how the very best parts of California have fallen prey to their own success, and in essence, become victims of it.

I have surfed since 1970 and have been traveling to surf spots along the Hollister Ranch coastline since 1976. I own a custom Radon 17 skiff that I had built by Anderson Custom Boats in Goleta specifically so that I could use it to access the Hollister and Bixby Ranches on a regular monthly basis. I am not aware of any 'boater' that accesses this coastline any more frequently than I, and I am intimately aware of the entire 'public access' controversy that has raged for decades from every possible participant's viewpoint, be it HR owner, worker, hiker, boater, or visitor.

I have been aware of various efforts to force 'public access' upon the Hollister Ranch for years, and also understand fully that this seemingly simple 'theory' is a far more complex and nuanced issue than perhaps first explained. The settlement allowing access at Cuarta Beach is a good compromise in my opinion. The goal of any successful agreement should be to carefully balance access to Hollister Ranch beaches with ongoing environmental preservation. Is that not what the Coastal Commission was originally enjoined to do...? This agreement helps keep the Hollister Ranch coastline remain wild and rugged, in an almost 'National Park' state of being, which is what makes this stretch of coast so special. I equate the coastline of the Hollister Ranch with that of the also rugged and isolated California Channel Islands. As with the Channel Islands, unlimited, uncontrolled, and over-capacity visitation by the general public will in the end, destroy or downgrade the very thing that it is hoped that we can preserve in these areas. The National Parks has long recognized this fact, and tightly controls visitation and access.

I think one of the main concepts to key in on with this 'public access' issue is.....it is already 'open' to the public. Anyone that wants to can boat up from Santa Barbara harbor, launch a small skiff through the small shorebreak at either Refugio or Gaviota State Parks, or can paddle a kayak or paddleboard up from

Gaviota. This coastline has always BEEN open to the public.....but yes, it is not without requiring a little effort.

And what is wrong with that I would argue? Is it the intent of the Coastal Commission to try to make it 'easy' to gain access to every section of coastline in California? If one wants to access the coast up by Shelter Cove.....you have to hike, and it is not easy, close, nor achievable without some effort. Many, *many* stretches of the CA coastline exist in this state of being. I see no problem with that. There's no escalator up the face of El Capitan in Yosemite, and we all know that if there was, the entire experience would be degraded as well as the actual park itself. The same would happen to the Hollister Ranch, and everybody I think is aware of this.

There IS access to this coastline, and things should be left alone, as they exist today, if the real thrust of this investigation is to help balance public access with thoughtful shepherding of the actual coastline itself. It's not the HR owners who 'win' under this current reality, it's ALL OF US. Let the Hollister Ranch continue to exist as all the other remote stretches of coastline in California exist: protected, set-aside, but OPEN to those with the true desire to visit them and see them as they are: a true throw-back to an earlier time, when the California coastline was wild, free, and timeless.

Thank you for your consideration in this matter.

Sincerely,
Jeff Chamberlain
Los Osos, CA

Locklin, Linda@Coastal

From: Elspeth Benton <elspeth@sonic.net>
Sent: Sunday, December 16, 2018 7:50 PM
To: Coastal Hollitser; ExecutiveStaff@Coastal
Cc: info@coastwalk.org
Subject: Hollister Ranch

Dear members of the Commission,

I am a member of Coastwalk, and I support public access to Hollister Ranch. Please keep me informed about meetings where this will be considered, and decisions made about this issue.

Thank you, and thank you for serving on the Commission.

Elspeth Benton

Locklin, Linda@Coastal

From: Jan Lombardi <jrlombard45@gmail.com>
Sent: Sunday, December 16, 2018 9:37 PM
To: Locklin, Linda@Coastal
Subject: Public Access to the Coast at Hollister Ranch

I am writing to let you know that I support the efforts of the CCC to revise the 1982 Hollister Ranch Agreement to ensure that there is dedicated public access to the coast at Hollister Ranch.

Public access to the coast is a reasonable request and fits with other efforts of the CCC to ensure that the California coast remains open to the public for the length of the State.

Thank you for your good efforts.

Jan Lombardi
San Diego, CA

Locklin, Linda@Coastal

From: Noah Morales <noah.morales@gmail.com>
Sent: Sunday, December 16, 2018 11:15 PM
To: Locklin, Linda@Coastal
Subject: Revisions to the 1982 Hollister Ranch Public Access Program

I support your efforts to consider revisions to the 1982 Hollister Ranch Public Access Program and gain public access to these otherwise privatized section of our Coastal Heritage.

Thanks,
Noah Morales
Santa Barbara Ca

Locklin, Linda@Coastal

From: Frank Docter <frankdocter@yahoo.com>
Sent: Monday, December 17, 2018 6:38 AM
To: ExecutiveStaff@Coastal
Subject: Access to Holister Ranch Beach

Please do all that is necessary to insure public access to Holister Ranch beach. California's beautiful coast line should be enjoyed by all.

Thank You
Frank Docter

Sent from my iPad

Locklin, Linda@Coastal

From: Andrew Marriner <andrewrmarriner@gmail.com>
Sent: Monday, December 17, 2018 11:12 AM
To: Coastal Hollister Ranch
Subject: Coastal trail access Hollister

To whom this concerns,

I am very concerned about this topic opening this prestigious stretch of coastline. As a 4th generation of laguna beach seeing this area be so exposed from public use has quickly made me realize that we need to hold on to these protected areas before there is none. I am not exactly sure what benefit this would have for opening a coastal trail or a shuttle service. The urbanization of these areas has only left a negative effect on the coast. From my travel experience up and down our coastline i have experienced several "gated communities" and it is a privilege to enter these areas. I think this topic is identical and it should remain private otherwise this should lead to zero private beaches up and down the coast.

Very Respectfully,

-Andrew Marriner.

Locklin, Linda@Coastal

From: Ken Ferrell <Ken.Ferrell@radware.com>
Sent: Monday, December 17, 2018 2:44 PM
To: Locklin, Linda@Coastal
Cc: Jan Ferrell
Subject: Hollister Ranch Public Access Program

Hi Linda;

Can you please send a summary of the results of the meeting from Friday?

Thank you.

Regards,
Ken Ferrell
Radware
415-794-0045

Locklin, Linda@Coastal

From: Jim Deacon <jdeaconsb@outlook.com>
Sent: Monday, December 17, 2018 9:07 PM
To: Locklin, Linda@Coastal; Coastal Hollister Ranch; ExecutiveStaff@Coastal
Subject: Hollister Ranch Access

Greetings,
as a Santa Barbara County resident, I urge you to support broader public access to Hollister Ranch's beaches. This has gone on far too long, and at a minimum the 1982 Offer to Dedicate should be respected.

In the 1970s I spent a lot of time at the Sea Ranch in Sonoma County doing marine research. That community of upscale homes on private land managed to provide parking and public access to beaches and to the bluffs. I'm not aware of any resulting problems with trash or property damage. While Hollister Ranch does not have Highway 1 providing obvious parking opportunities and I understand why Hollister's residents would not want outside traffic on their main road, surely a shuttle, bike path, hiking trail or other means could be worked out to allow the public access to the beaches.

This really shouldn't take 40 years.

Respectfully,

Jim Deacon
Goleta, California

Locklin, Linda@Coastal

From: Marilyn Kandus <m.kandus@icloud.com>
Sent: Wednesday, December 19, 2018 8:23 PM
To: Locklin, Linda@Coastal
Subject: Gaviota access please!

Dear Linda Locklin
I am writing to request access to the 8 mile stretch of beaches inside the gated Hollister Ranch community just north of Gaviota State Beach.
I am a homeowner nearby and feel that there should be community access.
Thank you for your support.

Sincerely,
Marilyn Kandus
751 San Ramon Dr., Santa Barbara, CA 93111

Sent from my iPhone

Locklin, Linda@Coastal

From: Darrel Wilson <darrel.wilson@gmail.com>
Sent: Wednesday, December 19, 2018 8:25 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch Access

I support gaining public access to the Hollister Ranch

Thanks so very much
Darrel Wilson

Locklin, Linda@Coastal

From: Merritt Paul <merrittmaster@yahoo.com>
Sent: Sunday, December 23, 2018 1:52 PM
To: Locklin, Linda@Coastal
Cc: Locklin, Linda@Coastal; Marc Chytilo
Subject: HOLLISTER RANCH... I strongly trust the C/C will update and revise the 1982 HR COASTAL ACCESS PLAN. I was a HR board member and the trails and bike paths were deficient for the PUBLIC. Paul Merritt

Linda,

HAPPY HOLIDAYS

PAUL TEL 949 249 249 2

Locklin, Linda@Coastal

From: Devik <devik@roadrunner.com>
Sent: Friday, December 28, 2018 11:49 AM
To: Coastal Hollister Ranch
Subject: Hallelujah! & concern at the same time....

Greetings,

I'm a 60-year-old southern California native and a long time surfer. In the 80s I had several opportunities to boat in to a surf spot known as Perko's deep into the Hollister Ranch. Each time I did boat in it was absolutely incredible. The Hollister Ranch for as long as I've been conscious has always been a very special and mystical place both for the fact that it's home to some of the best surf in all of Southern California and the fact that it was impossible to gain access unless you had a boat. The idea that one day a person could surf & enjoy that magical stretch of coast without living there and without owning the boat has been a bit of a dream for myself and I'm sure thousands of others.
At the same time, opening this highly desirable place wide open in which thousands of surfers would like to enjoy and countless others that don't surf is a bit frightening.
I do know in my heart that no group of people should be able to privatize almost 10 miles of beautiful California coastline. And in less you were one of the very few people with very deep pockets that's been the case.

I do hope the coastal commission is able to figure out a way to open the area up and at the same time very closely monitoring the situation even if that means limiting the number of people from the public that would have access on a daily basis.

Thank you coastal commission for finally deciding it's time to break down the wall and figure out a way for the public to safely gain access to this beautiful chunk of California coastline!

Aloha & warm holiday wishes,
Devik Wiener
Studio City CA
www.leighwiener.com

Locklin, Linda@Coastal

From: John Vallee <reef_magnet@yahoo.com>
Sent: Friday, December 28, 2018 7:08 PM
To: Coastal Hollister Ranch
Subject: Hollister Ranch

The current access plan is unworkable and impossible geographically to implement.
Strict limited access is the way to goblets we spoil the coast for everyone.

Sincerely, John Vallee MD

Locklin, Linda@Coastal

From: Jason Drew <causeihideinplainsight@gmail.com>
Sent: Friday, December 28, 2018 9:01 PM
To: Coastal Hollister Ranch
Subject: open the surf breaks

Big Drakes. Little Drakes, Razors and all of the others! Surfers should be allowed unfettered access with out fear of ANY types of retributions. I use the examples of Palos Verdes and Lanuda Bay. A group of WEALTHY and self delusional, PRIVILEGED people used threats of physical violence, arrest and destruction of property to intimidate the general public from using a PUBLIC SPACE. This is precisely what these people at Hollister are attempting to do. By using threats and intimidation of the courts and police they are bullying EVERYONE in California. They're mentality is "this is ours and you're too poor and not privileged enough to be allowed on our property" Honestly it disgusts me. Open the road with a timed shuttle (maybe hourly and more often if needed to serve the people). Also supply ample parking and facilities for the handicapped. There's already existing laws that say the people should be PAYING for this! If they do not want to abide by the rules, that they KNEW about when they moved there, then THEY CAN LEAVE. Put a ballot initiative to collect a 1/2 cent tax to fund the purchases and pay fair market value for the properties Then knock down the homes until the land is returned to its PRISTINE state with a simple walking trail to the beach. Thank you for your time and please keep me informed about this issue. Have a great day.

Locklin, Linda@Coastal

From: Steve Forsell <steve.forsell@gaviotacoastconservancy.org>
Sent: Saturday, December 29, 2018 9:25 AM
To: Coastal Hollister Ranch
Subject: Hollister Ranch

It is finally time to make changes to access at Hollister Ranch

Steve Forsell

Locklin, Linda@Coastal

From: Kris Sullivan <ksullivan22@roadrunner.com>
Sent: Saturday, December 29, 2018 10:48 AM
To: Coastal Hollister Ranch
Subject: Comments on Hollister Ranch access for the public

Dear Commissioners,

I am thrilled that you are planning to open up the beaches along the Hollister Ranch to the public. I have read the 1982 plan and it seems quite reasonable. The availability of hiking and biking along the current road is an excellent way to allow the public to use the public land. It seems that a van from Gaviota State Park would also be a good way to access this very special land. I totally agree with Coastal Commission Chair Dayna Bochco's statement against the private owners's opposition to public access from today's Los Angeles Times article:

"that access by the public is going to somehow make your pristine property no longer pristine." "I find that somewhat offensive. I find it to be a very subtle kind of elitism — that for some reason you're better at protecting natural habitat than anyone else."

I am a frequent camper at Jalama Beach County Park just north of this property. Thousands of campers every year enjoy this beautiful natural setting and treat it extremely well. I've walked many times on the beach from the Park almost to Point Conception and see very little trash or disrespect for the land. The wetland area is pristine and people stay on the trails. You can consult with any of the rangers who live there and they will verify what I am saying. What I am saying is proof positive that the public can treat natural lands as well as any private landowners.

Sincerely,

Kris Sullivan
Los Angeles

Locklin, Linda@Coastal

From: Anne Marie Kucera-Sablock <amsablock@gmail.com>
Sent: Sunday, December 30, 2018 10:41 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

After reading an article in the LA Times on Friday, December 28th, regarding public access to California's beaches, I just wanted to thank the Coastal Commission Chair, Dayna Bochco, for her comments during the December coastal commission meeting in Newport Beach. I agree that the Hollister Ranch property owners' comments were offensive in their implication that the public shouldn't be allowed access to the beach as it would be destroyed. Whether that's true or not, and I don't believe it is, the fact remains that California's beaches belong to the public by law and therefore must be made reasonably accessible.

It's amazing that the Hollister Ranch property owners have been allowed to restrict access to public beaches for so many years. I just wanted to say thank-you to the Coastal Commission and to Commissioner Bochco in particular for standing up to the property owners of Hollister Ranch and letting them know that they'll no longer be able to block public access to publically owned beaches.

Thank-you for protecting the rights of the people of California.

Sincerely,
Anne Marie Kucera-Sablock
333 1st St
Seal Beach, CA
90740

Locklin, Linda@Coastal

From: Tres Feltman <tres@handsgallery.com>
Sent: Tuesday, January 01, 2019 7:24 AM
To: Coastal Hollister Ranch
Subject: Beach access

Who will service the restrooms and pick up the trash? If the State cannot keep Gaviota State Beach operational and clean why would you think the Hollister Ranch facilities would fare any better?

Locklin, Linda@Coastal

From: Ramsey Ulrich <ramseyvta@gmail.com>
Sent: Monday, January 07, 2019 8:26 PM
To: Coastal Hollister Ranch
Cc: hroa@hollisterranch.org
Subject: Hollister Ranch -- concern about public access

Dear California Coastal Commissioners,

I am a 50 year-old physician, lifelong surfer, kite boarder, Ventura Pierpont Beach native and eco-conscious citizen. I have had the pleasure to visit and surf Hollister Ranch through the gracious hosting of Ranch owner Dan Wapner. What a unique, virtually untouched stretch of coastline that harkens back to almost prehistoric times! A true testament to the environmental stewardship of the Ranch owners.

I am concerned about public access tarnishing the pristine coastline chaparral that currently exists at the Ranch. I am in agreement with Governor Jerry Brown's recent veto of AB 2534 and concur with his characterization of the 1982 access program as "outdated" and his call for the development of a new "sensible and fiscally responsible" plan.

Close to home, I have personally witnessed San Buenaventura and Emma Wood State Beaches becoming increasing littered and unsafe -- both rife with criminal vagrancy. An example from just last summer involved vagrants stealing two generators from a 200 + member religious convention camping at Emma Wood. What a travesty if this became the fate of the Ranch. I support a carefully developed over hall of the 1982 public access program involving major stake holders, including the Ranch owners, to arrive at a sensible solution.

Thank you for giving me the opportunity to comment.

Sincerely,

Ramsey Ulrich, MD

Locklin, Linda@Coastal

From: Ryanne Bee <ryanne.bee@gmail.com>
Sent: Wednesday, January 09, 2019 9:49 AM
To: Cuffe, Kelly@Coastal; Doan, Tamara@Coastal; Gray, Shana@Coastal; Hitt, Allyson@Coastal; Morgan, Sierra@Coastal; Reineman, Ashley@Coastal; Selvaraj, Sumi@Coastal; Batha, Carey@Coastal; Staben, Jeff@Coastal; Locklin, Linda@Coastal
Subject: Hollister Ranch Access Trail
Attachments: hr letter.pdf

Hello,

I'm currently a resident of Santa Babara county and want to offer my opinion as well as many residents in our OPPOSITION to the Hollister Ranch Access Trail. I have attached a letter with signatures of residents that STRONGLY disagree with what your organizations are proposing. We believe in CONSERVATION which does not start, continue or end with a public access trail. I have proposed a couple other options because I believe we can come together as a community. I would greatly appreciate your time in reading my letter and understanding the severity of what a public access trail will do to our fellow residents at Hollister as well as our beloved animal friends that have called the area home long before us.

I have copied the letter directly in this email in case my attachment is not opened -

To Whom It May Concern,

I'm writing this letter in support of the people of Hollister Ranch and their right to private property as well as the countless amount of species of birds and mammals that call the area home. Under current California Law - the beaches are public and as of the current situation, all public have access to the beaches. Walk the beach or take a boat and enjoy the coastline, it's there for everyone to enjoy.

I am currently a resident of Santa Barbara County neighboring Hollister Ranch and have been a resident of Santa Barbara County for over a decade. I do not have access to Hollister Ranch and find it completely unwarranted to attempt to gain rights through private property to beaches that are already public property. Everyone deserves a right to experience the land as well as a right to put up a fence and say "I would rather not have the public access my property."

Suppose we turn the situation around to you personally and your home. Say it was situated on an area of coastline where an organization wanted to obtain access through your backyard to go to the beach instead of simply walking the beach where it is public property already. Then say the access is granted and 100 people a day walked right through your backyard to be able to go the beach. How would you feel about your personal right of private property and how hard you worked to obtain that simple right? Let's not forget the impact of what 100 people a day will do to the species of birds and mammals who have claimed the area home long before we built our homes there.

To say that everyone at Hollister Ranch is of the elite and therefore only the elite have a right to conservation is completely ignorant and to totally disregard the amount of conservation the people of the ranch have already done is outlandish. Many people bought in the 70s and 80s and live out their permanently with middle class incomes. How is lumping a few privileged millionaires who bought in recently fair to the rest of the people of Hollister?

There is a beauty in keeping a wild area, wild. At the core of conservation, we must remember that. There are already a number of Santa Barbara Land Trust open spaces both inland and on the coast for many people to enjoy. Why must all spaces be open to the public, especially one already positioned on the coast where the beaches are indeed public and where access is already granted through walking the coast or by boat? Conservation is defined as the act of conserving something in particular for this case an area of land. Allowing hundreds and then thousands more people is NOT CONSERVATION. If you truly care for the land and this earth and people's rights, keep the wild wild and follow the laws of private property.

I'd like to propose an option instead that could potentially allow everyone to work together instead of against each other -

1. Allow Hollister Ranch to shuttle a designated number of the public to specific beaches. No trail and allow the ranch to control, manage and maintain access via a shuttle directly to the beach. The public can then walk the beach as they please. Make the access easier for the public via the shuttle but allow the ranch the control to keep the transition smooth.

OR

2. Why not use the funds for this project to fix up and completely redo Gaviota State Park - a place that is open for the public with a hiking trail and beach access. Gaviota State Park is in desperate need of repair as it's situated in an area that consistently floods in the winter and becomes dangerous

for the public. Why not move the park up to the bluff, create a trail down to the beach with information on walking the coast to Hollister, and design more educational programs at Gaviota for the public to participate in?

It is my hope as a Santa Barbara County resident that we come together to find an alternative solution to a trail and public access to a place that is home to an incredible amount of species as well as respecting people's homes and private property. I hope that we take into account the result of these actions and keep the wild, WILD. "

Thank you for your time and consideration.

Best,
Ryanne

this is a personal email
for business inquiries, please refer to studio@ryannebee.com / www.ryannebee.com
805.570.7424

Ryanne Bee

Santa Barbara , CA

ryanne.bee@gmail.com

January 3, 2019

To Whom It May Concern,

I'm writing this letter in support of the people of Hollister Ranch and their right to private property as well as the countless amount of species of birds and mammals that call the area home. Under current California Law - the beaches are public and as of the current situation, all public have access to the beaches. Walk the beach or take a boat and enjoy the coastline, it's there for everyone to enjoy.

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public and where access is already granted through walking the coast or by boat? Conservation is defined as the act of conserving something in particular for this case an area of land. Allowing hundreds and then thousands more people is NOT CONSERVATION. If you truly care for the land and this earth and people's rights, keep the wild wild and follow the laws of private property.

I'd like to propose an option instead that could potentially allow everyone to work together instead of against each other -

1. Allow Hollister Ranch to shuttle a designated number of the public to specific beaches. No trail and allow the ranch to control, manage and maintain access via a shuttle directly to the beach. The public can then walk the beach as they please. Make the access easier for the public via the shuttle but allow the ranch the control to keep the transition smooth.

OR

2. Why not use the funds for this project to fix up and completely redo Gaviota State Park - a place that is open for the public with a hiking trail and beach access. Gaviota State Park is in desperate need of repair as it's situated in an area that consistently floods in the winter and becomes dangerous for the public. Why not move the park up to the bluff, create a trail down to the beach with information on walking the coast to Hollister, and design more educational programs at Gaviota for the public to participate in?

It is my hope as a Santa Barbara County resident that we come together to find an alternative solution to a trail and public access to a place that is home to an incredible amount of species as well as respecting people's homes and private property. I hope that we take into account the result of these actions and keep the wild, WILD.

Best,



Ryanne Bee

Signatures of Santa Barbara County Residents who agree with this letter
George W Granger
Cierra Ensign
john tevis
Native Oasis NP Org
Dennis P. Rizzo
Timothy M Bee
Claudia Knudson

Signatures of Santa Barbara County Residents who agree with this letter
Ryan C

Locklin, Linda@Coastal

From: Kathryn Anderson <kathyandromeo@gmail.com>
Sent: Thursday, January 10, 2019 9:41 PM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

Dear Linda Locklin,

I am in support of public access to Hollister Ranch. I'm a native of Costa Mesa, CA and I can't imagine if Newport Beach had been closed off to me as a youth. Now I happily share the beach with folks from Riverside trying to escape the summer heat.

To me closing off the Pacific Coast is synonymous with closing off the rim of the Grand Canyon. If protecting the environment is the issue perhaps over-site could be established with both public and private funds. It is criminal to close it off to everyone but a select few. It belongs to all of us and everyone should have a chance to see it.

I am a Calif. coastal native and a retired teacher. I am incapable of paddling the two miles of the Pacific to the limited section of the Hollister Beach. I think that condition of the Hollister Ranch settlement is a "law suit waiting to happen" when somebody drowns.

I was encouraged to find a respectable land owner who keeps the trail on his property at San Simeon Pier open to the public. No harmed has come to that area.

Thank you,
Kathryn Anderson

Locklin, Linda@Coastal

From: Alvarado, Marlene@Coastal
Sent: Friday, January 11, 2019 11:00 AM
To: kathyandromeo@gmail.com; Coastal Hollister Ranch
Subject: FW: Hollister Ranch

Hello Kathryn,

I am forwarding your email now but please note for future reference that all comments relating to Hollister Ranch should be emailed to Hollister@coastal.ca.gov.

Marlene Alvarado | Coastal Program Analyst CALIFORNIA COASTAL COMMISSION South Coast District Office
200 Oceangate, Floor 10
Long Beach, CA 90802
(562) 590-5071

-----Original Message-----
From: Kathryn Anderson [mailto:kathyandromeo@gmail.com]
Sent: Thursday, January 10, 2019 9:49 PM
To: Alvarado, Marlene@Coastal
Subject: Hollister Ranch

Dear Marlene Alvarado,

I am in support of public access to Hollister Ranch. I'm a native of Costa Mesa, CA and I can't imagine if Newport Beach had been closed off to me as a youth. Now I happily share the beach with folks from Riverside trying to escape the summer heat.

To me closing off the Pacific Coast is synonymous with closing off the rim of the Grand Canyon. If protecting the environment is the issue perhaps over-site could be established with both public and private funds. It is criminal to close it off to everyone but a select few. It belongs to all of us and everyone should have a chance to see it.

I am a Calif. coastal native and a retired teacher. I am incapable of paddling the two miles of the Pacific to the limited section of the Hollister Beach. I think that condition of the Hollister Ranch settlement is a "law suit waiting to happen" when somebody drowns.

I was encouraged to find a respectable land owner who keeps the trail on his property at San Simeon Pier open to the public. No harmed has come to that area.

Thank you,
Kathryn Anderson

Locklin, Linda@Coastal

From: Kathryn Anderson <kathyandromeo@gmail.com>
Sent: Sunday, January 13, 2019 5:10 PM
To: Coastal Hollister Ranch
Subject: Hollister Ranch /Concern for the commission and the public.

To whom it may concern,

I am a concerned native Californian who supports public access to Hollister Ranch. I have written to the commission members on two occasions. This be my final email and probably the most important one.

The proposed settlement for access to Hollister Ranch is a dangerous and unsafe proposal for public access. My understanding is the settlement proposes a two mile track in a soft bottom boat to reach the Hollister Beach. I am a retired teacher and am really concerned because I think the Calif. Coastal Commission and its members may be headed for a lawsuit. Because the commissioners and Ranch owners are suggesting that as the only access route, I believe the commission may be held liable. If some young surfers decide to make the journey and get into trouble and someone drowns then their parents are sure to bring suit against the commission members because the commission agreed to that route as the only access route. I think a jury would favor the bereaved parents over the Calif Coastal Commission or the Hollister Landowners. I am asking you to please rethink the public access route issue.

Thank you
Kathryn Anderson
Retired teacher
Costa Mesa Native
and resident all my life.

Locklin, Linda@Coastal

From: Locklin, Linda@Coastal
Sent: Monday, January 14, 2019 9:53 AM
To: Locklin, Linda@Coastal
Subject: Hollister Ranch

-----Original Message-----
From: Kathryn Anderson [mailto:kathyandromeo@gmail.com]
Sent: Thursday, January 10, 2019 9:48 PM
To: Allen, Peter@Coastal
Subject: Hollister Ranch

Dear Peter Allen,

I am in support of public access to Hollister Ranch. I'm a native of Costa Mesa, CA and I can't imagine if Newport Beach had been closed off to me as a youth. Now I happily share the beach with folks from Riverside trying to escape the summer heat.

To me closing off the Pacific Coast is synonymous with closing off the rim of the Grand Canyon. If protecting the environment is the issue perhaps over-site could be established with both public and private funds. It is criminal to close it off to everyone but a select few. It belongs to all of us and everyone should have a chance to see it.

I am a Calif. coastal native and a retired teacher. I am incapable of paddling the two miles of the Pacific to the limited section of the Hollister Beach. I think that condition of the Hollister Ranch settlement is a "law suit waiting to happen" when somebody drowns.

I was encouraged to find a respectable land owner who keeps the trail on his property at San Simeon Pier open to the public. No harmed has come to that area.

Thank you,
Kathryn Anderson

Locklin, Linda@Coastal

From: Ainsworth, John@Coastal
Sent: Monday, January 14, 2019 10:36 AM
To: Locklin, Linda@Coastal
Subject: FW: Santa Barbara Coastal Access

From: Ron Slavick <ron@amrapusa.com>
Sent: Monday, January 14, 2019 9:54 AM
To: Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>
Subject: Santa Barbara Coastal Access

Hi John,

'm from out of state (in the process of moving to CA), and have some thoughts about not being able to access the beach north of santa barbara in an area called Hope Ranch.

Here is a quick 3-minute video explaining the situation:
https://goo.gl/oYb6Qv

*Also thank you for your ongoing effort to open up beach access in Hollister Ranch.

Best of luck to you, and your team!

Ron