



HOLLISTER RANCH COASTAL ACCESS PROGRAM

The Hollister Ranch is a 14,500-acre private and gated subdivision that includes 8.5 miles of publicly owned shoreline along the Gaviota coast, with no land-based coastal access for the public. The Gaviota Coast, in Santa Barbara County, 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.

In 2019, Governor Newsom signed Assembly Bill 1680, which requires that the California Coastal Commission, California Department of Parks and Recreation, California State Lands Commission and California State Coastal Conservancy collaboratively develop an updated contemporary public access program that provides land-based public access to the publicly owned shoreline consistent with the California Coastal Act. Working together, these four state agencies (the State Agency Team) led a public access planning process from 2019 to 2021. The initial goals of this process included: 1) engaging a wide variety of stakeholders in a collaborative planning process; 2) developing an over-arching shared vision for public access at Hollister Ranch that will guide development and implementation of the program; 3) ensuring that the vision and program provide for diverse, equitable, and inclusive access that meets the needs, interests and concerns of as broad a range of Californians as possible; and 4) developing a program that can be feasibly implemented in light of the property's physical and environmental characteristics, regulatory requirements, private property interests, public safety and other identified constraints and interests.

That initial planning effort led to the 2021 [Draft Hollister Ranch Coastal Access Program](#), which lays out a range of potential access components including opportunities for shuttle-based access, drive-in access, trail-based access and bicycle-based access to the six beaches within Hollister Ranch. Each access approach and potential access location have different benefits and challenges. Some access components provide opportunities for a wider number of people and types of recreation, and others have a greater potential to affect sensitive natural and cultural

resources or nearby private property owners. All public access components must also include considerations for public safety and the feasibility of constructing and managing access facilities.

The State Agency Team is now initiating the next phase of public access planning for Hollister Ranch beaches. In this phase, the State Agency Team will build upon the work completed to date to:

- 1) Evaluate the benefits and impacts of different public access options,
- 2) Select a proposed project comprised of a specific set of public access components, and
- 3) Complete environmental review of the selected public access components consistent with the California Environmental Quality Act.

The graphic below shows the six-step process the State Agency Team will use to complete the next phase of planning and environmental review. It highlights the goals of each step and opportunities for the public and interested organizations to participate.

	1 Develop Access Program Options	2 Prepare Environmental Evaluation Report	3 Identify Proposed Project	4 Conduct EIR Public Scoping	5 Prepare Draft EIR	6 Prepare Final EIR and Approval Documentation
WHAT WE'RE WORKING TOWARDS	State Agency Team (SAT) leadership endorsement to move forward with evaluation of access program options	Soliciting public input on the Environmental Evaluation Report (EER) and elements to be included in the proposed project	State Agency Leadership selects proposed project for California Environmental Quality Act (CEQA) review	Prepare and circulate Environmental Impact Report (EIR) and solicit public input on issues to be addressed in the EIR.	Circulating Draft EIR and soliciting public comments on the environmental analysis	Consider certification of the Final EIR and approval of the proposed project by the Coastal Commission
WHAT WE'LL PRODUCE	<ul style="list-style-type: none"> ▶ Descriptions of access program options ▶ Video summary of feedback received and next steps 	<ul style="list-style-type: none"> ▶ Public Draft EER 	<ul style="list-style-type: none"> ▶ Final EER with proposed project description for consideration by SAT leadership 	<ul style="list-style-type: none"> ▶ Notice of Preparation (NOP) of EIR addressing the proposed project and alternatives ▶ Scoping Summary Report 	<ul style="list-style-type: none"> ▶ Draft EIR 	<ul style="list-style-type: none"> ▶ Final EIR and related findings and documentation
HOW TO PARTICIPATE	<ul style="list-style-type: none"> ▶ Sign up for the mailing list ▶ Attend any of the 3 scheduled workshops ▶ Complete the interactive online map activity ▶ Watch the video summary 	<ul style="list-style-type: none"> ▶ Attend the public meeting ▶ Provide public comment on the Draft EER 	<ul style="list-style-type: none"> ▶ Watch for release of the NOP to start the EIR in Step 4 	<ul style="list-style-type: none"> ▶ Provide public comment on the NOP ▶ Two public scoping meetings 	<ul style="list-style-type: none"> ▶ Provide public comment on the Draft EIR ▶ Two public meetings 	<ul style="list-style-type: none"> ▶ Attend SAT board hearings
TRIBAL CONSULTATION	Ongoing Tribal Consultation					

Step 1 – Develop Access Program Options

The first step involves identifying a series of potential access programs that each include a specific combination of the access options identified in the Draft Hollister Ranch Coastal Access Program. During this step, members of the public and interested organizations are invited to attend workshops and provide input to inform the development and refinement of the Access Program Options.

Step 2 – Prepare Environmental Evaluation Report

The second step involves completing a detailed evaluation of the Access Program Options developed in step 1 in an environmental evaluation report to more fully understand the benefits and impacts of each combination of access options. Members of the public will be encouraged to review and provide comments on the environmental evaluation report during this step.

Step 3 – Identify Proposed Project

During the third step, the State Agency Team will consider the public comments on the environmental evaluation report and the benefits and impacts of the Access Program Options. They will then select a specific combination of access options as the proposed project, which will be reviewed in more detail in an Environmental Impact Report consistent with the California Environmental Quality Act (CEQA).

Step 4 – Conduct Environmental Impact Report (EIR) Scoping

Step 4 marks the official start of the CEQA review process. In this step a Notice of Preparation will be released along with a final environmental evaluation report describing the proposed project. Members of the public will be invited to attend workshops and provide input on the potential environmental impacts of the proposed project and other considerations that should be studied in the EIR.

Step 5 – Prepare and Circulate Draft EIR

During step 5, the Draft EIR will be circulated for public review. It will provide a detailed analysis of the environmental impacts of the proposed project and describe any measures needed to avoid significant environmental impacts. Members of the public will be invited to attend public workshops and provide written comments on the environmental analysis.

Step 6 – Prepare Final EIR and Conduct Hearings

In step 6, the State Agency Team will prepare written responses to comments on the Draft EIR and prepare a Final EIR. The Final EIR will be considered for certification along with possible approval of the proposed project by the California Coastal Commission at a public hearing.