

82-17113

APR 28 8 00 AM '82

OFFICIAL RECORDS
SANTA BARBARA CO., CALIF.
HOWARD C. MENZEL
CLERK-RECORDER

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Recording Requested By:
State of California
California Coastal Commission
631 Howard Street, 4th Floor
San Francisco, California 94105

NO FEE PER
GOV. CODE 6103

4/23/82

IRREVOCABLE OFFER TO DEDICATE AND COVENANT RUNNING WITH THE LAND

I. WHEREAS, Young Men's Christian Association of Metropolitan, Los Angeles is the record owner, hereinafter referred to as "owner", of the real property located at YMCA Ocean Center and Camp, Hollister Ranch, Santa Barbara County, California, legally described as particularly set forth in attached Exhibit A and Exhibit B hereby incorporated by reference, and hereinafter referred to as the "subject property"; and

II. WHEREAS, the California Coastal Commission, South Central Coast Regional Commission, hereinafter referred to as "the Commission", is acting on behalf of the People of the State of California; and

III. WHEREAS, the People of the State of California have a legal interest in the lands seaward of the mean high tide line; and

IV. WHEREAS, pursuant to the California Coastal Act of 1976, the owner applied to the Commission for a coastal development permit for a camp and outdoor education facilities on the subject property; and

V. WHEREAS, a coastal development permit no. 309-05 was approved on October 24, 1980, by the Commission in accordance with the provisions of the Staff Recommendation and Findings Exhibit C, attached hereto and hereby incorporated by reference, subject to the following condition:

1. Public Access.

Prior to the issuance of the permit, the applicant shall submit for the review and approval of the Executive Director of the Commission, a document suitable for recordation, such as (an

1 irrevocable offer to dedicate easements that can only be
2 accepted after 1990) or some other legally binding agreement
3 acceptable to the Executive Director, guaranteeing public
4 access will be provided in accordance with the terms of this
5 condition. The approved document shall be executed by the
6 applicant to the accessways described below and shall be
7 recorded free of all prior liens and encumbrances except for
8 tax liens. The recorded document shall run in favor of the
9 People of the State of California, binding the applicant and
10 their successors in interest. If the applicant agrees to execute
11 an offer to dedicate easements, to fulfill the terms of this
12 condition, the offer shall be made to a public agency or private
13 association acceptable to the Executive Director and shall
14 be irrevocable for a period of 21 years running 10 years
15 after the date of recordation. Where an interest in land
16 such as a grant of easement or an offer to dedicate an ease-
17 ment is made, such grant or offer shall be accompanied by
18 a CLTA title insurance policy.

19 The approved document shall provide the following:

20 A.1. Lateral Access for public passive recreational use along
21 the approximate 3300 foot long shoreline at Hollister Ranch.
22 The area provided for public use shall extend from the mean
23 high tideline to the toe of the bluff. For the purposes of
24 this condition, passive recreational use shall include walking,
25 running, sunbathing, surfing, viewing and fishing, but shall
26 not include use of off-road vehicles or allow campfires. The
27 public use of the accessway shall be restricted to the hours
between sunrise and sunset; the agency or association admini-
stering the accessway may further restrict this use period
upon approval by the Executive Director of the Commission
or successor in interest, that such restriction is necessary
to balance the public use and need to protect coastal resources
in the vicinity of such accessways. This route may be the
major portion of a coastal access trail through Hollister
Ranch.

A.2. Coastal Access Trail

Lateral access for the public to pass and repass along a coastal
trail along the bluff tops specifically transversing YMCA
easements is necessary. The public's right to use this
lateral access trail shall be limited to those times when
use of the beach lateral access area is restricted due to
high tide or storm conditions. In no case shall the lateral
access trail be wider than 10 feet nor be sited further
landward than Rancho Real Road, nor further seaward than
the Southern Pacific right-of-way. The exact location of the
lateral access trail shall be designated in a coastal trail
plan for Hollister Ranch.

1 B.1. Vertical Access along Rancho Real Road, and across
2 the YMCA Cuarta Canyon/Tunnel Beach access. The use of the
3 vertical accessways shall be for operation of a transit system
4 on Rancho Real Road from the adjacent parking lot at Gaviota
5 State Park to this access point within the Hollister Ranch.
6 The transit system shall provide access for up to 50 members
7 of the public in addition to the 50 YMCA campers and staff
8 allowed on the beach center facility. The general public
9 would be allowed access to the beach, but not to the YMCA
10 beach center. The use of the accessway shall be limited to
11 two vehicles per hour, each vehicle carrying no more than
12 30 persons from the State Park into the Ranch on any run.
13 The use of the vertical access shall be limited to the hours
14 between 9:00 a.m. and sunset. Vehicles shall not bring
15 persons into the Ranch any later than two hours before
16 closing of the access road.

17 Prior to operating the transit system, the public agency
18 or private association, in conjunction with the Commission,
19 shall draft a specific plan for the operation of the transit
20 system, including provisions for ridership fees to offset opera-
21 tion costs, criteria for decrease or increase in vehicle
22 trips or hours of operation to accommodate public recreational
23 needs consistent with habitat protection, and provisions
24 for distribution of information to riders regarding appropriate
25 uses of the beaches and accessways. This plan shall be
26 subject to the review and approval of the Executive Director,
27 or successor in interest. The transit shall be operated in
accordance with the approved plan.

1 B.2. Public Access Monitoring Program. Prior to opening
the accessways, the maintaining agency, or association,
(after 1990) and/or the YMCA, in conjunction with said agency
or association, shall provide for the commencement of an annual
monitoring program to assess and determine the impacts
of public activity on the beach and on intertidal resources
and to identify the problems of providing security against
fire, vandalism, and trespass on private ranch properties.
These studies shall also assess the impacts, if any, public access has
on archaeological and native American cultural resources
of the area. Prior to the opening of the accessways for
public use, the program shall gather baseline data on the health
of biological resources, analyze the baseline data, and
present it to the Executive Director of the Commission,
the Hollister Ranch Association, and the YMCA.

The study prepared as a result of the monitoring program,
should the study rate significant adverse impacts by YMCA
or public activities, shall be subject to review, one year
after Camp operation, by the Commission, or its successor,
at a public hearing. Any further conditions may be deleted,
added, or modified by Commission action. Additional review
by the Commission at a later date would be determined by the

Commission at that meeting.

C.1. YMCA Facility Program: A Daily Membership Program shall provide short-term use of the beach portion of the YMCA easement for all ages and sexes. Daily use shall include at least one day weekly during the entire year. This daily membership program shall be operated until such time as the lateral and vertical access in condition 1A and B above are implemented by an accepting agency or association.

C.2. YMCA Monitoring Program. Once the beach facility and Daily Membership Program is operational, the YMCA shall provide for the commencement of an annual monitoring program to access and determine the impacts of YMCA activities on the beach and on intertidal resources and to identify the problems of providing security against fire, vandalism, and trespass on private ranch properties. These studies shall also assess the impacts, if any, YMCA access has on archaeological and native American cultural resources of the area. These reports shall be presented to the Executive Director of the Commission as they are completed.

The study prepared as a result of the monitoring program, should the study rate significant adverse impacts by YMCA or public activities, shall be subject to review, one year after Camp operation, by the Commission, or its successor, at a public hearing. Any further conditions may be deleted, added, or modified by Commission action. Additional review by the Commission at a later date would be determined by the Commission at that meeting.

VI. WHEREAS, the subject property are parcels located between the first public road and the shoreline; and

VII. WHEREAS, under the policies of Sections 30210 through 30212 of the California Coastal Act of 1976, public access to the shoreline and along the coast is to be maximized, and in all new development projects located between the first public road and the shoreline shall be provided; and

VIII. WHEREAS, the Commission found that but for the imposition of the above condition, the proposed development could not be found consistent with the public access policies of Section 30210 through 30212 of the California Coastal Act of 1976 and that therefore in the absence of such a condition, a permit could not be have been granted;

1 NOW THEREFORE, in consideration of the granting of permit no.
2 309-05 to the owner by the Commission, the owner hereby offers to
3 dedicate to the People of California an easement in perpetuity for the
4 purposes of public access and public recreational use in accordance with
5 the following limitations at the three areas described below.

6 (1) A.1. Beach Lateral Access for that area described as Parcel
7 Five in Exhibit A, owner hereby grants a right of public access and
8 public passive recreational use, including walking, running, sunbathing,
9 surfing, viewing and fishing, but shall not include use of off-road
10 vehicles or allow campfires. The public use of this area shall be re-
11 stricted to the hours between sunrise and sunset; the agency or association
12 administering the accessway may further restrict this use period in
13 accordance with Condition A.1. (above) upon written approval by the Executive
14 Director of the Commission, or its successor in interest.

15 (2) A.2. Blufftop Access Trail. To the extent of owner's legal
16 and equitable interests in lands southerly of Rancho Real Road, defined
17 as Parcel Three in Exhibit A, and northerly of the railroad right of way
18 bordering Parcel Five described in Exhibit 5, including but not limited
19 to those lands described as Parcel Six in Exhibit A and a non-exclusive
20 trail easement described in Exhibit B, owners hereby grant a right of
21 public access to pass and repass along a blufftop lateral access trail.
22 The public right to use this lateral access trail shall be limited to
23 those times when use of the beach lateral access area is restricted due
24 to high tide or storm conditions. In no case shall the lateral access
25 trail be wider than 10 feet nor be sited further landward than Rancho
26 Real Road, nor further seaward than the Southern Pacific railroad right-
27 of-way. The exact location of the lateral access trail shall be designated

1 in a coastal trail plan for Hollister Ranch.

2 (3) B.1. (a) Rancho Real Road Vertical Access. For those areas
3 described as Parcel Four and Parcel Three in Exhibit A, and the non-
4 exclusive easement for a foot path in Exhibit B, owner hereby grants a
5 right of public access for operation of a transit system from the parking
6 lot at Gaviota State Park to Parcel Five described in Exhibit A. The
7 transit system shall provide access for up to 50 members of the public
8 in addition to the 50 YMCA campers and staff allowed on the beach center
9 facility. The general public shall be allowed access to the beach, but
10 not to the YMCA beach center described in Exhibit B. The use of the
11 accessway shall be limited to two vehicles per hour, each vehicle carrying
12 no more than 30 persons from the State Park on any run. The use of this
13 vertical accessway shall be limited to the hours between 9:00 a.m. and
14 sunset. Vehicles shall not bring persons into Parcel Five any later than
15 two hours before closing of the access road.

16 (b) Prior to operating the transit system, the public
17 agency or private association, in conjunction with the Commission, shall
18 draft a specific plan for the operation of the transit system, including
19 provisions for ridership fees to offset operation costs, criteria for
20 decrease or increase in vehicle trips or hours of operation to accommodate
21 public recreational needs consistent with habitat protection, and provisions
22 for distribution of information to riders regarding appropriate uses of
23 the beaches and accessways. This plan shall be subject to the review and
24 approval of the Executive Director, of the Commission, or its successor in
25 interest. The transit shall be operated in accordance with the approved plan.

26 This OFFER OF DEDICATION shall be irrevocable for a period of
27 twenty-one (21) years, measured forward from ten (10) years following the

1 date of recordation, and shall be binding upon the owner, their heirs,,
2 assigns, or successors in interest to the subject property.
3 The People of the State of California may accept this offer through the
4 County of Santa Barbara, or through a public agency or a private association
5 acceptable to the Executive Director of the Commission or its successor
6 in interest.

7 For purposes of this offer of dedication, "successor in interest"
8 shall mean that person or agency which is designated by statute of the
9 State of California to succeed to the interests powers and duties of the
10 Commission, or if no person or agency is so designated by statute, the
11 California Attorney General.

12 The opening and operation of the public accessway described above
13 is subject to the limitations of Conditions B.2, C.1 and C.2 of part V
14 above. Owner agrees and covenants to promptly and completely perform all
15 tasks required of it by these conditions, and to cooperate with and support
16 in good faith the efforts of the accepting agency to perform its duties
17 under these conditions.

18 Acceptance of the offer is subject to a covenant which runs with
19 the land, providing that the first offeree to accept the easement may not
20 abandon it but must instead offer the easement to other public agencies or
21 private associations acceptable to the Executive Director of the Commission
22 for the duration of the term of the original offer to dedicate. The
23 grant of easement once made shall run with the land and shall be binding
24 on the owners, their heirs, and assigns.

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82-17113

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Executed on this 11 day of MARCH, 1982, in
the City of Los Angeles, County of Los Angeles.

Dated: March 11, 1982

YMCA OF METROPOLITAN, LOS ANGELES

Signed: John G. Quellet, President
(OWNER)

Prentis C. Hale
(OWNER) int. sec.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

} SS

ON March 11, 1982, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared
John G. Quellet and Prentis C. Hale known to me to be the



President, and Prentis C. Hale
Assistant known to me to be the Secretary of the Corporation that executed the within instru-
ment and the officers who executed the within instrument on behalf of the Corpora-
tion therein named, and acknowledged to me that such Corporation executed the
within instrument pursuant to its By-laws or a Resolution of its Board of Directors.

CORPORATION ACKNOWLEDGMENT
Form No. 14

Notary's Signature Betty Nicholson
Type or Print Notary's Name Betty Nicholson

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1 This is to certify that the offer of dedication set forth above dated
2 MARCH 11, 19 82, and signed by JOHN G. OUELLET AND
3 PRENTIS C. HALE, owner(s), is hereby acknowledged by the
4 undersigned officer on behalf of the California Coastal Commission pursuant
5 to authority conferred by the California Coastal Commission when it granted
6 Coastal Development Permit No. ✓ on _____ and the
7 California Coastal Commission consents to recordation thereof by its duly
8 authorized officer.

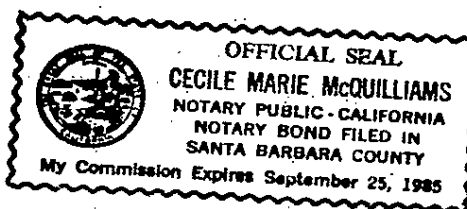
9 Dated: March 31, 1982

Michael Fischer for
Michael Fischer
California Coastal Commission

13 STATE OF CALIFORNIA
14 COUNTY OF ~~SAN FRANCISCO~~ SANTA BARBARA

15 On March 31, 1982, before the undersigned, a Notary Public in
16 and for said State, personally appeared JAMES M. RYERSON
17 DISTRICT DIRECTOR known to me to be the DISTRICT DIRECTOR
18 of the California Coastal Commission and known to me to be the person who
19 executed the within instrument on behalf of said Commission, and acknowledged
20 to me that such Commission executed the same.

21 Witness my hand and official seal.



Cecile Marie McQuilliams
Notary Public in and for said County and State

DESCRIPTION

EXHIBIT "A"

82-17113

PARCEL ONE:

THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT RECORDED JULY 28, 1866 IN BOOK A, PAGE 17, ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "ANITA 2"; THENCE, SOUTH 89°27'27" EAST 7573.01 FEET, TO THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE", SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATIONS BEING SHOWN ON MAP FILED IN BOOK 41, PAGES 12 TO 50, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE" BEING APPROXIMATELY SOUTH 46°38'50" WEST 14,615.75 FEET FROM A 3/4 INCH IRON PIPE AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF "N. 87°22' W. 19,196.30'", IN THE NORTHERLY BOUNDARY OF THE RANCHO NUESTRA SENORA DEL REFUGIO, AS SHOWN ON MAP OF THE DIVISION OF RANCHO SAN JULIAN, RECORDED IN BOOK 14, PAGES 1 TO 14, INCLUSIVE OF MAPS AND SURVEYS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH 26°46'37" WEST 3749.34 FEET; THENCE NORTH 1°14'43" WEST 3716.61 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE SOUTH 37°55'02" WEST 1236.80 FEET; THENCE NORTH 15°14'00" WEST 1357.44 FEET; THENCE NORTH 28°51'16" WEST 1149.01 FEET; THENCE NORTH 24°07'14" WEST 1413.30 FEET; THENCE NORTH 4°26'50" EAST 1443.29 FEET; THENCE SOUTH 85°40'37" EAST 594.82 FEET; THENCE SOUTH 60°24'10" EAST 702.99 FEET; THENCE SOUTH 10°33'32" EAST 884.82 FEET; THENCE SOUTH 81°20'38" EAST 1022.20 FEET; THENCE SOUTH 5°10'24" WEST 2664.36 FEET TO THE "TRUE POINT OF BEGINNING".

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING NORTH OF THE NORTHERLY LINE OF SAID RANCHO ACCORDING TO SAID PATENT.

ALSO EXCEPTING THEREFROM THE INTEREST IN THE MINERALS AND MINERAL RIGHTS IN SAID LAND, AS SAID MINERALS AND MINERAL RIGHTS ARE THEREIN DEFINED, AS CONVEYED BY DEED FROM HOLLISTER ESTATE COMPANY TO JANE H. WHEELWRIGHT AND CLINTON B. HOLLISTER, AS EXECUTORS OF THE WILL OF J. J. HOLLISTER, DECEASED, ET AL., RECORDED JULY 20, 1962 AS INSTRUMENT NO. 30286 IN BOOK 1942, PAGE 916 OF OFFICIAL RECORDS, AS SAID INTEREST WERE MODIFIED AND AMENDED BY THAT CERTAIN EXCHANGE OF DEEDS BETWEEN PETER STEFFENS AND ELLA STEFFENS, HIS WIFE, ET AL., AND HOLLISTER COMPANY, A JOINT VENTURE, COMPOSED OF D-G-J INVESTMENT CO., A CORPORATION AND HARWEN COMPANY, A LIMITED PARTNERSHIP, RECORDED AUGUST 12, 1965 COMMENCING WITH INSTRUMENT NO. 28586 IN BOOK 2116, PAGE 971 OF OFFICIAL RECORDS AND CULMINATING WITH INSTRUMENT NO. 28647 IN BOOK 2116, PAGE 1207 OF OFFICIAL RECORDS.

DESCRIPTION - PAGE 2PARCEL TWO:

AN EXCLUSIVE EASEMENT FOR RECREATIONAL USE, RESTROOMS AND SHELTER FACILITIES OVER AND ON THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT, RECORDED JULY 28, 1866 IN BOOK A, PAGE 17, DESCRIBED AS FOLLOWS:

COMMENCING AT THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "ANITA 2"; THENCE SOUTH 89°27'27" EAST 7573.01 FEET TO THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE" SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION BEING SHOWN ON MAP FILED IN BOOK 41, PAGES 12 TO 50, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE" BEING APPROXIMATELY SOUTH 46°38'50" WEST 14,615.75 FEET FROM A 3/4 INCH IRON PIPE AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF (NORTH 87°22' WEST 19,196.30 FEET) IN THE NORTHERLY BOUNDARY OF THE RANCHO NUESTRA SENORA DEL REFUGIO, AS SHOWN ON MAP OF THE DIVISIONS OF RANCHO SAN JULIAN FILED IN BOOK 14, PAGES 1 TO 14, INCLUSIVE OF MAPS AND SURVEYS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH 70°57'45" WEST 4104.39 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 65°52'26" EAST 270.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE HAVING A BEARING OF NORTH 24°07'15" EAST TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE IN A GENERALLY NORTHWESTERLY DIRECTION ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT IN A LINE WHICH BEARS NORTH 24°07'15" EAST FROM SAID POINT "A"; THENCE SOUTH 24°07'15" WEST, ALONG SAID LINE AND PASSING THROUGH SAID POINT "A" TO THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE IN A GENERALLY EASTERLY DIRECTION ALONG SAID MEAN HIGH TIDE LINE, TO THE POINT OF INTERSECTION WITH A LINE WHICH BEARS SOUTH 24°07'15" WEST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE, NORTH 24°07'15" EAST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR A FOOT PATH 10 FEET IN WIDTH FROM THE STONE ARCH, LOCATED AT THE INTERSECTION OF THE NORTHERLY LINE OF THE RAILROAD RIGHT OF WAY, WITH CUARTE CREEK; THENCE FOLLOWING THE MEANDER LINE OF SAID CREEK TO AN EXISTING ROAD RIGHT OF WAY.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT RECORDED JULY 28, 1866 IN BOOK A, PAGE 17, ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WITHIN A STRIP OF LAND 24 FEET WIDE THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

DESCRIPTION - PAGE 3

PARCEL THREE (CONTINUED)

COMMENCING AT THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "ANITA 2"; THENCE SOUTH $89^{\circ}27'27''$ EAST 7573.01 FEET TO THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE" SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION BEING SHOWN ON MAP FILED IN BOOK 41, PAGES 32 TO 44, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE", BEING APPROXIMATELY SOUTH $46^{\circ}38'50''$ WEST 14,615.75 FEET FROM A $3/4$ INCH IRON PIPE AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF "N. $87^{\circ}22'$ W. 19,196.30'" IN THE NORTHERLY BOUNDARY OF THE RANCHO NUESTRA SENORA DEL REFUGIO, AS SHOWN ON MAP OF THE DIVISIONS OF RANCHO SAN JULIAN, RECORDED IN BOOK 14, PAGES 1 TO 14, INCLUSIVE OF MAPS AND SURVEYS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH $65^{\circ}45'50''$ WEST 4042.80 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT; THENCE NORTH $27^{\circ}15'53''$ EAST 117.69 FEET; THENCE NORTH $7^{\circ}07'30''$ WEST 161.24 FEET; THENCE NORTH $30^{\circ}41'59''$ EAST 186.08 FEET; THENCE NORTH $48^{\circ}21'59''$ EAST 120.42 FEET; THENCE NORTH $23^{\circ}11'55''$ EAST 152.32 FEET; THENCE NORTH $16^{\circ}11'21''$ EAST 161.40 FEET; THENCE NORTH $8^{\circ}44'46''$ WEST 131.53 FEET; THENCE NORTH $10^{\circ}53'08''$ WEST 132.38 FEET; THENCE NORTH $5^{\circ}11'40''$ EAST 110.45 FEET; THENCE NORTH $25^{\circ}20'46''$ EAST 210.24 FEET; THENCE NORTH $48^{\circ}48'51''$ EAST 106.30 FEET; THENCE NORTH $47^{\circ}43'35''$ EAST 148.66 FEET; THENCE NORTH $4^{\circ}23'55''$ EAST 130.38 FEET; THENCE NORTH 130.00 FEET; THENCE NORTH $14^{\circ}44'37''$ EAST 196.47 FEET; THENCE NORTH 170.00 FEET; THENCE NORTH $33^{\circ}41'24''$ EAST 184.28 FEET; THENCE NORTH $7^{\circ}54'26''$ EAST 363.46 FEET; THENCE NORTH $5^{\circ}31'39''$ EAST 311.45 FEET; THENCE NORTH $11^{\circ}18'36''$ WEST 101.98 FEET; THENCE NORTH $4^{\circ}45'49''$ EAST 60.21 FEET; THENCE NORTH $36^{\circ}52'12''$ EAST 75.00 FEET; THENCE NORTH $55^{\circ}29'29''$ EAST 97.08 FEET; THENCE NORTH $62^{\circ}01'14''$ EAST 181.18 FEET; THENCE NORTH $3^{\circ}34'35''$ EAST 160.31 FEET; THENCE NORTH $58^{\circ}23'33''$ EAST 152.64 FEET; THENCE NORTH 40.00 FEET; THENCE NORTH $35^{\circ}32'16''$ WEST 86.02 FEET; THENCE NORTH $23^{\circ}01'32''$ EAST 217.31 FEET; THENCE NORTH $14^{\circ}02'10''$ EAST 103.08 FEET; THENCE NORTH $14^{\circ}55'33''$ WEST 310.48 FEET; THENCE NORTH $20^{\circ}33'22''$ EAST 85.44 FEET; THENCE NORTH $78^{\circ}41'24''$ EAST 101.98 FEET; THENCE NORTH $63^{\circ}26'06''$ EAST 55.90 FEET; THENCE NORTH $9^{\circ}05'25''$ EAST 125.59 FEET; THENCE NORTH $2^{\circ}51'45''$ EAST 400.50 FEET.

EXCEPTING THEREFROM ANY PORTION THEREOF WHICH LIES SOUTHERLY OF THE SOUTHERLY BOUNDARY OF THAT CERTAIN STRIP OF LAND AS SHOWN ON MAP RECORDED IN BOOK 2187, PAGES 1375 TO 1381, INCLUSIVE OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DESCRIPTION - PAGE 4PARCEL FOUR:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT, RECORDED JULY 28, 1866 IN BOOK A, PAGE 17, ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WITHIN A STRIP OF LAND 24 FEET IN WIDTH THE CENTER LINE OF SAID STRIP OF LAND BEING THE CENTER LINE OF THAT CERTAIN "EXISTING ROAD" SHOWN ON EXHIBITS "A", "B" AND "C" ATTACHED TO EASEMENT DEED, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED APRIL 19, 1967 AS INSTRUMENT NO. 10684 IN BOOK 2187, PAGE 1364 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED AS PARCEL ONE, IN THE DEED TO STATE OF CALIFORNIA, RECORDED OCTOBER 10, 1967 AS INSTRUMENT NO. 29404 IN BOOK 2207, PAGE 1050 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING FROM SAID EASEMENT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF PARCEL THREE, HEREINABOVE DESCRIBED.

PARCEL FIVE:

THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EXISTING ROAD LOCATED ON LANDS DESCRIBED AS PARCEL ONE, IN DEED TO STATE OF CALIFORNIA, RECORDED OCTOBER 10, 1967 AS INSTRUMENT NO. 29404 IN BOOK 2207, PAGE 1050 OF OFFICIAL RECORDS OF SAID COUNTY, WHICH WAS RESERVED BY GRANTORS IN SAID DEED FOR USE AS THEREIN SET FORTH.

PARCEL SIX:

A NON-EXCLUSIVE EASEMENT FOR BEACH USE OVER THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT, RECORDED JULY 28, 1866 IN BOOK A, PAGE 17, ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHERLY OF THE TOP OF THE BLUFF ALONG THE PACIFIC OCEAN AND BETWEEN A LINE WHICH PASSES NORTH AND SOUTH THROUGH UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE", AS SHOWN ON THE MAP OF SURVEY FILED IN BOOK 41, PAGES 12 TO 50 OF MISCELLANEOUS MAPS AND A LINE THAT PASSES NORTH AND SOUTH THROUGH A POINT THAT BEARS NORTH 70°57'45" WEST FROM SAID "HORSE SHOE" TRIANGULATION STATION A DISTANCE OF 3,880 FEET.

EXCEPTING ANY PORTION LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

82-17113

EXHIBIT "B"

Recording Requested By

Title Insurance and Trust Co.

And when Recorded Mail To

The Camp Administration
Young Men's Christian Assn.
714 West Olympic Boulevard, Rm. 902
Los Angeles, California 90015

Attn: Dean Maxson, Director
Camping Services

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RECORDED AT REQUEST OF

2312 ALL 1985

JUN 29 9 00 AM '78

OFFICE OF RECORDS
SANTA BARBARA CO., CALIF.
K. TA VAN DUSKIN, RECORDER

FEE \$6.00

GRANT OF EASEMENT

RANCHO SANTA BARBARA, a California corporation, hereby grants to YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN LOS ANGELES, a California corporation, and its transferees and assigns, the property described on Exhibit "A" attached heret as an exclusive easement appurtenant to the dominant tenement, namely, the property described in Exhibit "B" attached hereto, in perpetuity, to use said parcel for any purpose whatever which may be permitted by law and which shall be in accordance with the zoning ordinances, regulations, laws and any conditional use permits which may be granted or enacted by the County of Santa Barbara.

The grantee, and its assigns and transferees, are granted the right to transfer this appurtenant easement only as an incident of a transfer of the said dominant tenement.

Reserving to grantor, its successors and assigns, for a period of twenty (20) years from the date of this Grant of Easement, the right to approve the design, layout and planning of all improvements to be constructed upon the property granted herein. Grantee shall supply to Grantor for its approval two (2) complete sets of plans and specifications for any such improvements, including landscaping plans. Grantee shall also submit a plot plan showing the proposed location of said improvements, all utility and service connections, and all road plans. Grantor shall approve or disapprove said plans within sixty (60) days after receipt thereof, by returning one (1) set of plans to Grantee with its approval or disapproval indicated thereon. Grantor shall not unreasonably withhold consent.

During said twenty (20) year period, no structure or other improvement, the plans and specifications of which have not first obtained the written approval of Grantor, or which do not comply with such plans, shall be constructed or maintained on the easement granted herein.

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No material additions to or alterations of any buildings or improvements shall be commenced unless and until plans have first been submitted to and approved by Grantor in the same manner as above provided. The approval by Grantor of any plans and specifications refers only to the conformity of such plans and specifications to general aesthetic appearance. Such plans and specifications are not approved for architectural or engineering design and Grantor, by approving such plans and specifications, assumes no liability or responsibility therefor, or for any defect in any structure or improvement constructed from such plans.

In order to preserve the aesthetic appearance of Grantor's adjacent real property described in Exhibit "C" attached hereto and made a part hereof, the easement conveyed hereby shall be used only for beach recreational activities and restroom and shelter facilities and no permanent living quarters or kitchen facilities shall be located thereon. The benefit of this covenant, condition and restriction shall attach to Grantor's property as described in Exhibit "C" and the burden shall attach to and be imposed upon that easement conveyed to Grantee hereunder. Grantee shall indemnify and hold harmless Grantor and its Grantees, assigns and other successors in interest from all claim, demand, liability or expense, including attorney fees, which may arise out or result from the condition, use, occupation or utilization of said premises by Grantee or its Grantees, assigns or successors in interest, and Grantee and its Grantees, assigns or successors in interest shall name Grantor and its Grantees, successors in interest and assigns as an additional insured on a policy of comprehensive liability insurance affording protection against liability for damages for injury to property or person including wrongful death, in an amount not less than \$100,000/\$300,000, and Grantee and its Grantees, successors and assigns shall furnish Grantor, its Grantees, successors and assigns with a certificate of such insurance or Grantor, its successors and assigns may purchase such insurance at the expense of Grantee and its successors and assigns, and if the cost of such insurance is not repaid promptly upon demand, the cost thereof shall become a lien against the premises

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described in this easement and the easement granted here, foreclosable in like manner as a deed of trust with power of sale. This covenant, condition and restriction shall terminate twenty(20) years from the date of this Grant Deed, except for the portion of this covenant, condition and restriction which calls for indemnification against liability and provision of liability insurance, which shall exist so long as the easement created by this grant shall exist. No breach of this covenant, condition and restriction shall defeat or render invalid the lien or any mortgage or deed of trust made in good faith and for value as to any portion of the easement granted to Grantee hereunder.

The Grantor and its Grantees, successors and assigns shall, at such time as an applicable zoning ordinance or conditional use permit of the County of Santa Barbara or other county or municipal authority shall permit or make lawful the creation of a one-half acre parcel as described on Exhibit "A", convey to Grantee, its grantees, assigns and successors a fee simple estate in the premises described on Exhibit "A" attached hereto. Grantor and its grantees, successors and assigns shall, at the request of Grantee, its grantees, successors and assigns, execute and acknowledge any document necessary or desirable for the transfer, assignment, sale, use, subdivision, leasing, division, hypothecation, or other lawful use of the premises described on Exhibit "A" and attached hereto which shall not be in conflict with the covenants, conditions and restrictions hereinabove set forth, and this covenant, condition and restriction shall be binding upon the Grantor, its grantee, assigns and successors in interest and upon the Grantee, its grantees, assigns and other successors in interest for so long a time as the easement created by this grant shall remain in existence.

During the entire period of time when the easement created by this grant shall remain in existence, the grantee and its grantees, successors and assigns shall pay all taxes and assessments levied upon or assessed against the premises described on Exhibit "A" attached hereto, but without the creation by the Assessor of the County of Santa Barbara of any separate parcel of the premises described on Exhibit "A" for tax assessing purposes.

IN WITNESS WHEREOF, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed

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by its _____ Vice- President and _____
Secretary thereunto duly authorized.

Dated: June 25, 1970

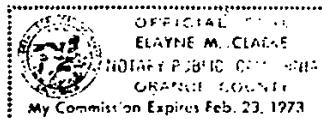
RANCHO SANTA BARBARA,
a California corporation

By: E. James Murar Vice President

By: J. M. Power Secretary

STATE OF CALIFORNIA }
COUNTY OF SANTA BARBARA } SS.

On 25 June 1970, before me, the undersigned, a
Notary Public in and for said State, personally appeared
E. James Murar, known to me to be the Vice
President, and R. W. Power, known to me to
be --- Secretary of the Corporation that execu-
ted the within Instrument, known to me to be the persons who executed
the within Instrument on behalf of the Corporation therein named, and
acknowledged to me that such Cor-
poration executed the within in-
strument pursuant to its by-laws
of a resolution of its board of
directors.



WITNESS my hand and
official seal.

Elayne M. Clarke
(Signature)

ELAYNE M. CLARKE

(This area for official notarial seal)

Title Order No. 125325-AAM

Escrow No. 125325-RL

AN EXCLUSIVE EASEMENT FOR RECREATIONAL USE, RESTROOMS AND SHELTER FACILITIES OVER AND ON THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT, RECORDED ON JULY 28, 1866 IN BOOK A, PAGE 17, DESCRIBED AS FOLLOWS:

COMMENCING AT THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "ANITA 2"; THENCE SOUTH $89^{\circ}27'27''$ EAST 7573.01 FEET TO THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE", SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION BEING SHOWN ON MAP FILED IN BOOK 41, PAGES 12 TO 50, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE", BEING APPROXIMATELY SOUTH $46^{\circ}38'50''$ WEST 14,615.75 FEET FROM A $3/4$ INCH IRON PIPE AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF (NORTH $87^{\circ}22'$ WEST 19,196.30 FEET) IN THE NORTHERLY BOUNDARY OF THE RANCHO NUESTRA SENORA DEL REFUGIO AS SHOWN ON MAP OF THE DIVISIONS OF RANCHO SAN JULIAN FILED IN BOOK 14, PAGES 1 TO 14, INCLUSIVE, OF MAPS AND SURVEYS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH $70^{\circ}57'45''$ WEST 4104.39 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH $65^{\circ}52'26''$ EAST 270.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE HAVING A BEARING OF NORTH $24^{\circ}07'15''$ EAST TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE IN A GENERALLY NORTHWESTERLY DIRECTION ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT IN A LINE WHICH BEARS NORTH $24^{\circ}07'15''$ EAST FROM SAID POINT "A"; THENCE SOUTH $24^{\circ}07'15''$ WEST ALONG SAID LINE AND PASSING THROUGH SAID POINT "A" TO THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE IN A GENERALLY EASTERLY DIRECTION ALONG SAID MEAN HIGH TIDE LINE TO THE POINT OF INTERSECTION WITH A LINE WHICH BEARS SOUTH $24^{\circ}07'15''$ WEST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE NORTH $24^{\circ}07'15''$ EAST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR A FOOT PATH 10 FEET IN WIDTH FROM THE STONE ARCH, LOCATED AT THE INTERSECTION OF THE NORTHERLY LINE OF THE RAILROAD RIGHT OF WAY WITH CUARTE CREEK; THENCE FOLLOWING THE MEANDER LINE OF SAID CREEK TO AN EXISTING ROAD RIGHT OF WAY.

EXHIBIT "B"

THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT RECORDED ON JULY 28, 1866 IN BOOK A, PAGE 17, ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "ANITA 2"; THENCE SOUTH $89^{\circ}27'27''$ EAST 7573.01 FEET TO THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE", SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATIONS BEING SHOWN ON MAP FILED IN BOOK 41, PAGES 12 TO 50, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE" BEING APPROXIMATELY SOUTH $46^{\circ}38'50''$ WEST 14,615.75 FEET FROM A $3/4$ INCH IRON PIPE AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF "N. $87^{\circ}22'$ W. 19196.30'" IN THE NORTHERLY BOUNDARY OF THE RANCHO NUESTRA SENORA DEL REFUGIO AS SHOWN ON MAP OF THE DIVISION OF RANCHO SAN JULIAN, RECORDED IN BOOK 14, PAGES 1 TO 14, INCLUSIVE, OF MAPS AND SURVEYS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH $26^{\circ}46'37''$ WEST 3749.34 FEET; THENCE NORTH $1^{\circ}14'43''$ WEST 3716.61 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE SOUTH $37^{\circ}55'02''$ WEST 1236.80 FEET; THENCE NORTH $15^{\circ}14'00''$ WEST 1357.44 FEET; THENCE NORTH $28^{\circ}51'16''$ WEST 1149.01 FEET; THENCE NORTH $24^{\circ}07'14''$ WEST 1413.30 FEET; THENCE NORTH $4^{\circ}26'50''$ EAST 1443.29 FEET; THENCE SOUTH $85^{\circ}40'37''$ EAST 594.82 FEET; THENCE SOUTH $60^{\circ}24'10''$ EAST 702.99 FEET; THENCE SOUTH $10^{\circ}33'32''$ EAST 884.82 FEET; THENCE SOUTH $81^{\circ}20'38''$ EAST 1022.20 FEET; THENCE SOUTH $5^{\circ}10'24''$ WEST 2664.36 FEET TO THE "TRUE POINT OF BEGINNING".

EXCEPTING THEREFROM THAT PORTION IF ANY, LYING NORTH OF THE NORTHERLY LINE OF SAID RANCHO ACCORDING TO SAID PATENT.

ALSO EXCEPTING THEREFROM THE INTEREST IN THE MINERALS AND MINERAL RIGHTS IN SAID LAND, AS SAID MINERALS AND MINERAL RIGHTS ARE THEREIN DEFINED, AS CONVEYED BY DEED FROM HOLLISTER ESTATE COMPANY TO JANE H. WHEELWRIGHT AND CLINTON B. HOLLISTER, AS EXECUTORS OF THE WILL OF J.J. HOLLISTER, DECEASED, ET AL., RECORDED JULY 20, 1962 AS INSTRUMENT NO. 30286 IN BOOK 1942, PAGE 916 OF OFFICIAL RECORDS AS SAID INTERESTS WERE MODIFIED AND AMENDED BY THAT CERTAIN EXCHANGE OF DEEDS BETWEEN PETER STEFFENS AND ELLA STEFFENS, HIS WIFE, ET AL. AND HOLLISTER COMPANY, A JOINT VENTURE, COMPOSED OF D-G-J INVESTMENT CO., A CORPORATION AND HARWEN COMPANY, A LIMITED PARTNERSHIP, RECORDED AUGUST 12, 1965 COMMENCING WITH INSTRUMENT NO. 28586 IN BOOK 2116, PAGE 971 OF OFFICIAL RECORDS AND CULMINATING WITH INSTRUMENT NO. 28647 IN BOOK 2116, PAGE 1207 OF OFFICIAL RECORDS.

EXHIBIT "C"

82-17113

THOSE CERTAIN TRACTS OF LAND IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS "PARCEL ONE" AND "PARCEL TWO" IN THE DEED TO RANCHO SANTA BARBARA, A CALIFORNIA CORPORATION, RECORDED JUNE 25, 1968 AS INSTRUMENT NO. 19908 IN BOOK 2236, PAGE 865 OF OFFICIAL RECORDS OF SAID COUNTY.

Exhibit "C"

CALIFORNIA COASTAL COMMISSIONS SOUTH CENTRAL COAST REGION

MEETING AT _____

HEARING AGENDA - _____

APPLICATION NO. 309-05

APPLICANT: YMCA OF METROPOLITAN LOS ANGELES, CAMP BRANCH
818 West Seventh Street, 10th Floor
Los Angeles, CA 90017

LOCATION: Canada de la Cuarta, four miles west of Gaviota State
Beach, County of Santa Barbara. (APN: 83-700-32 and a portion
of APN: 83-690-22)

PROJECT: Construct Pendleton YMCA Ocean Camp and outdoor education
facility for up to 150 persons. Construct a total of 47,728
square feet of building coverage, 26,580 square feet of deck
on beach and inland parcels. (Exhibit I contains a detailed
project description.)

Lot size:	Lot size:	Beach parcel: one acre
		Inland parcel: 160 acres
		Approximately 150,000 sq. ft.
Lot coverage:		One story or not to exceed 24'
Height:		100-AL-0
Zoning:		

STAFF RECOMMENDATION:

The Staff recommends that the Commission adopt the following resolution:

I. APPROVAL WITH CONDITIONS:

The Commission hereby approves a permit for the proposed development, subject to the conditions below, on the grounds that, as conditioned, the proposed development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, with the public access and public recreation policies of Chapter 3 of the Coastal Act, will not prejudice the ability of the local government having jurisdiction over the area to prepare a local coastal program that is in conformity with the provisions of Chapter 3 of the Coastal Act, and will have no significant adverse environmental impacts.

II. CONDITIONS

This permit is subject to the following conditions:

1. Public Access.

Prior to the issuance of the permit, the applicant shall submit for the review and approval of the Executive Director of the Commission, a document suitable for recordation, such as (an irrevocable offer to

dedicate easements that can only be accepted after 1990) or some other legally binding agreement acceptable to the Executive Director, guaranteeing public access will be provided in accordance with the terms of this condition. The approved document shall be executed by the applicant to the accessways described below and shall be recorded free of all prior liens and encumbrances except for tax liens. The recorded document shall run in favor of the People of the State of California, binding the applicant and their successors in interest. If the applicant agrees to execute an offer to dedicate easements, to fulfill the terms of this condition, the offer shall be made to a public agency or private association acceptable to the Executive Director and shall be irrevocable for a period of 21 years running 10 years after the date of recordation. Where an interest in land such as a grant of easement or an offer to dedicate an easement is made, such grant or offer shall be accompanied by a CLTA title insurance policy.

The approved document shall provide the following:

A.1. Lateral Access for public passive recreational use along the approximate 3300 foot long shoreline at Hollister Ranch. The area provided for public use shall extend from the mean high tideline to the toe of the bluff. For the purposes of this condition, passive recreational use shall include walking, running, sunbathing, surfing, viewing and fishing, but shall not include use of off-road vehicles or allow campfires. The public use of the accessway shall be restricted to the hours between sunrise and sunset; the agency or association administering the accessway may further restrict this use period upon approval by the Executive Director of the Commission, or successor in interest, that such restriction is necessary to balance the public use and need to protect coastal resources in the vicinity of such accessways. This route may be the major portion of a coastal access trail through Hollister Ranch.

A.2. Coastal Access Trail

Lateral access for the public to pass and repass along a coastal trail along the bluff tops specifically transversing YMCA easements is necessary. The public's right to use this lateral access trail shall be limited to those times when use of the beach lateral access area is restricted due to high tide or storm conditions. In no case shall the lateral access trail be wider than 10 feet nor be sited further landward than Rancho Real Road, nor further seaward than the Southern Pacific right-of-way. The exact location of the lateral access trail shall be designated in a coastal trail plan for Hollister Ranch.

B.1. Vertical Access along Rancho Real Road, and across the YMCA Cuarta Canyon/Tunnel Beach access. The use of the vertical accessways shall be for operation of a transit system on Rancho Real Road from the adjacent parking lot at Gaviota State Park to this access point within the Hollister Ranch. The transit system shall provide access for up to 50 members of the public in addition to the 50 YMCA campers and staff allowed on the beach center facility. The general public would be allowed access to the beach, but not to the YMCA beach center. The use of the accessway shall be limited to two vehicles per hour, each vehicle carrying no more than 30 persons from the State Park into the Ranch on any run. The use of the vertical accessway shall be limited to the hours between 9:00 a.m. and sunset. Vehicles shall not bring persons into the Ranch any later than two hours before closing of the access road.

Prior to operating the transit system, the public agency or private association, in conjunction with the Commission, shall draft a specific plan for the operation of the transit system, including provisions for ridership

fees to offset operation costs, criteria for decrease or increase in vehicle trips or hours of operation to accommodate public recreational needs consistent with habitat protection, and provisions for distribution of information to riders regarding appropriate uses of the beaches and accessways. This plan shall be subject to the review and approval of the Executive Director, or successor in interest. The transit shall be operated in accordance with the approved plan.

B.2. Public Access Monitoring Program. Prior to opening the accessways, the maintaining agency, or association, (after 1990) and/or the YMCA, in conjunction with said agency or association, shall provide for the commencement of an annual monitoring program to assess and determine the impacts of public activity on the beach and on intertidal resources and to identify the problems of providing security against fire, vandalism, and trespass on private ranch properties. These studies shall also assess the impacts, if any, public access has on archaeological and native American cultural resources of the area. Prior to the opening of the accessways for public use, the program shall gather baseline data on the health of biological resources, analyze the baseline data, and present it to the Executive Director of the Commission, the Hollister Ranch Association, and the YMCA.

The study prepared as a result of the monitoring program, should the study rate significant adverse impacts by YMCA or public activities, shall be subject to review, one year after Camp operation, by the Commission, or its successor, at a public hearing. Any further conditions may be deleted, added, or modified by Commission action. Additional review by the Commission at a later date would be determined by the Commission at that meeting.

C.1. YMCA Facility Program: A Daily Membership Program that shall provide short-term use of the beach portion of the YMCA easement for all ages and sexes. Daily use shall include at least one day weekly during the entire year. This daily membership program shall be operated until such time as the lateral and vertical access in condition 1A and B above are implemented by an accepting agency or association.

C.2. YMCA Monitoring Program. Once the beach facility and Daily Membership Program is operational, the YMCA shall provide for the commencement of an annual monitoring program to assess and determine the impacts of YMCA activity on the beach and on intertidal resources and to identify the problems of providing security against fire, vandalism, and trespass on private ranch properties. These studies shall also assess the impacts, if any, YMCA access has on archaeological and native American cultural resources of the area. These reports shall be presented to the Executive Director of the Commission, as they are completed.

The study prepared as a result of the monitoring program, should the study rate significant adverse impacts by YMCA or public activities, shall be subject to review, one year after Camp operation, by the Commission, or its successor, at a public hearing. Any further conditions may be deleted, added, or modified by Commission action. Additional review by the Commission at a later date would be determined by the Commission at that meeting.

2. Archaeological Resources: Beach and Inland Parcels.

Prior to the issuance of a Coastal Development Permit, the applicant shall retain a qualified archaeologist, subject to the approval of the Executive Director of the Regional Commission, to oversee all site preparation for the proposed project, including excavation and grading. Should archaeological resources be disclosed during any construction phase of the project, all activity which could damage or destroy these resources shall be temporarily suspended until the site has been examined by a qualified archaeologist and mitigation measures have been developed to address the impacts of the project on archaeological resources. Such mitigation measures shall be reviewed and approved by the Executive Director of the Regional Commission.

3. Archaeological Resources: Inland Parcel, Southern Portion Only.

Prior to the issuance of a Coastal Development Permit, the applicant shall have a sub-surface archaeological survey of the proposed project site performed by a qualified archaeologist subject to the review and the approval of the Executive Director of the Regional Commission. A written report of the results of the sub-surface survey, including an assessment of the nature, extent, and significance of the archaeological resources and a set of possible mitigation measures to reduce the impacts of the proposed project on any archaeological resources, shall be submitted to the Executive Director of the Regional Commission. Such mitigation measures shall be reviewed and approved by the Executive Director.

The applicant shall also retain a qualified archaeologist, subject to the approval of the Executive Director of the Regional Commission, to oversee all site preparation for the project, including excavation and grading. Should such work present additional threats to the archaeological resources of the site not anticipated by the mitigations approved by the Executive Director prior to the issuance of the Coastal Development Permit for the project, additional mitigations, or modifications to the original mitigations shall be developed. Such mitigation measures shall be reviewed and approved by the Executive Director of the Regional Commission.

4. Bluff Top Setback.

Prior to the issuance of a Coastal Development Permit, the applicant shall submit to the Executive Director, for his review and approval, a revised site plan locating the Beach Center landward five (5) additional feet. This total setback of between 80 and 105 feet is sufficient to protect the structure for an estimated 57 years.

5. Liability Waiver.

Prior to the issuance of a coastal development permit, the applicant shall submit to the Executive Director a deed restriction for recording, free of prior liens except for tax liens, that binds the applicant and

any successors in interest. The form and content of the deed restriction shall be subject to the review and approval of the Executive Director. The deed restriction shall provide (a) that the applicants understand that the site is subject to extraordinary hazard from waves during storms and from erosion, from landslides, and from fires, and the applicants assume the liability from those hazards; (b) the applicants unconditionally waive any claim of liability on the part of the Commission or any other regulatory agency for any damage from such hazards; and (c) the applicants understand that construction in the face of these known hazards may make them ineligible for public disaster funds or loans for repair, replacement, or rehabilitation of the property in the event of storms, landslides, and fires.

6. Stairway: Engineering Plans

Prior to the construction of the beach center and stairway, the applicant shall submit to the Executive Director, for his review and approval, a set of engineered stairway plans that would adequately protect the stairway from storm wave damage.

7. Services - Septic System

Prior to the construction of the septic system, the applicant shall submit to the Executive Director, for his review and approval, all appropriate documentation indicating that the proposed design and location meets Regional Water Quality Control Board Standards and permit requirements.

III FINDINGS

The Commission finds and declares as follows:

1. Project Description

The applicant proposes an outdoor education and camp facility for the use of youth groups, school groups and families. The maximum occupancy of the camp is 150 YMCA members, plus 50 staff members. The peak use of the facility would be for youth camps 10 to 12 weeks during summer months. During the remainder of the year, the facility would be available as an educational facility for local school children during the week and it would be utilized about half of the weekends. Campers would arrive at the facility by bus.

The project is located on two parcels. The larger parcel, 160 acres in size, is located approximately one mile inland. The majority of the camp project is located on this site. The site plans include the following twelve structures:

- Recreation Center: Swimming pool and refuge
- Dining commons
- Infirmary
- Education center
- Camper housing units
- Camper toilet and shower facility
- Maintenance facility
- Caretakers residence
- Program director's residence

- Food service staff housing
- Staff housing
- Periodic staff housing

The beach facility is located on a one acre parcel on top of the beach bluff. That site plan includes the following:

- Ocean education facility
- Camp fire area
- Wood stairway to beach
- Covered wood deck walkway

2. Project Location

The YMCA parcels are located approximately four miles west of Gaviota State Park, within Canada de la Cuarta. The site is approximately 34 miles west of the City of Santa Barbara.

The inland parcel (160 acres) is surrounded by the 100 acre Hollister Ranch parcels. The beach parcel (1 acre) is surrounded by the Hollister Ranch Owner's Association Common Area.

3. Public Access

Public Resources Code, Section 30210 states that:

"In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse."

Public Resources Code, Section 30212 states that:

"(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

(b) For purposes of this section, "new development" does not include:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the regional commission or the commission determines that such activity will have an adverse impact on lateral public access along the beach.

As used in this subdivision, "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive of the Government Code and by Section 4 of Article X of the California Constitution. (Amended by Cal. Stats. 1979, Ch. 919.)"

Public Resources Code, Section 30212.5 states that:

"Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area."

Public Resources Code Section 30213 states that:

"Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. New housing in the coastal zone shall be developed in conformity with the standards, policies, and goals of local housing elements adopted in accordance with the requirements of subdivision (c) of Section 65302 of the Government Code."

Public Resources Code, Section 30214 states that:

"(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

(1) Topographic and geologic site characteristics.

(2) The capacity of the site to sustain use and at what level of intensity.

(3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses,

(4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter,

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission, regional commissions, and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs. (added by Stats. 1979, Ch. 919.)"

A. Adequacy of Existing Access

Public access to or along the sea does not exist for a 30 mile section of coast extending from the area west of Gaviota State Park to Jalama Beach Park, a county park 10 miles north of Point Conception. There are three major land owners along this section of coast including Hollister Ranch (14,000 acres), Southern California Edison at Cojo Bay, and Bixby Ranch (24,000 acres). Along the 64 miles of shoreline in Northern Santa Barbara County, there are only four acres totalling 1.3 miles of ocean frontage available for public use.

This section of coast provides some of the more spectacular scenic and recreational opportunities including excellent surfing areas, surf fishing, diving areas, and beaches with recreational and habitat values. None of these resources are available to members of the general public except for those owning land along this coastal section or those traveling by boat. The public is currently excluded from both the shoreline and Rancho Real Road, a private road which extends from the first public road through the 12 miles of the Hollister Ranch and intersects with six private accessways leading to the shoreline.

In a series of appeals to the State Commission, involving the construction of single family residences on privately owned 100 acre parcels, it was determined that public access could be provided to this area consistent with the policies of the Coastal Act. That decision, the subject of litigation, is being reconsidered in order to more fully develop an acceptable program for providing public access. The basic question, however, of whether or not access should be provided has been resolved. That decision is helpful in directing the consideration of any public access provisions in this application.

Historic ownership in the area has resulted in the reservation of the state-owned tidelands for the exclusive use of landowners rather than the public as required by the California Constitution and the 1976 Coastal Act as amended in 1980. The State Commission noted, in its July 1979 decision, that public access to and along the Hollister Ranch beach (which includes the YMCA parcel) is effectively precluded. The Hollister Ranch presently restricts access as a stated policy. The only present avenue of public access to the beach along this section is below the mean high tide. Individuals moving along the coast in this area must either swim, or wade around the rock and bluff formations, often in dangerous surf. During high tide and storm conditions, the beaches adjacent to Gaviota State Park, the nearest public access point extending 1-2 miles onto the Hollister Ranch are submerged, making passage up to the public lands along this coastline hazardous, if not impossible. The Hollister Ranch maintains a security patrol to assure that the public does not travel landward of the mean high tide.

These circumstances result in a situation where a substantial length of one of the more spectacular stretches of the Santa Barbara coast to which public access is guaranteed under the California Constitution, has been effectively reserved for the enjoyment of certain private individuals in the case of the Hollister Ranch and of a limited segment of an organization (members only) in the case of the YMCA Camp.

It is important to note that Section 30604 emphasizes the public access requirements by requiring the Commission to find specifically that permitted development between the first public road and the shoreline will conform to the access policies of the Act. Clearly, because the public presently has no right of access to this 30 mile section of shoreline, the Commission finds that adequate public access does not now exist in the area.

The Regional Commission finds, therefore, that the obvious need for public access in this area requires that any development along this section of coast make provision for public access.

B.1. Policy Evaluation

Having ascertained that access is needed in this area, the policies of the Act should be applied directly to the proposal at hand. PRC section 30212 requires that public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects. Clearly the proposed camp facility constitutes new development and is, therefore, obligated to provide public access. The only possible exceptions to this would be if such public access were found to be: (1) inconsistent with public safety, military security needs or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Number 2, was dealt with above and is clearly not a factor. Similarly, no military security needs are known to exist, so that is not a constraint. The only remaining concerns would be public safety, protection of fragile resources and adverse impacts on agricultural land. Simply put, the response to these concerns, if they exist is conditioning the access to assure conformity with the concerns, rather than any blanket preclusion of public access. The first two of these items could, for example, be dealt with by the supervisory personnel of the YMCA.

B.2. Habitat Values

This section of shoreline has a rich and varied habitat supportive of one of the most complete terrestrial ecosystems on the southcoast. Because of the general inaccessibility of this coast, the intertidal marine resources are rich and substantially pristine.

Although increased public use of the shoreline area could have some impact on the resource values, impacts on the resources will result from additional YMCA use of the Camp as well. The YMCA Camp will allow up to 150 campers and up to 50 staff members to use the beach facility at an intensity of up to 50 people per day. If the Commission were to approve this proposed development along this area of the shoreline, without requiring public access, increased access by a portion of the public through the YMCA, with increased impacts on the shoreline resources would occur. The Commission finds that limited access for all members of the public to the shoreline will not have substantial adverse impacts on the existing resources beyond that of the YMCA Camp use. The Commission does find that the provisions of the Coastal Act require the protection of fragile coastal resources. It is for this reason that these conditions, allowing up to 50 members of the general public in addition to the 50 YMCA Campers, require the use of the shoreline to be strictly monitored and the extent and hours of use be limited and the accessway be located in the proposed location, which is one of the less sensitive beach areas. The Commission has further provided that the extent of public access may be reconsidered and further limited, if studies reveal that public access significantly degrades local resources. Therefore, the Commission finds that the permit conditions adequately protect these resources in accordance with Section 30212 of the Coastal Act.

B.3. Agricultural Lands

This last concern does not apply to this project even though the land use in this area is cattle ranching with increasing amounts of cultivated field agriculture. The applicants' inland and beach parcels have never been a part of the area's agricultural grazing cooperative. These parcels are non-prime agricultural land, exhibiting marginal productivity potential. The general public, after 1990, by the conditions imposed, would not even be allowed on the inland parcel. The public would be allowed access only to the YMCA beach site where their presence could not impact any agricultural operation. Even further safeguards are provided, however, by limiting the public use of the road to the approved transit system, potential for public interference with the surrounding ranch operations will be minimized. In addition, the limitation on hours of operation and number of trips per day will further reduce any conflict of public access with the agricultural uses. Because there will be only limited and carefully regulated public pedestrian right of access from Rancho Real Road seaward to the beach along Cuarta Creek, any interference with the operations of the Hollister Ranch will be absolutely minimal. In addition, if, through the yearly monitoring program, it is determined that the access program is having an adverse impact on the agricultural operation, additional steps to mitigate the impacts can be enacted. The Commission concludes, therefore, that public access in accordance with the terms of the conditions would not have an adverse impact on the agricultural operations of the surrounding area.

B.4. Overcrowding

Public Resources Code Section 30212.5 requires distribution of facilities throughout an area to mitigate against the impacts of overcrowding or overuse by the public of any single area. By opening the YMCA beach area to the public this policy will be fulfilled. Presently, the public is physically and otherwise restricted to the Gaviota State Beach area. By providing 50 people from the general public with an opportunity to use the 3300 foot long YMCA beach, public use will be more dispersed throughout the area as required by PRC Section 30212.5.

B.5. Public Recreational Opportunities

Public Resources Code Section 30213 states that developments providing public recreational opportunities are preferred. It might be argued that the YMCA, though a membership organization, is practically speaking open to the public and, therefore, by its very nature this development is providing "public" recreation. While that may be true of many YMCA facilities, it is clearly not the case here. In fact, since this is a camp facility, its focus will be toward providing week or week-end long programs for young people and families. As favorably as that might be viewed, it is still exclusive of many people. PRC Section 30210 requires that maximum access be provided for all the people.

To the extent that the proposed YMCA facility would exclude people, either on the basis of age, or their willingness to participate in specific recreational programs, this could be alleviated through conditions expanding the use of the beach to include all members of the general public who become YMCA members on a permanent or temporary basis. Such conditions would bring the project into conformity with PRC Sections 30213 and 30210 by making the project truly public recreational and available to a much wider segment of the public. The Commission finds that condition number one C (1.C.) adequately addresses this concern.

B.6. Regulation of Public Access

PRC Section 30214(a) requires that the public access policies be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access. The topography of the site should present no problem to access since the proposal includes a ramp from the bluff to the beach. The capacity of more than 3300 linear feet of sandy beach to sustain no more than 100 people at a time (this equals 30+ feet of shoreline per person) appears not to be a problem. The impact of 50 additional people/day on any fragile resources will be the subject of an ongoing monitoring program, so said resources should be adequately protected. No privacy problems should result for adjacent property owners since public access is only being provided on the beach area below the bluffs and no Hollister Ranch homes exist in this area seaward of the railroad tracks. Finally, litter clean-up will be an ongoing function of the YMCA, until such time a public or private agency accepts the offer to dedicate after 1990. Therefore, this project can be found consistent with PRC Section 30214(a).

B.7. Innovative Management Techniques

Public Resources Code Section 30214(c) requires the Regional Commission to encourage the utilization of innovative access management techniques including agreements with private organizations which could minimize management costs and encourage use of volunteer programs. As conditioned, this project will be an

example of just such an arrangement. Clearly, the YMCA is establishing a large scale recreational facility at this site. The conditions will require them to open a small, but important portion of their facility to a limited number of the general public who become YMCA members on a daily basis. They already will be supplying shuttle service, supervision, maintenance and clean-up service for their campers and other YMCA members. The YMCA legal ownership of the beach parcel and the 3300 foot lateral section of beach does not allow the YMCA to record an offer to dedicate lateral and vertical access until the year 1990. In the meantime, Condition number 1.C.1. will establish a YMCA daily membership program which is adequate to meet the public access policies of the Act. The conditions require that the use of these already proposed facilities/services be expanded to include all age groups from the general public until such time as a public agency or private association implements the vertical and lateral access to the YMCA beach.

B.8. Summary

From all of the above it is found that this project is approvable only as conditioned. Absent the provisions for public access, and absent the careful regulation and monitoring of that provision, this project could not be found to be consistent with the public access policies of the Coastal Act.

4. CULTURAL RESOURCES

Public Resources Code Section 30244 states that:

"Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required."

The protection of archaeological resources are of great concern and the Commission has, in past considerations, noted the need to protect such areas. The Commission believes, however, that the proposed public access program will be administered in a manner to protect all significant coastal resources in this area. The annual monitoring program will allow the Commission to assess the impacts of access on all such resources and to modify the program should it be determined that public access has adversely affected such resources.

a) YMCA Beach Program Center

The beach parcel includes a significant archaeological site SBA-1658, on the eastern portion of the parcel. A limited surface survey was conducted to accurately determine the site boundary. An area of low density cultural remains is present upslope to the west from the boundary of the surface extent of the site.

(1) Adverse Impacts

The proposed beach center, as conditioned, avoids locating the structure on this archaeological site to the east of this proposed center. The structure will be of a pier and beam construction, which requires no grading and minimizes potential adverse impacts on such resources in areas

surrounding the site. The creation of a walkway and stairway to the beach and a campfire circle at grade level in the center of the site, and the installation of a protective fence along the bluff edge may result in some direct impacts on this archaeological site. Erosion as a result of increased disturbance and use may cause the loss of artifact bearing soil. Santa Barbara County has required numerous mitigation measures to minimize these impacts including: planting a tough ground-obscuring ground cover over the entire site; planting a barrier of natural vegetation near the cliff edge to prevent collecting artifacts from the exposed cliff face; conducting a surface archaeological mapping and collecting survey; filling a thin layer of soil over the surface of the entire midden deposit; constructing the walkway with gravel or wood laid on the surface of the protective layer of soil. The Commission finds that, as conditioned, the proposed project will not result in any significant adverse impacts on archaeological resources.

b) YMCA Inland Site

1) Camp Location: Central Portion

The proposed project, consisting of development on approximately six acres, will not directly impact identified archaeological sites. It is possible that very small, low density, or buried site deposits exist where structures are proposed to be built. The applicant has some flexibility in the final project site location should the onsite archaeologist discover any resources during the grading or excavation phase.

2) Parking and Camp Location: Southern Portion

An archaeological site was discovered in the area east of the access road during the surface testing program. This relatively preserved site, containing stone tools, has research value. Portions of three buildings are proposed to be located on a portion of this site. The site is proposed to be filled for the construction of driveways and roadways. Although these projects are sited within known archaeological resources, the large parcel size does allow the applicant considerable flexibility in the final project design. Condition number three requires a subsurface archaeological survey of the project site prior to the issuance of the permit. The resultant written report submitted to the Executive Director would note any necessary mitigation measures to avoid impacts on archaeological impacts.

The Commission finds that due to the possible archaeological sensitivity of both the beach and inland parcels, the standard archaeological condition, number two, requiring a qualified archaeologist on site during all grading and excavation operations, and incorporating appropriate mitigation measures in the event archaeological resources are discovered, is necessary to be consistent with Section 30244.

The Commission further finds that the standard archaeological condition, number three, requiring, in addition, a sub-surface archaeological survey of the proposed project site on the southern portion of the inland site and a resultant report noting mitigation measures for the review and approval of the Executive Director; is adequate to be consistent with Section 30244.

5. DEVELOPMENT HAZARDS

Public Resources Code Section 30253 states that:

"New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs."

a) Geologic

The beach parcel is located on highly erodable terrace materials consisting of unconsolidated sands and gravels. Michael Hoover, consulting geologist has concluded that the "principal geologic hazard at the site is the gradual retreat of the seacliff". Seacliff retreat has been estimated at an average 8.3 inches per year. " . . . proposed structures should be setback from the cliff edge at distances equal to the average rate of seacliff retreat (8.3 inches per year) multiplied by the design life of the structures, plus the assumed stable slope of the seacliff. Although the report recommends a 75 to 100 foot setback from the bluff-top, depending upon the height of the cliff which varies from 40 to 60 feet in height, this recommendation is based upon an assumed 50 year design life. State Interpretive Guidelines on geologic hazards recommend that a 75 year design life be used in these calculations. In this situation it is particularly important to maximize the bluff-top setback due to the highly erodable unconsolidated terrace materials within the bluff. However, due to the unconsolidated embankment immediately landward and adjacent to the proposed structure, a narrow but reasonable distance is necessary to protect the structure from this embankment. The embankment is part of the fill laid within the Southern Pacific right-of-way.

Staff has inspected the site marked with stakes indicating the location of the inland property line below the unconsolidated railroad, bluff and the location of the proposed structure. Condition number 4 requires that the structure be setback an additional five feet to a location which appears to be the maximum setback on this site (20 to 105 feet). This distance is sufficient to protect the structure for an estimated 57 years. At this location the structure will minimize risks to life and property from both the ocean bluff and the railroad bluff. In regards to the bluff-top erosion caused by surface runoff, this application incorporates Hoover's recommendation to create a small earthen berm along the edge of the bluff to catch surface runoff and direct it to the east end of the site through a flexible PVC drainpipe to the base of the bluff. Therefore, the Commission finds that, as conditioned, the proposed project is consistent with Section 30253.

b) Fire Hazard

The proposed project is located in an area of potentially high fire hazard. Combining the substantial quantities of natural flammable fuels and

increased level of human activity, can create significant fire hazards on these sites. The applicant has submitted a fire plan which provides the following: automatic fire sprinklers and detectors in all buildings, an alarm system, use of fire resistant building materials, a 60,000 gallon water supply, vegetation fuel modification program, self-contained underground refuge structure, portable fire equipment and a brush fire truck, helipad, visitor fire safety education and training program, 24 hour per day fire watch patrol on high fire hazard days. The Commission finds that the proposed project is consistent with Section 30253 of the Act.

6. VISITOR-SERVING RECREATION FACILITIES

Public Resources Code Section 30222 states that:

"The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry."

The proposed project is a visitor-serving recreation facility serving as a quasi-public facility. The project as proposed by the applicant does enhance public opportunities for coastal recreation. The project, as conditioned, to maximize public access opportunities, will further enhance public opportunities for coastal recreation. The Commission finds that, as conditioned, the proposed project is consistent with Section 30222.

7. SERVICES

Public Resources Code Section 30231 states that:

"The biological productivity and the quality of coastal waters streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams."

Public Resources Code Section 30250 (c) states that:

"(c) Visitor-serving facilities that cannot feasibly be located in existing isolated developments or at selected points of attraction for visitors. (Amended by Cal. Stats. 1979, Ch. 1090.)"

The intent of the Pendleton YMCA Beach Camp is to provide an outdoor educational experience for younger members of the YMCA. The location of this camp is near the existing Hollister Ranch developments. The Commission finds that the proposed project is consistent with Section 30250 (c). This isolated location requires adequate public services, including water and waste disposal systems.

1. Waste Water Disposal System

The applicant has proposed onsite disposal through either a septic tank and leach field system for the main camp area on the inland parcel, or a package treatment system disposing the effluent by spraying the hillsides of an isolated canyon.

Percolation testing was conducted on the proposed site located in a side canyon approximately 1200 feet below the main camp area. This isolated area has suitable soils for underground disposal. Condition number five requires the applicant to submit necessary evidence that the proposed system design and location meets Regional Water Quality Control Board Standards.

2. Water Supply

The applicant presently has one satisfactory well onsite within the Alegria Formation. A second well proposed on one of two possible sites will provide standby capacity. Based on discussions with U. S. Geological Survey, the afy yield of the Alegria Formation is approximately 40 acre feet per year. YMCA peak water requirements total approximately 11 acre feet/year. The Commission finds that the proposed project, as conditioned, is consistent with Section 30231.

8. VISUAL IMPACTS

Public Resources Code Section 30251 states that:

"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting."

a) Beach Parcel

The beach center is sited and designed to minimize adverse impacts on scenic and visual quality. The center is designed as a multi-level structure conforming to hillside contours. The top of the beach center is designed to be below the grade of the railroad tracks. As conditioned, primarily for geologic hazard reasons, the beach center is set back from the bluff to the maximum extent feasible, thereby minimizing any adverse visual impacts from the beach.

b) Inland Parcel

The camp location is approximately one mile inland from the ocean. All of the one story, 24 foot maximum height buildings, are not visible from the private Rancho Real Road. Therefore, the Commission finds that, as conditioned, the proposed project is consistent with Section 30251.

JJ/jg

Exhibit I

82-17113

Pendleton YMCA Ocean Center (#309-05)

Area Tabulation Summary Sheet (Based on Schematic Drawings dated April 24, 1980)

Total area of buildings (includes covered exterior corridors)	47,490 sq. ft.
Covered wood decks	376 sq. ft.
Wood decks (not covered)	1,205 sq. ft.
Wood deck supporting vehicle traffic	2,552 sq. ft.
Exterior wood pergola	648 sq. ft.
Wood stair to beach from bluff	372 sq. ft.
Swimming pool (32X75)	2,400 sq. ft.
Exterior concrete paving around swimming pool and dressing rooms	6,487 sq. ft.
Exterior concrete paving around refuge - recreation center	1,986 sq. ft.
Covered exterior concrete paving	522 sq. ft.
Exterior light weight concrete paving over W. P. membrane	1,910 sq. ft.

309/05

Pendleton YMCA Ocean Center

Area Tabulations (Based on Schematic Drawings dated 7 November 1979)

SWIMMING POOL & REFUGE - RECREATION CENTER

Dressing Rooms Toilets etc. Building	1,541 S.F.
Refuge- Recreation Center Building	3,289 S.F.
Swimming Pool (32 x 75)	2,400 S.F.
Exterior Concrete Paving around Swimming Pool & Dressing Rooms	6,487 S.F.
Exterior Concrete Paving around Refuge-Recreation center building (includes shuffle board courts)	1,986 S.F.

DINING COMMONS

Dining Commons Building	7,464 S.F.
Covered Wood Deck at Dining Commons	1,534 S.F.
Wood Deck at Dining Commons	2,168 S.F.

INFIRMARY

Building Area	2,338 S.F.
Covered Wood Deck at Infirmary	383 S.F.
Wood Deck at Infirmary	377 S.F.

EDUCATION & CONFERENCE CENTER

Conference/Classrooms Building,	3,132 S.F.
Crafts & Nature Study Classroom Building	1,555 S.F.
Covered Wood Deck at Conference/Classrooms	1,224 S.F.
Covered Wood Deck at Crafts & Nature Study Classrooms	912 S.F.
Wood Decks at Education and Conference Center	2,600 S.F.

Pendleton YMCA Ocean Center

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CAMPER HOUSING UNITS

Area of Buildings 480 x 15 =	7,200 S.F.
Covered Wood Decks 138 x 15 =	2,070 S.F.
Wood Decks 195 x 15 =	2,925 S.F.

CAMPER TOILET & SHOWER FACILITIES

Area of Buildings 672 x 3 =	2,016 S.F.
Covered Exterior Concrete Paving 156 x 3 =	468 S.F.

MAINTENANCE FACILITY

Vehicle Storage Garage	1,872 S.F.
Repair Shop	362 S.F.
Covered Exterior Concrete Paving	54 S.F.

CARETAKERS RESIDENCE

Residence Area	1,296 S.F.
Garage & Storage Room	864 S.F.
Covered Wood Deck	852 S.F.

BEACH SITE

Building Area	2,040 S.F.
Exterior Wood Pergola	648 S.F.
Covered Wood Deck	876 S.F.
Wood Deck	1,205 S.F.
Wood Deck Supporting Vehicle Traffic	2,552 S.F.
Exterior Light WT. Concrete Paving Over W.P. Membrane	1,910 S.F.
Wood Stair to Sand Beach	372 S.F.

Pendleton YMCA Ocean Center

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Area Tabulations (continued)

PROGRAM DIRECTORS RESIDENCE

Residence Area	2,544 S.F.
Covered Wood Deck at Residence	276 S.F.
Wood Deck at Residence	388 S.F.
Garage for Residence	625 S.F.

FOOD SERVICE STAFF HOUSING

Building Area	1,032 S.F.
Covered Wood Decks	243 S.F.
Wood Decks	209 S.F.

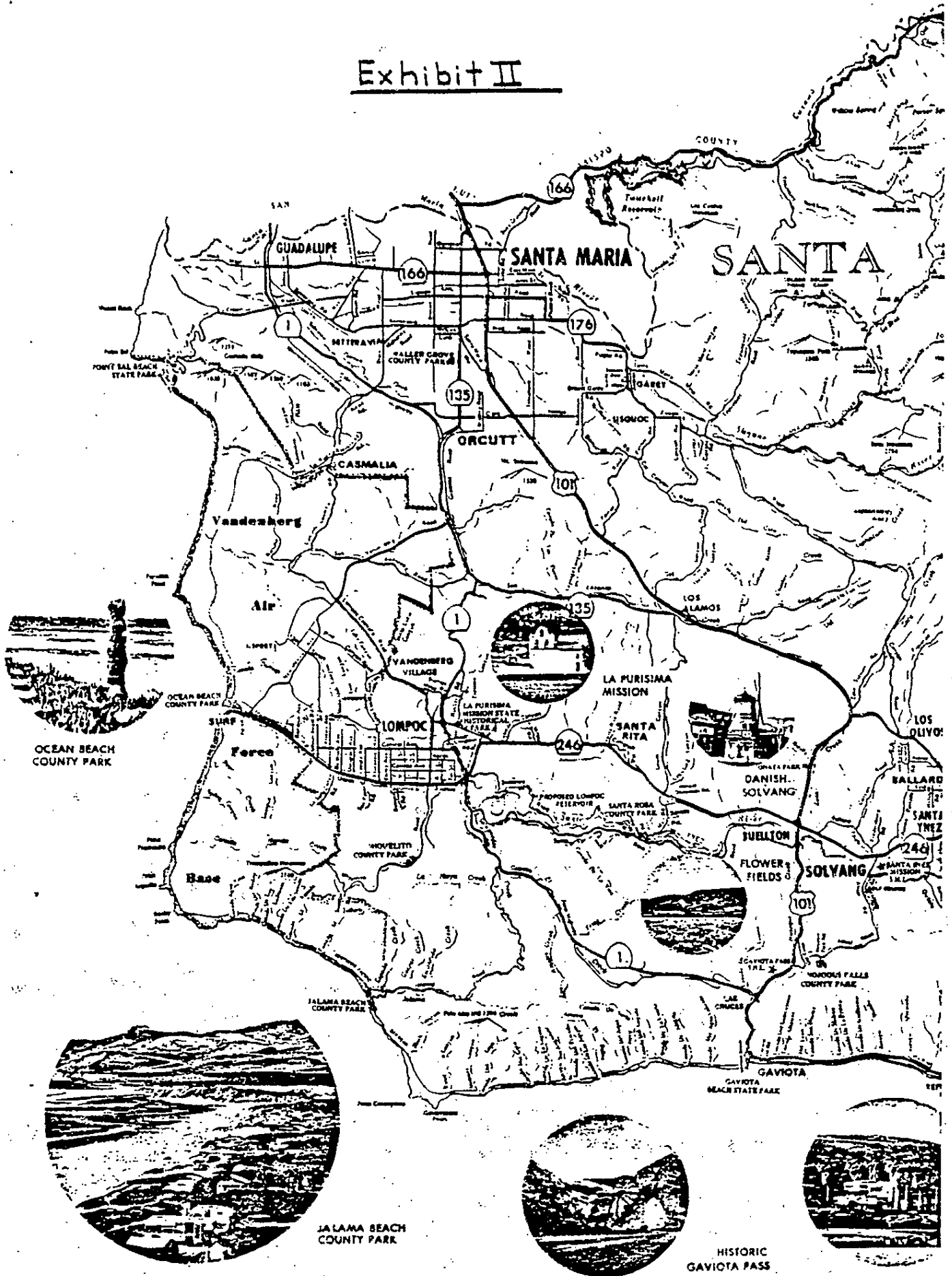
STAFF HOUSING

Building Area	2,440 S.F.
Covered Exterior Corridors	486 S.F.
Covered Wood Decks	588 S.F.
Wood Decks	415 S.F.

PERIODIC STAFF HOUSING

Area of Buildings 2455 x 3 =	7,365 S.F.
Covered Exterior Corridors 387 x 3 =	1,161 S.F.
Covered Wood Decks 586 x 3 =	1,758 S.F.
Wood Decks 411 x 3 =	1,233 S.F.

Exhibit II



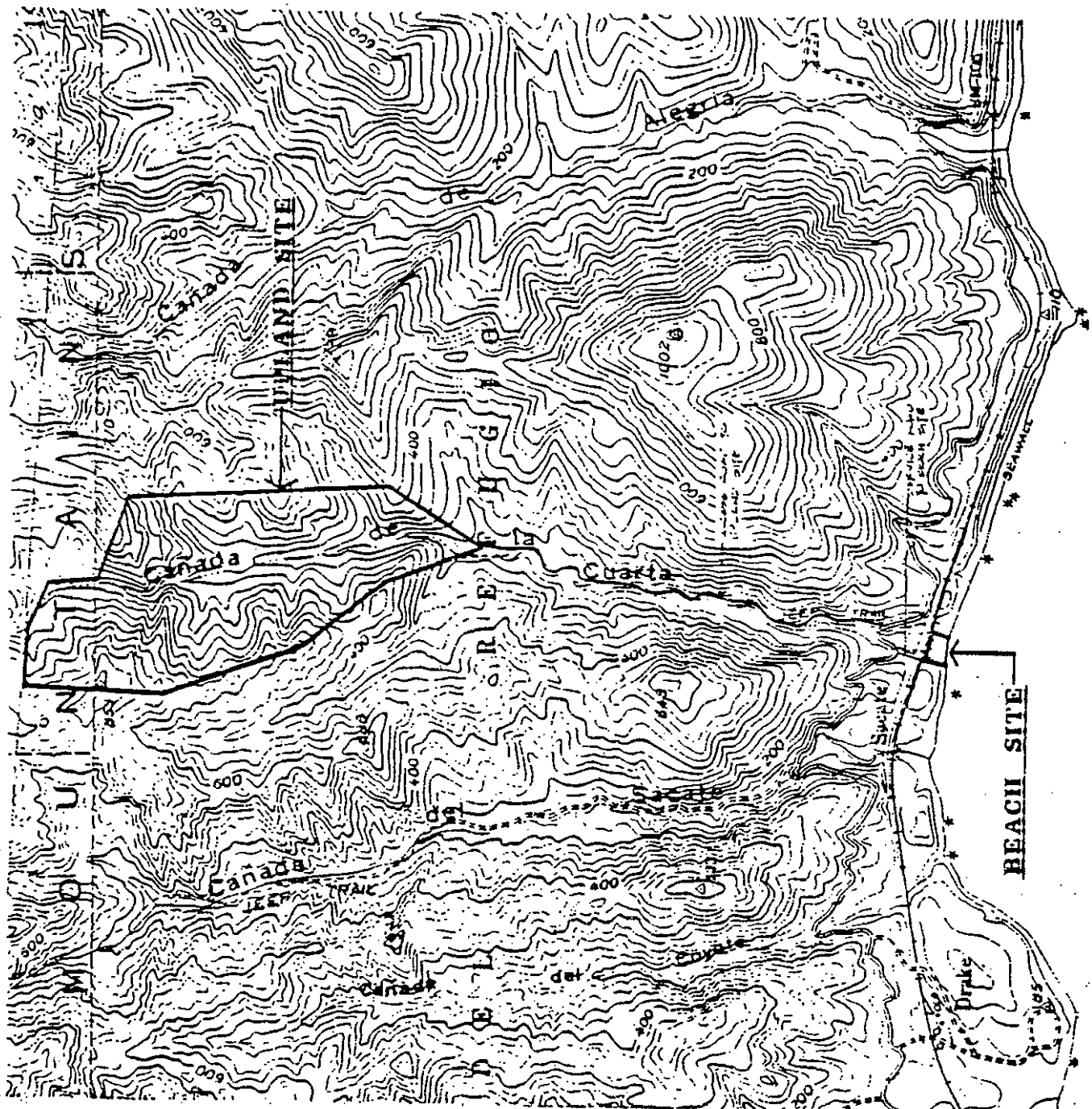
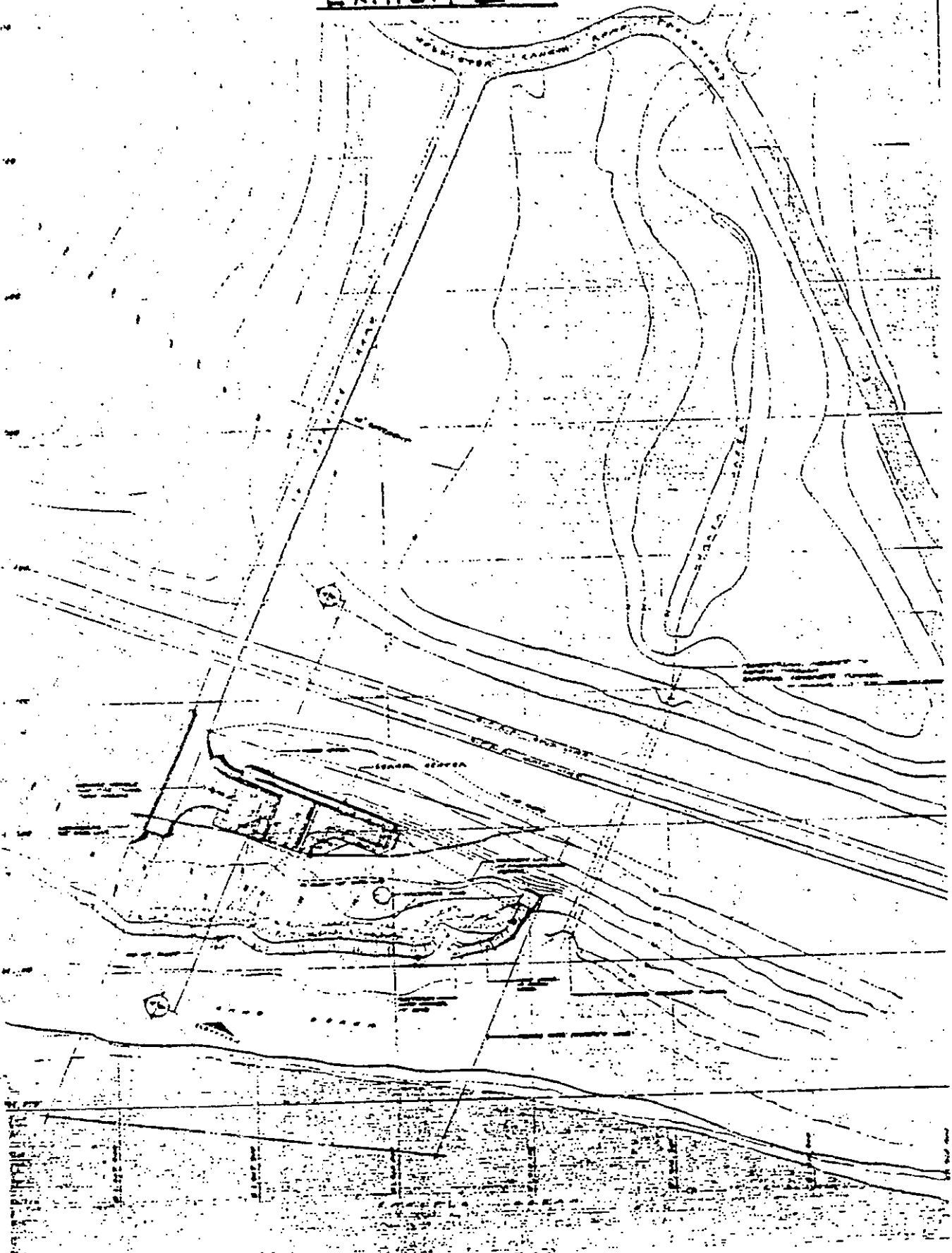


Exhibit V

SCALE 1:50,000



NOTE: ELEVATIONS GIVEN ON THIS MAP ARE FROM MEAN SEA LEVEL, WHICH IS 0.

BEACH SITE

Exhibit VI

SECTION A-
BEACH CENTER

SCAPE ELEVATION -
BEACH CENTER

DATE: 1/10/60

