

## CALIFORNIA COASTAL COMMISSION

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# Th4

**Prepared October 11, 2021 for October 14, 2021 Hearing**

**To:** Commissioners and Interested Persons

**From:** Linda Locklin, Public Access Program Manager

**Subject: Additional hearing materials for Th4  
Public Workshop on Hollister Ranch Coastal Access Program**

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed

**FW: Hollister Ranch Public Access Nightmare**

Locklin, Linda@Coastal &lt;Linda.Locklin@coastal.ca.gov&gt;

Mon 10/11/2021 5:57 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>**From:** Tom zkahuna <[zkahuna51@gmail.com](mailto:zkahuna51@gmail.com)>**Sent:** Friday, October 8, 2021 6:48 PM**To:** Ainsworth, John@Coastal <[John.Ainsworth@coastal.ca.gov](mailto:John.Ainsworth@coastal.ca.gov)>; Alvarado, Marlene@Coastal <[Marlene.Alvarado@coastal.ca.gov](mailto:Marlene.Alvarado@coastal.ca.gov)>; Carey, Barbara@Coastal <[Barbara.Carey@coastal.ca.gov](mailto:Barbara.Carey@coastal.ca.gov)>; Jeff Farmer <[jfarmer36@aol.com](mailto:jfarmer36@aol.com)>**Subject:** Hollister Ranch Public Access Nightmare

Dear Coast Commission,

I have been a licensed Landscape Architect with the State of California for over forty years. From 1996 to 2017 I worked directly with California State Parks for the San Luis Coastal District. With my vast experience, I found the State was always scrambling to make ends meet. Many projects that were proposed fell to the wayside.

Their solution was putting their hand out to other organizations for funding. Most proposals were haphazardly thought out.

The Hollister Ranch Public Access Plan is just another State debacle that will ruin the environmentally sensitive coastline.

When I read the mission statement of the Coastal Commission to protect and enhance California Coast and ocean for present and future generations the Hollister Ranch Public access plan is very out of alignment with that mission statement.

**I am very much opposed to the proposed Hollister Ranch Public Access plan for the following reason:**

- The current proposed Hollister Ranch public access plan is unacceptable by proposing high numbers of additional people and vehicles into the sensitive area is irresponsible.
- Resource protection is extremely important and the proposed Increase in access numbers puts pressure on the very environmentally sensitive rural Hollister Ranch coastline.
- No meaningful environmental study has been done to support the increased access numbers proposed. The fragile wildlife that thrives at Hollister Ranch needs to be studied before additional impact is put upon it.
- Safety and fire are a serious threat to Hollister Ranch and this plan increases these threats with additional numbers with access.
- Hollister Ranch Private property rights are being violated with additional access crossing their private property.
- Sacred Chumash sites are abundant on Hollister Ranch and need to be protected.
- Proposed use of the state's money to gain access to Hollister Ranch is a waste of taxpayer's dollars and could be put to much better use. The current pier at Gaviota State Park has been broken for almost a decade with no current plan to fix it. Schools and other public institutions need much more funding.

**Access plan for the following reason**

## Hollister access

Trish Nugent <trish@trishnugent.com>

Mon 10/11/2021 5:35 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I have been in many coastal hikes and enjoyed especially those parts of the border to border California Coastal Trail which have been completed. Please add Hollister Ranch access to this world class gem.

Trish Nugent

Santa Rosa, California

Sent from my iPhone

# Gaviota Coastal Trail Alliance



October 8, 2021

California Coastal Commission  
45 Fremont Street  
San Francisco, CA 94105

RE: Hollister Ranch Coastal Access Program (HRCAP) Workshop – Draft HRCAP Comments

Dear Chair Padilla and Honorable Coastal Commissioners,

This letter is submitted on behalf of the Gaviota Coastal Trail Alliance (GCTA or Alliance), an ad-hoc alliance of organizations committed to effectuating safe and appropriate public coastal access including establishment of a continuous Coastal Trail with vertical access to Hollister Ranch beaches. GCTA supports the HRCAP and urges the Commission to address critical elements outlined below and proceed expeditiously toward its adoption and implementation. The Commission must ensure that the State Agencies develop such an implementation strategy to secure public access, not simply assume that access will somehow be secured. We also believe that opening public access to the coast at Hollister is an important piece of achieving the environmental justice goals of the state of the California and the agencies representing the state in this planning process.

The public's right to access the ocean is guaranteed by the California Constitution (Art. X, § 4), and the California Coastal Commission is charged by the Coastal Act to maximize public access to and along the coast (Public Resources Code § 30001.5). By actively excluding the public and resisting all efforts by the State to implement the 1982 Hollister Ranch Public Access Plan, Hollister Ranch Owner's Association (HROA) converted 8.5 miles of state tidelands and beaches into *de facto* private property. In proposing Assembly Bill 1680, then-Assemblymember Monique Limón recognized that the status quo is untenable and set forth a timeline for opening Hollister Ranch that is fast approaching.

The phased and adaptive management approaches articulated in the Draft HRCAP ensure public access will not damage natural or cultural resources, and will be compatible with agriculture and private property rights. The 100 people per day maximum proposed for the Pilot Phase, controlled through a permit system, will have minimal impacts. The loud objections of Hollister Ranch owners to even this limited and phased access approach<sup>1</sup> show that the Commission and other State Agencies must be prepared to advance the HRCAP without the Hollister Owners' cooperation. We urge the Commission not to get bogged down in the details of exactly how many people, where, and how – which pursuant to the HRCAP would be revised and refined based on various factors including management of impacts to

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<sup>1</sup> <https://www.independent.com/2021/09/28/hollister-ranch-beaches-opening-to-public-april-2022/>



sensitive resources. Rather we urge the Commission to focus on ensuring that the HRCAP includes all the necessary elements, articulates a robust implementation strategy and includes an aggressive timeline to ensure some level of public access will actually be realized no later than the statutory deadline.. Without specific and enforceable deadlines HROA will be tempted to revert to the time-tested strategy of delay and obfuscation while they enjoy nearly exclusive personal use of the state lands and beaches at Hollister Ranch.

Section 30610.81 (a) to the Public Resources Code (PRC), added by Assembly Bill 1680 (Limón), sets forth the minimum requirements for the HRCAP including an “implementation strategy”. (PRC § 30610.81 (a)(3)(B)). Articulating a clear implementation strategy is absolutely critical, because without it, the 2021 HRCAP will be just as ineffective as the 1982 Plan that the legislature sought to replace by approving AB 1680. Unfortunately the “Implementation Strategy” described in the Draft HRCAP fails to identify any meaningful details regarding how access rights – interim and permanent – will be asserted and any required rights acquired, which is a fundamental prerequisite to the State’s ability to implement *any* public access plan at Hollister Ranch. Moreover, the Implementation Strategy expressly relies on interim public access being “voluntarily granted” by the HROA, which is not a sound strategy and ignores the existing rights granted by the YMCA before the Hollister Ranch was subdivided. If the last 40 years have shown anything, it is that the Hollister owners and HROA will oppose public access at Hollister Ranch at all costs. Without a well thought out implementation strategy to exercise the public’s rights of access and a plan for any necessary property rights acquisition, in 40 years the 2021 Plan will still be just a plan on the shelf, like the 1982 plan was for the past 40 years.

The Draft HRCAP Executive Summary makes this strategic failure clear, simultaneously recognizing that landowner opposition thwarted implementation of the 1982 Plan, and that the 2021 Plan relies on the voluntary cooperation of these same landowners to implement interim access by 2022<sup>2</sup>.

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<sup>2</sup> Draft HRCAP, p. 8 (emphasis added) (“Pursuant to the Coastal Act, individual Hollister Ranch property owners were granted coastal development permits starting in the late 1970’s to construct homes, stables, and other associated development on the condition that the HROA must participate in a program that would provide managed public access through the Ranch to the public beach areas. The Coastal Commission approved the required Public Access Program in 1982. **The Coastal Conservancy and the Coastal Commission attempted to implement the access program over the last several decades but have been unable to overcome landowner opposition and thus have not been able to acquire the necessary property rights.** The result today is that about half of the private Ranch parcels have been developed with homes, but the public still does not have land-based access to any of the public beach areas.”)

Draft HRCAP p. 9 (emphasis added) (“It is important to note that before any aspect of the HRCAP can be implemented, the necessary property rights for public access across private property including the inland beach areas must be negotiated with and acquired from the HROA and/or Hollister Ranch private property owners, and possibly from the Union Pacific Railroad. Negotiation of property access rights is a complex process which may require a significant amount of funding and could take years to complete. In order to comply with the AB 1680 deadline of opening initial access by April 2022, the State Agency Team is working with the HROA on the possibility of the HROA providing interim public access through the ranch to the beaches, prior to acquisition of public access rights. **This interim public access would need to be voluntarily granted by the HROA and is not a guaranteed part of the HRCAP.**”)

Further, while the Draft recognizes that implementation of the broader program could take years to complete due to the complex negotiation of public access rights, it does not identify any strategy or timeline for initiating this complex process, and includes no estimate of the costs of property rights acquisition (*see* Draft HRCAP p. 93). For interim access to be achieved by 2022, and for the HRCAP to successfully advance from the Preparation Phase to the Pilot Phase, and ultimately to the Program Implementation Phase, the State Agencies need a detailed strategy for overcoming HROA's opposition and obtaining the necessary access rights without HROA cooperation should that become necessary.

The HRCAP should be revised to include a detailed description of how the interim access plan will be developed and implemented, including: a) the process for exercising interim public access to reach state beaches at Hollister Ranch, b) the anticipated cost of interim access (monetary or other), c) the process and anticipated timeline for completing negotiations with the HROA, including how access will commence by the April 2022 legislative deadline, and d) an alternative plan or plans for securing interim access should HROA refuse to cooperate.

The HRCAP should also be revised to detail the implementation strategy for securing and exercising the necessary public access rights. Specifically, the HRCAP should include: i) the process and timeline for negotiation with HROA, ii) a range of cost estimates for acquiring access rights for each component including rights to use Rancho Real Road, beach access roads, and for each Coastal Trail option; iv) funding sources available to acquire access rights, and v) the process, triggers and timeline for State action to condemn any necessary access rights should HROA refuse to sell the necessary access rights.

Another important piece of information missing from the Draft HRCAP is the Offer to Dedicate (OTD) public access to and along Cuarta Canyon beach (near Sacate) that the Commission required as a condition of a YMCA facility approved in 1980. Under the public access condition in the YMCA's Coastal Development Permit (CDP), a total of 18,250 people per year could visit just one Hollister Ranch beach. The OTD included easements along Rancho Real Road and Cuarta Canyon Road, a beach access footpath, 3,800 feet of beach, and a bluff-top trail area. The State Coastal Conservancy accepted the OTD on April 5, 2013, and was promptly sued by the HROA and individual Hollister Ranch owners in an effort to invalidate the OTD. GCTA catalyzed this HRCAP process by intervening and successfully overturning a closed-door sweetheart settlement agreement that sought to abandon these public access rights in exchange for negligible benefits. The YMCA OTD litigation is currently pending in both the Court of Appeals and Santa Barbara Superior Court, and its outcome could affect – either positively or negatively – the State's need to and ability to secure a portion of the access rights necessary to implement the HRCAP. The proposed YMCA facility, and the recorded and accepted OTD, also colors expectations regarding the types and level of access that have always been anticipated and indeed required at Hollister Ranch and accordingly is necessary background information that should be included in the HRCAP.

The HRCAP should also clarify the level of use and permitting status of the various facilities and activities the HROA allows at Hollister Ranch beaches. Hollister Ranch's long history of evading Coastal Commission requirements – including but not limited to the long-standing (but now discontinued) HROA management of a permit system authorizing access for Hollister Ranch residents to

use HROA-managed roads to drive vehicles on state-owned, sensitive beaches - is directly relevant to understanding the level of impact that the proposed HRCAP is likely to have. The number of Hollister Ranch owners and guests currently using beach facilities would also help inform this analysis and should be included in the HRCAP. The absence of permits for HROA's beach structures and facilities is similarly a critical element, since HROA should be required to apply for permits and comply with reasonable public accommodation conditions, including compensating for the decades of harm HROA has caused to the sensitive beach and bluff environment and its precious natural and cultural resources.

Additionally, the HRCAP should further define the Managing Entity to ensure that whatever organization or other entity selected by the State Agency Team is not unduly controlled either by Hollister Ranch interests or motivated by profits, which could skew the management approach away from maximizing public access or toward unsustainable levels of public access respectively.

It is essential that the Final HRCAP continue to include provision for a continuous Coastal Trail – a longstanding goal of the State of California reflected in the statutory mission of the California Coastal Commission and State Coastal Conservancy. This was omitted from earlier drafts, yet is a core element of the California Coastal Act and a critical part of the public's access infrastructure. Related, we hope that the state planning process will be as creative and proactive as possible in securing trail access along existing road corridors as necessary. The California Coastal Trail is a network of many different kinds of access and trail conditions, and the opportunities at Hollister do not appear to be that different from many other locations in the state where we have thought about and achieved public access.

Finally, we believe that the state's aspirations for environmental justice along our coast can only be improved by securing access to and along the shoreline at Hollister. To the extent that this is provided for in the plan, we support this recognition. But it is time to open the Hollister shoreline for everyone in California, not just for those limited few who have access now. The Hollister shoreline is owned by and for the people of California, yet Hollister Ranch's opposition to public use has protected use of these State lands as an exclusive, private playground. The public is relying on the Commission to provide fair and equitable access to the Hollister shoreline as it is abundantly clear that Hollister Ranch will not do so on their own.

We appreciate your consideration of these comments.

Sincerely,

LAW OFFICE OF MARC CHYTILO, APC

A handwritten signature in dark ink, appearing to read 'Ana Citrin', written over a horizontal line.

Ana Citrin

Marc Chytilo

For the Gaviota Coastal Trail Alliance

## Steve Pezman opinion on HR

Steve Pezman <steve@surfersjournal.com>

Mon 10/11/2021 4:02 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The Hollister Ranch has existed as a sanctuary, protected from public use and abuse and should continued to be protected as such. It's value is that it exists as such. Any access on a public scale beyond its current state would destroy it . Steve Pezman, The Surfers Journal

## Opposition to Hollister Ranch Public Access Plan

Krista coffin <coffinfamily\_2000@yahoo.com>

Mon 10/11/2021 8:43 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: Rich Coffin <rich@rhcoffin.com>

Dear California Coastal Commission, Governor Newsom, and California Legislature,

I write to you in strong opposition to the currently proposed Hollister Ranch Public Access Plan. This Public Access Plan appears to be blatantly politically motivated rather than being in keeping with the commission's mission statement of protecting and enhancing California's coast and ocean for present and future generations. Hollister Ranch as it is currently managed is in keeping with the mission statement to preserve the coastal land and they do give access for educational activities and sustainable development. An environmental impact report was not even done to consider the impacts of this proposed Public Access Plan!

As a tax paying resident of California and local small business owner, I am incredulous that our government officials would choose opening Hollister Ranch for public access as a priority right now when there are so many more pressing issues that need our tax dollars...public education, the homeless crisis, affordable housing, upgrading infrastructure, disaster preparedness and response, public health, etc.

The Gaviota coast is already blessed with numerous beach front state parks including El Capitan, Refugio, Gaviota Beach (literally right at the Hollister Ranch entrance) and Jalama State Beach Park just north of Gaviota. I personally regularly observe that there are not even enough funds to properly manage Gaviota Beach Park and Campground so it often sits closed and under utilized. The Gaviota pier and boat launch that was damaged in a storm many years ago has never even been repaired.

The \$11 million dollars in funds earmarked for opening Hollister Ranch could be put to much better use investing in the existing beach park facilities and management. The amount of money required to open Hollister Ranch safely would require much more than \$11 million dollars. Opening the ranch to the amount of people proposed in this report would require constructing a new safe access road, building toilets and public trash facilities, providing and staffing lifeguard facilities, installing automated rail road crossings, upgrading the fire fighting capabilities, etc.

**The number one issue in addition to the environmental impact that has not been duly considered in this access plan is SAFETY.** The proposed access plan is beyond irresponsible in that it gives absolutely no consideration to safety. Both the safety of public visitors and the safety of the current Hollister Ranch homeowners is at risk. The safety issues at Hollister Ranch include:

- 1) It is a high fire area with only one narrow road in and out. The fire and safety risks associated with letting 100-500 unsupervised people into Hollister Ranch per day who are not property owners or guests of property owners (owner's currently take responsibility for their guests and guests are limited in numbers) is beyond irresponsible. Have we not learned from the terrible wild fires and casualties of the Paradise fire and others? The chances of someone starting a wild fire would exponentially rise and how would people be safely evacuated in the case of a wild fire?
- 2) The main road is a private, very curvy, narrow and unsafe road for public traffic. Multiple shuttle buses are not reasonable on this road. There is no reason access should be allowed at the furthest beaches in the ranch which are a 30+ minute drive each way on this road. The land

owners pay for the upkeep of the ranch roads and the State would need to compensate the landowners for use of the road and upgrade make them to make them safe for the increased traffic.

3) There are no lifeguards and the response time in the case of any medical emergency is very slow. For any serious injury or illness requiring immediate attention, a helicopter must be used which will cost significant tax payer dollars. Risks include the open ocean and unpredictable currents, wildlife, eroding cliffs, fire, and medical emergencies.

This proposed access plan infringes on the private property rights of the Hollister Ranch homeowners who have been good stewards of this beautiful coastal land. Why is Hollister Ranch being treated differently than the many gated beach communities in the state such as Cottons Point near Trestles, Three Arch Bay and Emerald Bay in Laguna Beach, Hope Ranch Beach in Santa Barbara, etc?

When considering granting building permits in any coastal property, the CCC and building authorities always require environmental impact reports, safety measures, payment of fees for supporting infrastructure, and various environmental and safety mitigating measures. It seems very hypocritical that none of that is being required when mandating this public access plan on private land.

People have always had access to Hollister Ranch via walking up the beach or boats. Hollister Ranch residents are willing to work with CCC to provide a level of safe, limited, permitted and supervised public access to specific parts of the ranch. Access is already allowed for education and scientific research. A plan for a safe walking or biking trail to one of the closer HR beaches could also be negotiated. But pushing through this Public Access Plan as presented is totally unacceptable and I strongly oppose it. The plan identifies many of the problems related to the proposed public access but presents no solutions, reasonable budget, or reasonable timeline. This level of public access could forever damage the preserved beauty and natural ecosystem of this unique coastal property.

Sincerely,

Rich and Krista Coffin  
2070 Creekside Road  
Santa Barbara, CA 93108

Hollister Ranch Parcel 115, Gaviota, CA

## Hollister beach access

Gebb Turpin <gebb@cox.net>

Mon 10/11/2021 5:09 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: flynfish@cox.net <flynfish@cox.net>

Dear Commissioner's, This email is in reference to the on going access debate on Hollister Ranch. It is my opinion that the specialized, focused access that has been in place for years and was agreed to by both parties after lengthy litigation should be pursued in an enhanced form to address public usage of Ranch beaches. This focused access should be implemented with Hollister Ranch in charge of overseeing the said focused access. Thank you for your consideration in this viewpoint.

Sincerely,

George Turpin

Sent from my iPad

## Please approve the Hollister Ranch Coastal Access Program

Christiane Schlumberger <c.schlumberger@me.com>

Sun 10/10/2021 11:17 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear members of the Coastal Commission,

I have been a resident of Santa Barbara for 50 years. I value fair and equitable public access to our community beaches, along with the protection of natural resources.

1. **The Commission should expeditiously approve and implement the HRCAP.** The DRAFT HRCAP phases in and limits access to prevent damage to natural and cultural resources, and provides details on how to manage equitable access and protect private property rights. The DRAFT HRCAP provides for a reasonable managed access pilot program, allowing up to 100 people a day to access up to six Ranch beaches by land and could be expanded subject to the protection of natural and cultural resources.
2. **The Commission and State Agencies should open responsible access to Hollister Ranch promptly.** Hollister Ranch owners have benefitted by developing their parcels over many decades with the condition that the Hollister Ranch Owners' Association (HROA) provides public access through the Ranch to the public beach areas. However, the public has been prevented from safely exercising, without undue burdens, their constitutional right to access the public beach areas at Hollister Ranch for over 40 years.
3. **The coastal trail is an important element of the HRCAP.** Currently, the California Coastal Trail (CCT) is limited to only 5 miles on the beach between Gaviota State Park and Point Sal Beach State Park. A trail through Hollister Ranch would further the Statewide vision of a continuous interconnected public trail system along the California Coast.

I urge the Coastal Commission to approve the draft Hollister Ranch Coastal Access program.

Thank you for your consideration.

Sincerely,

Christiane Schlumberger  
Santa Barbara



10/03/21

To: California Coastal Commissioners and Interested Parties

From: Lou Ann Wallner, Public Citizen, HR Owner

Subject: Public Comment on DRAFT Hollister Ranch Coastal Access Program

**Dear Commissioners and Interested Parties,**

Thank you for the opportunity to comment on the DRAFT Hollister Ranch Coastal Access Program (HRCAP), dated September 24, 2021. I have lived along the Gaviota coast for 55 years (Tajiguas Ranch, San Julian Ranch, and Hollister Ranch). I have been a member of the Hollister Ranch Owner's Association (HROA) for 40 years. The primary focus of attention for the HRCAP was how to provide access across HR private property inland of the mean high tide line to six beach areas. Instead, an expanded set of unrealistic use requirements emanated from the DRAFT HRCAP that negate the educational and scientific focus of HR's 40 years of good stewardship practices along the 8 1/2 miles of pristine coastline. As a result, the 9/24/21 DRAFT HRCAP is way out of balance.

First, the DRAFT HRCAP is outdated as it makes no attempt to assimilate current global warming concerns into the rural protected atmosphere of Hollister Ranch. I am a strong advocate for shuttle based, periodically scheduled guided access to small groups of the public. In 2021, we are experiencing sea level rise and "global warming stresses to ecosystems through temperature rises, water shortages, increased fire threats, drought, weed and pest invasions, intense storm damage and salt invasion" ([www.climatechange.gov](http://www.climatechange.gov)). Access that protects open space and provides hands on nature-based activities to small, guided groups will foster critical thinking about the environment. Examples of this approach include Sugarloaf Ridge State Park, Camp Arroyo, Slide Ranch, and the Hollister Ranch Tide Pool School.

Secondly, the DRAFT HRCAP simply emulates the costly physical and management practices of the CA State Parks created along the Gaviota coastline in the early 1950's. El Capitan, Refugio, and Gaviota CA State Parks have access right off Highway 101. These campgrounds are paved with proper signage, that include staging areas for groups, ADA accommodations, and amenities/ stores for visitors. Farthest south, El Capitan State Beach Park has 132 standard camp sites/ 3 group sites and remains open year-round. Moving north, Refugio State Beach Park has 66 standard sites/ 1 group site and remains open year-round. Further north, at the last Gaviota coastline exit off Highway 101, Gaviota State Beach Park has 39 standard camp sites which remain open for 6 months. From October to April the Gaviota State Park is closed 4 days a week, and open 3 days a week (Friday-Sunday). The Gaviota State Park occupancy capacity is significantly diminished in comparison to the other two parks.

Please consider the following safety and fiscal concerns:

1. Gaviota State Park and Hollister Ranch are remote geographical locations. All ingress/ egress access is dependent on **ONE** narrow two lane road. The access road into Gaviota State Park is part of the county road system up to the west bank of the Gaviota Creek. At that point, the road forks with Hollister Ranch access located to the right, and the State Park located to the left. Cal Trans issued public health and safety concerns regarding the segment of road that crosses the historical flood plain (Coastal Ranch Conservancy, February 2016). Due to the extreme climate and steep topography this segment of the road has been labeled a "flashy watershed," characterized by rapid increases and decreases in flow during and immediately following storm events. Sandbags line this segment of the access road year-round. Previous relocation plans and studies have been generated and approved for bridge construction off Highway 101 (2016). However, CA state budget limitations prohibit Cal-Trans from improving access. Five years later, the project remains on hold.

10/03/21

To: California Coastal Commissioners and Interested Parties

From: Lou Ann Wallner, Public Citizen, HR Owner

Subject: Public Comment on DRAFT Hollister Ranch Coastal Access Program

2. Gaviota State Park has a popular fishing pier (closed) with a boat hoist (closed) that provides public access via ocean to a stretch of coast west of the Gaviota State Park. The pier was damaged in a 2014 storm and the outer 100 feet of the pier collapsed into the ocean due to excessive surf. An article in the SB Independent (Kettman, M. 8/22/2014) states, "the project could cost as much as \$20 million and take more than a year to complete." Seven years later, the project remains on hold.
3. A quarter mile from Gaviota State Park, the Hollister Ranch Gatehouse is the entry point to the private HR main road. The carrying capacity for owners and guests is fixed (HROA CC & R's). HR owners are required to escort guests into the beach common areas (HR Rules). **Guided access** is mandatory due to the wild and unpredictable nature of inclement weather, wind and surf conditions, high fire conditions, Cattle Co-op operations, and/ or the lack of cell communication or electricity along the HR coastline. Lifeguards and/ or first responders are not available on site. The HR gate guards need to know who is always on the HR.
4. There are frequent high velocity winds in the **Gaviota Pass area to Point Conception** due to the topography which acts as a funnel for frequent NW winds coming ashore north of Point Conception and warm season Santa Ana winds. These strong and frequent winds influence the local climate to a great degree, drying out the soil and vegetation. Therefore, increasing the **severity of wildfires** (Coastal Ranch Conservancy, February 2016). Gaviota Fire Station 18 is located off Highway 101.
5. The HR is a Wildlife Preserve. Animal conflicts could occur if one is not aware of the seasonal patterns of animal behavior. Educational and scientific opportunities are present to relate knowledge regarding local flora and fauna. Safety comes through knowledge, understanding all forms of life that co-exist on Hollister Ranch.
6. Hollister Ranch is in the Williamson Act. The agriculture preserve serves the needs of the HR Cattle Co-op operation. The bluffs on HR serve as open space, while providing protection for historical Chumash sites, cattle grazing, cow/ calf operations, bull pastures, view shed, and beauty. The bluffs also run parallel to the Union Pacific Railroad. Personal responsibility is necessary to safely stay away from the bluff areas. Note: The 76 miles of Gaviota Coast can be viewed altogether by railroad car.

In closing, I remain skeptical that the DRAFT HRCAP is yet another ambitious political attempt to conquer the Hollister Ranch gate to dominate the beach access areas for the quote, unquote "good of the public."

At the same time, I recognize that it is a daunting task to assimilate a contemporary public HRCAP into the extreme climate and steep topography of the Gaviota coastline at Hollister Ranch. Also, there is paramount importance to retain the historic Chumash settlement and ranching patterns that are of cultural significance. On top of that there is the pristine nature of the Hollister Ranch, the myriad of natural resources to consider, the HR Cattle Co-op Operations, as well as the ongoing HR management of good stewardship practices. Certainly, the task to conceptualize and create a viable contemporary HRCAP is a balancing act for sure.

However, Hollister Ranch is privately funded and managed by HROA to ensure that the pristine nature of Hollister Ranch remains intact. This includes managed educational and scientific access which has been provided to the public by HROA to small, guided groups for over 30 years. While simultaneously, the State of California continues to have serious budget limitations that prevent the implementation of approved projects at the existing State Park locations.

10/03/21

To: California Coastal Commissioners and Interested Parties

From: Lou Ann Wallner, Public Citizen, HR Owner

Subject: Public Comment on DRAFT Hollister Ranch Coastal Access Program

I want to believe that opportunities to work together could be gained if we could slow down to create a balanced HRCAP. But it is difficult - especially if one considers the following HRCAP criteria:

*"It is important to note that before any aspect of the HRCAP can be implemented, the necessary property rights for public access across private property including the inland beach areas must be negotiated with and acquired from the HROA and/or Hollister Ranch private owners, and possibly from the Union Pacific Railroad. Negotiation of property access rights is a complex process which may require a significant amount of funding and could take years to complete" (p. 9, par 2).*

Thank you for your time in this matter,

A handwritten signature in cursive script that reads "Lou Ann Wallner, M.A." The signature is written in dark ink and is positioned above the printed name.

Lou Ann Wallner  
Public Citizen, HR Owner

**Re: Preserve Hollister Ranch**

maturner.421 &lt;maturner.421@gmail.com&gt;

Sun 10/10/2021 9:05 PM

To: Coastal Hollister Ranch &lt;Hollister@coastal.ca.gov&gt;; maturner.421@gmail.com &lt;maturner.421@gmail.com&gt;

Cc: Bob Dornin &lt;bob@bobdornin.com&gt;

Andy,

Any news from the Coastal Comm on the Ranch? Do they act fast or take forever?

Mike

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "maturner.421" &lt;maturner.421@gmail.com&gt;

Date: 10/5/21 8:54 AM (GMT-08:00)

To: andyneumann12@gmail.com, Robinson Rob and Linda &lt;dklrobinson@roadrunner.com&gt;

Cc: Bob Dornin &lt;bob@bobdornin.com&gt;

Subject: Re: Preserve Hollister Ranch

Well, tear down and recycle the building material.

]

Hope the access issue gets settled at some point in a rational manner. Reality is I doubt many would come unless they are bused in on a regular bus schedule. And again the State has to assume liability issues.

Mike

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: andyneumann12@gmail.com

Date: 10/5/21 8:23 AM (GMT-08:00)

To: "maturner.421" &lt;maturner.421@gmail.com&gt;, Robinson Rob and Linda &lt;dklrobinson@roadrunner.com&gt;

Cc: Bob Dornin &lt;bob@bobdornin.com&gt;

Subject: Re: Preserve Hollister Ranch

Thanks for suggesting they burn our houses down Mike!!!

LOL

Sent from my iPhone

On Oct 5, 2021, at 7:54 AM, maturner.421 <maturner.421@gmail.com> wrote:

Coastal Comm proper e mail so memo sending not lost in the shuffle.

Thought access was a foregone issue and now only when / 2022 & how.

Volunteer clean up in Yosemite recently showed massive amounts of human waste and various camping items thrown off to the side of the trails.

Why not get fair market value for the 90 homes at the Hollister, tear them down or burn them down, and leave untouched for next 100 years. Cattle off the Ranch. Use eminent domain rule of law. Only access be to beach by boat for mean high tide use rule.

Mike

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Bob Dornin <Bob@bobdornin.com>

Date: 10/4/21 4:29 PM (GMT-08:00)

To: bradinlb@yahoo.com, "Hugh A. & Debi Sanders" <hugh@sanders-lawpc.com>, jdebretteville@sycr.com, Jesse & Anna Picard <caynanwpicard1@yahoo.com>, jimpoett@gmail.com, Jim Brady Hollister Ranch <edsafaris@gmail.com>, Jim Friedman <fastmail@adelphia.net>, Joe Gelber <jgelber@gelber-law.com>, jmahoney@highridgepartners.com

Cc: gwestgaard1112@gmail.com, "Hugh A. & Debi Sanders" <hugh@sanders-lawpc.com>, hugosoriadesign@yahoo.com, johnseyfert@gmail.com, Joy Berry <joy@joyberry.org>, ksmc711@aol.com, Kevin & Debbie McKenna <kevin@themckennafamily.com>, Kevin Ahaesy <kevin.ahaesy@oracle.com>, 12thomas@home.com, ljdogadv@aol.com, Milo.Gates@morganstanley.com, lynnefuller1@cox.net, Marcello & Sandra Cattaneo Adorno <mcattaneoadorno@gmail.com>, Mark Carter <tbonedawg1@gmail.com>, Mark Miller <markinlaguna@yahoo.com>, "Martin A. Little" <mal@h2law.com>, mnewton@gate-llc.com, michaelmaxsenti@gmail.com, maturner.421@gmail.com

Subject: FW: Preserve Hollister Ranch

Please send letters or email to Coastal Commission before Oct 14<sup>th</sup> meeting on HR Coastal Plan.

Once it is gone, it is gone forever!

BD

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**From:** Peter Halper  
**Sent:** Monday, October 4, 2021 7:38 AM  
**To:** hollister@coastal.ca.gov  
**Subject:** Preserve Hollister Ranch

Dear Commissioners,

I encourage you to limit public access to the area of the coast referred to as Hollister Ranch. This pristine piece of the coastline should continue to be preserved as it is. The past and present caretakers of this property have done a very good job of maintaining this piece of our coast. Similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it should be opened. Parts of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not set this stretch of beach aside so it can be maintained as it is?

If this section of coastline is opened to greater use than is occurring today there will be a major impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. Infrastructure will need to be built to accommodate for trash, toilets will need to be built and more trails will have to be added. All of this will detract from the present quality of the coastal environment. There is no way this area can be opened to larger crowds and expect the pristine character to be maintained.

I strongly encourage the Commission to maintain the present pristine quality of the coastline referred to as Hollister Ranch.

Thank you for the opportunity to voice my concerns.

Peter & Kathy Halper

Sent from my iPad



## The Public Access Plan

Grace Coryell <grace.coryell@gmail.com>

Sun 10/10/2021 4:40 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Good evening,

As a California resident who lives in an urban area fighting to preserve yards in single family homes so there is a sliver of green space left, I am opposed to the public access plan for the Hollister Ranch. Although the public access plan would place a large financial burden on the state of California, it does not fully account for updating roads, public services, maintaining Chumash sites, preserving endangered species and more. Focusing on public access to the Hollister Ranch seems like an unnecessary and frivolous use of the state's focus and dollars.

Thank you,

Grace Coryell



## Coastal development, HRCAP

Mark Warmuth <warmuthmj@gmail.com>

Sun 10/10/2021 6:23 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am responding to your planned development of the coast adjacent to the Hollister Ranch. I live in Ventura and have used this area of coast for many years by walking in or boating in. I have attended a number of work shops to contribute to the information gathering process as to how the community feels about this development.

The overwhelming response at the workshops was one of protecting the pristine coastal environment for not only the endangered and threatened species and natural resources there but for future generations. Limited controlled access was deemed reasonable for scientific, education and youth groups. I find it very disappointing and alarming that the government agencies interpretation was so vastly different and centered on the major development of the Hollister Ranch coastal area.

I believe we must step back from this process of development irrespective of how far it has progressed and ask what is best for this pristine section of the Gaviota coast and CA.

I attest that we must protect this pristine, minimally used section of coast for future generations, biodiversity, and because this is our last chance.

When the renowned environmentalist Sir David Attenborough was asked what we can do to address the losses to the worlds environments and loss of habitat he replied, " SAVE THE WILD PLACES".

We must SAVE the wild Gaviota Coast.

Mark Warmuth

## Hollister Ranch access comment

Dina Heidger <dheidger@gmail.com>

Sun 10/10/2021 3:26 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

As a life long surfer and ocean advocate, I am deeply disturbed that this pristine stretch of ranch land would be disturbed by all of the 'infrastructure' this plan details! The plan seems to only create more pollution, require more money, and and create a great waste to resources, especially since I believe it is not really needed. There is already public beach access at Gaviota State Beach and at Jalama on the north end for people to enjoy there. There is also public access to Hollister via boat from Gaviota. Just service and build out the Gaviota State park and pier access better. Please leave this pristine ranch land and coast alone. To bring in more people means there will need to be so much created infrastructure, and thus waste, it will be a detriment to not only the land and wildlife, yet also to our budget.... more agencies and committees created, public bathrooms provided and sewage to be disposed of, parking, shuttles, trash disposal, maintenance, disruption to the cattle and wildlife, etc. It is the infrastructure that the plan would create that is not worth it when there are already nearby public access areas.

Even if I would not be able to go there any time I want, I would be satisfied to know that it is there, undisturbed, not easily accessed, not choked and polluted by the infrastructure the plan would require.

Dina Heidger

Californian , Surfer, Ocean Advocate

## Opposition to the development to Hollister Ranch

Mark Kozuki <mark@pteliteperformance.com>

Sun 10/10/2021 5:44 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern

This plan declares its goal to be **public** access, when what is really being sought is **convenient** access. (In one inadvertently humorous section, a shuttle is deemed necessary for people who would otherwise find it “physically challenging, unappealing, or inaccessible” to get to a beach like San Augustine, at the west end of the Ranch. The very word “unappealing” is quite telling. And is it a human right that access to all the wonders of the natural world be effortless? Or that it justifies traversing privately owned and carefully stewarded properties?) Surfers, hikers, and boaters have long enjoyed access to the Ranch beaches, which no one has ever denied are public; many folks appreciate the natural barriers of tide and terrain, which keep do indeed keep crowds away, and that’s partly why the place is still so special. To be sure, the boat launch at Gaviota was helpful too, but when the State Park introduced a plan to rebuild it, that plan was rejected by the Coastal Commission, and the pier has remained broken since a storm slammed into it in 2014.

In the decades since 1982, and more recently in the aftermath of a workshop that you declare yielded “hundreds of comments, concerns, and strategies” we are looking at a document that integrates no new information. Forty years. What does that tell us about the integrity of this process and the validity of the stated goals? In your own words: “The relatively undeveloped landscape and ruggedness of the coastline, the high quality of the natural environment, surf conditions, and the lack of crowds are all aspects that make the Hollister beach experience special.” What you are proposing here jeopardizes and is in direct conflict with all that you declare to be special.

In *Vision and Objectives*, for example, we see again the stated desire that there be “lack of crowds”. Actual Hollister Ranch usage numbers fall well below the numbers you are advocating. How do you reconcile this contradiction? Implementation of this plan would lead to a completely different experience and environment. The very elements that environmentalists (and most citizens of the planet) cherish have been protected by the limited use of these beaches, and would be diminished and destroyed by the numbers of additional visitors, vehicles, and infrastructure this plan is recommending. (Furthermore, costs and revenue sources are unclear, there are no provisions to protect the environment or the rights of owners, and impacts have not been assessed. Based upon my own professional experience in public administration, I can tell you that to launch this as a “pilot” or experimental program in April, with so many loose ends unexamined, is foolish and risky. It’s not so easy to backtrack, and harm may be irrevocable.)

Objective 5 is also ironic: Respect private property rights? Again, you will be crossing private property to achieve any of this.

I might add that I was a participant at the February workshop in Goleta, which you claim was run by a “neutral facilitator”. As I recall, Monique Limon introduced it, straining the myth of neutrality from the start. And I know many individuals who came forward in good faith to listen, discuss, and provide experience-based input who were disappointed and disillusioned when the summary of recommendations was so selective, and conclusions now seem to mirror 1982.

Many of the activities “envisioned” are already being done, and have been for many years: environmental education, scientific studies, organized visits by persons with disabilities, the beloved Tide Pool School. The Hollister Ranch has been hospitable and gracious in offering these and other such programs, and its residents tend to believe that people value the natural environment more when they understand it.

We also believe that once a place is gone, it is gone forever, so please understand our reluctance to accept this deeply flawed, incomplete, and misguided proposal.

If I were to summarize my fundamental issue with this plan, it is this: THE CONCERNS ARE LISTED, BUT NOT ADDRESSED. You have solved nothing. And you have greatly underestimated what is at risk.

Respectfully,

Mark Kozuki

(No subject)

Nancy Aitkenhead <naitkenhead@me.com>

Sun 10/10/2021 3:57 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

There are two misconceptions being propagated by trail advocates in their talking points. First, they state that "Hollister Ranch owners have benefitted by developing their parcels over many decades with the condition that the Hollister Ranch Owners' Association (HROA) provides public access through the Ranch to the public beach areas." This is not true. The law requires HR owners to pay an in-lieu fee when granted a development fee; however, HROA is not required to provide access over private property to state tidelands. The state agencies have the responsibility for determining appropriate HR access means within the constraints of the coastal act to balance public access and environmental preservation and are currently in this process.

Further, the trails advocates conflate constitutional public access to state tidelands and ignore constitutional private property rights in their statement, "...the public has been prevented from safely exercising, without undue burdens, their constitutional right to access the public beach areas..." Apparently, the 'safely exercising and undue burdens' is referring to HR owners maintaining their own constitutional rights of private property. Note that contrary to this claim, when entering from public lands, vice private property, HROA has not prevented the public from exercising their constitutional right to access the 'public beach areas' (below mean high tide line).

Bottom line, trails advocates are asking the state to spend hundreds of millions to purchase private property immediately adjacent to an existing state beach that was already carved out of legacy Hollister Ranch property.

Sent from my iPad

## Comments on Hollister Ranch Plan

Forbes, Amy R. <AForbes@gibsondunn.com>

Sat 10/9/2021 7:06 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Thank you for the opportunity to provide comments on the draft public access plan for the Hollister Ranch.

I have enjoyed Hollister Ranch for more than 20 years. I not a surfer, just someone who grew up in California and enjoy the way the beach looked when I was a child. I treasure the ranch's open spaces, kelp detritus and abundance of sea and shore life. I am opposed to the plan because it represents the imposition of an access mandate from outside consultants and bureaucrats....not the organic planning process it supposedly embodies. The plan does nothing to protect the rare and endangered pristine coastline. It provides for urbanization and substantial new infrastructure all to serve 100-500 people per day...people who can currently access the beach by walking or biking up from the existing (Gaviota) state park. Without identifying sufficient monetary resources to maintain this additional infrastructure, let alone protect the fragile environment, the plan will destroy what everyone is seeking to access, namely beach wilderness. All of this is being proposed without a full EIR under the California Environmental Quality Act (CEQA). This half baked plan should be modified to really reflect a thoughtful balancing of the access/protection debate, the resources needed to fully implement the plan need to be spelled out, and a full EIR needs to be prepared identifying the lively environmental harms engendered by the plan, BEFORE the plan is adopted and any steps are taken in furtherance of the plan.

Amy Forbes  
323 South Irving Blvd.  
Los Angeles, CA 9020

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**FW: Please : re-think Hollister Ranch : I appose your plan of action**

Locklin, Linda@Coastal <Linda.Locklin@coastal.ca.gov>

Fri 10/8/2021 3:04 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

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**From:** jason baffa <[jasonbaffafilms@mac.com](mailto:jasonbaffafilms@mac.com)>

**Sent:** Thursday, October 7, 2021 6:42 PM

**To:** Prahler, Erin@Coastal <[Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov)>; Phelps, Jacqueline@Coastal <[Jacqueline.Phelps@coastal.ca.gov](mailto:Jacqueline.Phelps@coastal.ca.gov)>; Rehm, Zach@Coastal <[Zach.Rehm@coastal.ca.gov](mailto:Zach.Rehm@coastal.ca.gov)>; Salvini, Sarah@Coastal <[sarah.salvini@coastal.ca.gov](mailto:sarah.salvini@coastal.ca.gov)>; Seifert, Chloe@Coastal <[chloe.seifert@coastal.ca.gov](mailto:chloe.seifert@coastal.ca.gov)>; Stevens, Eric@Coastal <[eric.stevens@coastal.ca.gov](mailto:eric.stevens@coastal.ca.gov)>; Sy, Fernie@Coastal <[Fernie.Sy@coastal.ca.gov](mailto:Fernie.Sy@coastal.ca.gov)>; Watson, Michael@Coastal <[Michael.Watson@coastal.ca.gov](mailto:Michael.Watson@coastal.ca.gov)>; Ziff, Dani@Coastal <[dani.ziff@coastal.ca.gov](mailto:dani.ziff@coastal.ca.gov)>; Ainsworth, John@Coastal <[John.Ainsworth@coastal.ca.gov](mailto:John.Ainsworth@coastal.ca.gov)>; Barrera, Alexis@Coastal <[Alexis.Barrera@coastal.ca.gov](mailto:Alexis.Barrera@coastal.ca.gov)>; Batha, Carey@Coastal <[carey.batha@coastal.ca.gov](mailto:carey.batha@coastal.ca.gov)>

**Subject:** Please : re-think Hollister Ranch : I appose your plan of action

apologies as I was not sure who to send this message to;

my name is Jason Baffa, I'm a surfer, a Californian, a filmmaker - I have done a few surf films including One California Day, now nearly 15 years old, that film seems like a different era of California crowds development and change.

I am not an owner or member of the Hollister HOA but I have been blessed with more than a few visits. I have told people that I imagine it is what California used to be like. It's magical, relatively untouched and I think it should remain that way.

I am STRONGLY OPPOSED to the plan as written. I do support many things in the plan, and I especially support the overall mission of the Coastal Commision as stated on their website:

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

*It strikes me that this plan is diametrically opposed to this stated mission.* It is NOT protecting and enhancing, and in fact may will destroy this precious museum piece of California history and amazing sensitive biodiversity. If the plan goes forward as written, there is a high probability that this special place will be LOST to future generations.

Further, it is most certainly NOT carefully planned! Proposing a development of this scale, ***without an Environmental Impact Report***, is in fact the ***opposite*** of careful planning!!!

If more public beach access in California is a good use of taxpayer dollars, I would suggest – and facts support – that these dollars would be more effective if redirected to increasing and upgrading public beach access in other parts of California where there is **high** population density and a dearth of public beach access.

I thank the Coastal Commission for their efforts to protect California beaches. But the Hollister effort seems of target. I hope my voice is heard.

thank you,

jason baffa

[jasonbaffafilms.com](http://jasonbaffafilms.com) || @jasonbaffafilms || [linkedin.com/in/jason-baffa](https://www.linkedin.com/in/jason-baffa)



## Opposition to HRCAP

John Grossman <jcgrossman@gmail.com>

Sat 10/9/2021 5:43 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern:

Please count me as a **vote in opposition to the HRCAP as presented and proposed.**

First, allow me to point out several statements in the report with which I'm in full agreement:

--that overwhelming sentiment of stakeholders supports increased public Ranch access only if it is properly balanced with protections against impacts on Ranch resources and damaging the rugged, mostly undeveloped area

--that implementation of the plan as proposed will negatively affect Chumash archaeological interests and threatened and endangered flora and fauna to a degree as yet entirely unknown

--that the rugged terrain that would be relied upon for access presents difficult and as yet unsolved physical and safety challenges, including those from major, free-range cattle operations, regular and dramatically increasing storm and tidal surges across only a narrow and shrinking beach and ever-present real dangers from the collapsing bluffs lining the entire Ranch coastal frontage

--that implementation of any initial plan will require voluntary Ranch cooperation

--that any permanent plan will require expensive and very complicated condemnation litigation

The draft plan's clear shortcoming is its complete failure to face the exact concerns it puts forward. Before going final, the report must be revised to correct these obvious deficiencies. Just a few of them are:

--no analysis or assessment whatsoever of the impacts the proposed 10-20 fold increase in proposed human traffic levels will have on these sensitive natural and cultural resources or what would be required to mitigate them.

--no analytics of any kind presented to support the numbers of people the draft plan specifically proposes to accommodate

--no statements about the potential applicability of CEQA and (given potentially federally listed endangered species, NEPA) to the adoption of the plan and its implementation

--despite the Governor's recent pronouncements of the importance of taking Native American interests into account in state policy-making, the lack of any plan for archaeological survey of the sites of spiritual significance to the Chumash tribes, no acknowledgement that the Chumash have actively opposed increased human access to the affected area until such a thorough survey has been completed and no recognition that the access plan must be designed with these impacts in mind

--no discussion of the challenges associated with passing over active railroad lines without safety guards or even the serious challenges associated with securing the rights to do so from Union Pacific

--no discussion of the fact that the intersection at 101 and the road to access the Ranch is one of the State's substandard freeway interchanges featuring the well-documented danger of left turns required to cross



oncoming traffic, which would likely require significant upgrading, yet no Caltrans Preliminary Study Report of the issue has been prepared

--the failure to point out the impacts on steelhead trout and other environmental interests that would arise from increased use of the narrow, speed-bumped road from 101 across Gaviota Creek, a necessary means to provide the proposed access, and the added impacts if, as is likely, the road will need to be upgraded, given its current high propensity for flooding

--the cost estimates the draft plan includes are woefully incomplete, are clearly infected with optimism bias, fail to include key categories of significant costs, do not meet generally accepted standards and are entirely inadequate to rely upon

--a lack of understanding of just how complex, expensive and time-consuming it will be to bring and successfully prosecute eminent domain litigation proceedings against the more than 1100 affected Ranch owners, a challenge that could easily be compared to the California High Speed Rail condemnation challenge

--no benefit/cost policy analysis to compare securing this access to carrying out other coastal access projects that could produce much more value per dollar, particularly for underserved communities

--no clear recognition that the stretch of Gaviota coast where the Ranch exists is already one of the most state-park rich areas of the California coastline, with Gaviota State Park literally a stone's throw from the Ranch's front door, and Refugio and El Capitan State Parks merely a few miles from the Ranch, and no discussion of the woeful condition of these nearby coastal access facilities, the escalating liabilities to the state of their snowballing deferred maintenance and their unrealized potential that could be overcome with only a fraction of the investment limited Ranch access will likely cost and much more easily implemented

--the CCC's unjustifiable rejection of the Ranch's position to prioritize access for underserved communities whom CCC access policies have to date left largely behind

--its CCC's shortsighted and narrow-visioned prioritization of maximizing recreational interests today over the long term benefits of educational, scientific and wild and scenic land preservation for generations to come, despite the growing trend in the world today to do just the opposite, with private stewardship a key component (see, e.g., European Union Natura 2000 Network, Council of Europe Emerald Network, United Nations Convention on Biological Diversity, European Inventory of Nationally Designated Areas, EEA Report on Projected Areas in Europe, IUCN Best Practices Guidelines on Protected Areas Management, Bern Convention on Conservation of Wildlife and Natural Habitats, Europarc Federation Programs on Protecting Wilderness Areas).

Respectfully submitted--

John

**(No subject)**

Gregory Mech <gregorymech@me.com>

Sat 10/9/2021 5:10 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

This is to register my opposition to the Hollister development plan.

There is more than enough access through the state parks.

I would strongly encourage the coastal commission to expens their efforts to decommission and prohibit all offshore drilling.

Sent from my iPad



## SANTA BARBARA COUNTY Trails Council

Otis Calef  
President

Dan Gira  
Vice President

Paul Herning  
Treasurer

Kevin Wallace  
Secretary

Susan Keller

Bob Nagy

Curt Cragg

Natalie Hodges

Kerry Kellogg

George Amoon

October 08, 2021

California Coastal Commission  
45 Fremont Street  
San Francisco, CA 94105

RE: Hollister Ranch Coastal Access Program (HRCAP) Workshop – Draft HRCAP Comments

Dear Chair Padilla and Honorable Coastal Commissioners,

I am writing on behalf of the Santa Barbara County Trails Council (Trails Council) regarding the issues that should be addressed in the DRAFT Hollister Ranch Coastal Access Program for an 8.5-mile long segment of the California shoreline. We want to thank all the members of the community and the State agencies who have worked through a pandemic to create the draft version of the coastal access program.

The Santa Barbara County Trails Council (Trails Council) is a broad-based trails advocacy, construction and maintenance organization consisting of hikers, trail runners, equestrians and mountain bikers and other trail users. The Trails Council was formed in 1967 to advocate for planning and construction of new trails and to help organize work parties to maintain existing trails. The Trails Council Board of Directors includes members with unique expertise in trail planning, design, construction and maintenance from agencies such as the United States Forest Service, County Planning and Development Department and City of Goleta, as well as those with extensive volunteer trail experience. We have over 50 years of trail planning, design, construction and maintenance experience and have recently assisted with construction of public trails in Carpinteria, Solvang, Orcutt and along the Gaviota Coast. Most recently, we completed the *California Coastal Trail, Northern Santa Barbara County Interim Alignment and Improvement Study*. Our interest lies in protecting public trail access, building and maintaining safe and sustainable trails, and promoting public engagement in land stewardship and trail use for all types of outdoor recreation. We provide trail-related planning, design, mapping, construction, and maintenance for city, county, state, and federal agencies to achieve these goals.

Trails Council supports the HRCAP and urges the Commission to address critical elements outlined below and proceed expeditiously toward its adoption and implementation. In our review of the Draft HRCAP we looked for weak links that put the project at risk of not being successful or happening at all.

### **California Coastal Trail**

The Final HRCAP must continue to include provisions for the continuous Coastal Trail – a longstanding goal of the State of California reflected in the statutory mission of the California Coastal Commission and State Coastal Conservancy. While glossed over in earlier drafts, we

acknowledge that trail planning and construction will be challenging. However, we appreciate that the draft plan now addresses the California Coastal Trail crossing the entire width of Hollister Ranch in a meaningful manner. It is a core element of the California Coastal Act, of statewide significance, and a critical part of the public's access infrastructure. As trail planning and building experts, we recognize the need for creative solutions to secure and implement trail access using a combination of existing road corridors and bluff-tops as necessary.

### **Maximum Daily Capacity | Protection of Sensitive Resources**

The Trails Council strongly supports a cap of *not less than 500 daily* visitations to Hollister Ranch. We understand that Hollister Ranch has raised concerns over potential effects on sensitive resources and the cattle grazing operation and that Commission staff has at least acknowledged such concerns. The Trails Council rejects the red herring that public access is somehow incompatible with protection of sensitive resources and cattle grazing operation and feels that there are both real world examples to directly refute this assertion as well as recent relevant actions by the County Board of Supervisors regarding grazing and recreation.

With regard to the compatibility of public access with sensitive species protection, we offer the following examples of sites that support extensive Environmentally Sensitive Habitats (ESH) and experience heavy public access or are planned for such access. These sites all receive light or no management, receive tens or even hundreds of thousands of visits annually and yet support extensive sensitive resources.

**More Mesa:** The majority of these 350 acres of ocean front open land is designated as ESH and currently supports more than 8 miles of trails, which receive heavy use by hikers, runners, beach goers, mountain bikers, off leash dog walkers and equestrians. Yet, even given the extensive trail network and heavy use, the site continues to support extensive wetland habitats, oak and riparian forest and is noted as sensitive wildlife habitat. More Mesa supports 2-4 white tailed kite nest that last year fledged 17 kite chicks, including from a nest in an oak tree immediately above a main access trail. The site also supports northern harriers, burrowing owl, short-eared owls, kestrels, red tail and red-shouldered hawks as well as coyotes and at least one family of bobcats.

**Ellwood Mesa:** This 250 + acre open space is largely designated as ESH and also supports 8+/- miles of trails and receives heavy use (perhaps more than 100,000 annual visits) by hikers, runners, beach goers, mountain bikers, off leash dog walkers and occasional equestrians. Yet, even given the extensive trail network and heavy use, the site continues to support probably the largest vernal pool-native grassland complex in the County, extensive wetland and riparian habitats and heavy use and nesting by raptors such as white tailed kites and a wide range of other raptors, as well as foraging by coyotes.

**Coal Oil Point Reserve/Sands Beach:** This beach and open space is largely designated as ESH, including a sensitive dune complex and perhaps the most successful western snowy plover breeding habitat in the County, and also supports trails and receives heavy use by tens of thousands of hikers, runners, surfers, beach goers, and dog walkers annually. These tens of thousands of visitors use or traverse the beach immediately adjacent to the plover habitat, yet the colony has expanded and thrived over the last two decades with only modest management

(e.g., ropes and signs, occasional docents). Yet, even given the heavy use, the site continues to support plovers and other sensitive resources.

There are many other examples of heavy public coastal access and successful protection of sensitive species protection. Given these and other examples, there is no justification for any serious limit on visitation to Hollister Ranch regarding sensitive species management and protection.

**Grazing:** Some have asserted or expressed concern that the coastal trail and public access are incompatible with grazing. We note that the Santa Barbara County Board of Supervisors addressed this issue as part of its review of the proposed Las Varas Ranch development and the Gaviota Coast Plan. The Board found that grazing and the coastal trail were compatible with only modest management measures such as signage and fencing. The trails Council also commissioned a study (attached) by the former City of San Luis Obispo natural lands manager who provided real world examples of City and County open spaces that supported both cattle grazing and heavy public trail use.

Based on these County actions and this study, the Trails Council rejects the notion that cattle grazing present a barrier to public access on Hollister Ranch.

### **Implementation Strategy**

We appreciate the improvements to the Implementation Strategy section of the Draft HRCAP with expanded discussion of implementation steps and phasing, operations and management, general infrastructure, adaptive management, and the HRCAP Advisory Committee. Our concern is that the “Implementation Strategy” described in the Draft HRCAP fails to identify and plan for worst-case scenarios, such as the HROA not being willing to “voluntarily grant” public access for the interim public access program. A well-thought-out implementation strategy with contingency plans is needed. Hollister Ranch has spent decades using the court system in an attempt to hinder the public’s right to access. At a minimum, there needs to be an upfront action plan for any necessary property rights acquisition should the “voluntarily grant” of public access fail to materialize within a specific timeframe.

### **Managing Entity**

As stated in the Draft HRCAP, *“Implementation will largely be the responsibility of the Managing Entity with oversight from the Coastal Conservancy.”* However, the criteria or qualifications for being the Managing Entity are missing. Therefore, it is unclear what happens if organizations that meet the qualifications are not interested in managing the HRCAP. We are concerned that there will be inadequate interest in managing the HRCAP and unanticipated compromises in the choice of “Managing Entity” will eventually weaken or curtail the access program.

### **HRCAP Advisory Committee**

The HRCAP calls for a phased implementation and the creation of an HRCAP Advisory Committee, which would provide input on the program assessment and adaptive management decisions. We recommend that the formation of the committee go beyond selection by the

Coastal Conservancy and the Managing Entity. It is a common practice in Santa Barbara County for the five members of the County Board of Supervisors to appoint two people from their district to advisory committees so the whole county is represented. This will help insure that community participants with a diversity of backgrounds, expertise, and perspectives help advise program assessment and adaptive management changes.

In closing, we want to express how much we appreciate the opportunity to be part of the HRCAP workgroup and provide feedback on the immensely improved Draft HRCAP that needs more work to avoid unintended consequences that often plague such inspiring initiatives.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Wilkinson', with a stylized, flowing script.

Mark Wilkinson  
Executive Director  
mwilkinson@sbtrails.org

# Trails and Grazing

Research and outreach performed by the Santa Barbara County Trails Council indicates that grazing is compatible with appropriate public access and trails. Numerous organizations and land management groups throughout California currently have ongoing public access through grazing lands were contacted and the information gathered is included in this document.



SANTA BARBARA COUNTY  
**Trails Council**

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# Las Varas Ranch

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Analysis of Issues  
Related to Livestock  
Grazing Operation  
and Trail Use

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Neil A Havlik, PhD.

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March 24, 2014

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*Neil A. Havlik, PhD.*

Planning Commission  
Santa Barbara County  
123 E. Anapamu Street  
Santa Barbara, CA. 93101

672 Serrano Drive #11  
San Luis Obispo, CA. 93405  
neilhavlik@aol.com  
805-801-3416

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Dear Commissioners:

My name is Neil Havlik. I have been asked by the Santa Barbara Trails Council to comment on the proposed subdivision project at Las Varas Ranch, west of Goleta, California, particularly in relation to the continued livestock operation, trail routing across the property, and the compatibility of those two programs.

### **Personal Qualifications**

I am a long-time and well-known natural resources manager, having been involved in this profession in California for nearly forty years. I graduated with a degree in biology from California Polytechnic State University, San Luis Obispo, California (College at that time) in 1968, earned a Master's Degree in Botany from the University of California, Santa Barbara, in 1971, and earned a Doctor of Philosophy degree in Wildland Resource Science from the University of California, Berkeley, in 1984.

In my professional career I worked for a number of public and nonprofit organizations as a planner, resource manager, natural history educator, and researcher. In most of these positions I was involved in many aspects of land and resource management, particularly involving the use of livestock grazing as a management tool, and integrating livestock uses with public use of those same lands. This generally included public use of hiking, riding, and bicycling trails. Specifically, the organizations for which I worked were:

- East Bay Regional Park District, where I worked in 1972 to 1978 and again from 1981 to 1987. At the Park District I rose from the position of park worker to resource analyst to range and property management specialist. In the latter position I was responsible for oversight of all agricultural operations within the 75,000 acres of the Park District's 40 properties at the time. There were approximately 25 different livestock grazing leases covering about 40,000 of those acres, virtually all of which were open to non-motorized public use (riding and hiking) on unfenced trails, which brought livestock and trail users in frequent close contact. I served as the liaison between park management and the various livestock and other agricultural operators. This meant being involved in many aspects of those operations, particularly in regard to their effect on public use and vice-versa.

- Solano Land Trust, where for nine years (1987-1996) I was the organization's executive director. During my tenure, the trust acquired over 5,000 acres of rangelands in four major properties which were eventually opened to the public for hiking, nature study, and other educational purposes. Like the lands of the Park District mentioned above, these rich grasslands continued to be used for livestock grazing operations as well as the public trail use (each site had one livestock grazing lessee) and as executive director I once again served as the liaison between the trust's Board of Directors, the licensees, and the public.
- City of San Luis Obispo, where I worked as the City's Natural Resources Manager for sixteen and a half years (1996-2012), until my retirement in July 2012. My primary duties at the City included creation of a greenbelt around the City, which was a high priority for the community and for the City Council, and establishing resource management programs for the lands so acquired. During my tenure the City acquired over 3,500 acres of land in fee title and another 3,500 in conservation easements, making an excellent beginning to the goal of a complete greenbelt around the City. At the time of my retirement, the City operated ten open space areas; open to the public, and ranging in size from about 30 acres to over 1,000 acres. Six of these sites had livestock grazing operations on them which were continued, with certain changes made to accommodate resource protection needs such as excluding livestock from springs and streams, or to balance the agricultural operations with newly introduced public use. However, once again, trail use was considered compatible with continued livestock grazing, and the grazing areas of these properties were again crossed by numerous unfenced riding and hiking trails. In my role as Natural Resource Manager I was responsible for development of management plans for these properties, as well as overseeing the implementation of those plans. This included determining the livestock grazing regimes there, and again serving as the liaison between the City, the livestock operators, and the public.

In each of these positions I have been called upon to judge the proper balancing of competing uses for the lands involved. Some had seasonal livestock grazing operations, others were year-round; some were stocker operations with only young cattle, others were cow-calf operations with a mix of adult and very young animals. This variety of operations in differing settings has given me valuable experience in working with those operations, where each livestock operator has his or her own management perspective. In addition, many of the lands had rare or endangered species in them, which called for special management or protective measures. Virtually all of the lands, however, were open to some level of public use on many miles of hiking and riding trails. These trails were multiple use, and generally unfenced, allowing livestock to intermix with trail users, *often in close proximity.*

## Addressing Problems and Use Conflicts

In my many years of experience addressing potential issues between hikers or riders and livestock, I generally found them to be minor and actually uncommon. The most frequent complaint from the livestock operators was that the public would sometimes leave gates between pastures open, so that livestock could move out of the pastures where they had been placed. This required the operator to round up the livestock or drive them back into the proper pasture, which added to management costs and time requirements. (In fact, gates being left open when they should be closed or closed when they should be open are historically the greatest complaint by cattlemen, and this can occur where public roads cross pasture boundaries). Other complaints involved people living near the parks allowing their dogs to roam the countryside, with the dogs occasionally harassing and sometime even injuring or killing livestock, especially calves. However, it should be noted that this complaint is quite distinct from people walking their dogs in the parklands and allowing them to chase livestock. The latter was also a complaint by operators, but was considered much less serious than the former.

Complaints from the public generally involved people complaining about stepping in manure while hiking or bicycle riding, and the generic complaint that livestock were incompatible with a park setting. However, in all my time in these positions I recall only one incident in which a citizen actually claimed injury, by having been “buted” by a mother cow when the citizen inadvertently got between the cow and her calf while hiking. The person was frightened but not seriously injured, and the matter was handled by the operator’s insurance carrier. There was occasional property damage from cattle getting out of the fenced areas; however, this usually involved damage to gardens or crops. Here again claims were relatively minor and were routinely handled by insurers. I recall no incidents in which a livestock operator made a claim against a park visitor.

In summary, during my almost 40 years as a public land manager charged with balancing public use with livestock operations, I found that people typically showed common sense and proper “range etiquette”, and there were generally no problems. I think that the problems were more vocalized in the urban East Bay than in the more rural Solano County or San Luis Obispo areas, where agriculture is close at hand and is second nature to many people’s experiences. In my experience, livestock operators adapted well to public use within the leaseholds and managed their operations in balance with recreational uses. I can recall only one livestock operator who relinquished his leasehold when the property was planned to be opened to the public, but the property was quickly leased again without difficulty.

## Applicability to Las Varas Ranch

I have reviewed the Agricultural section of the Las Varas Ranch EIR, as well as the “Las Varas Ranch Trails Analysis” by range consultant Dr. Orrin Sage. Dr. Sage stated that the cow-calf operation at Las Varas Ranch utilizes several pastures to separate heifers (young

cows that have not yet had a calf) from their mothers (the heifer weaning areas), and to keep them separate from other cattle during their pregnancies and time of giving birth (the heifer calving areas). Dr. Sage stated that these pastures were selected for ease of access by the livestock operator for better safety from predators such as coyotes or mountain lions, and for protecting the general health of the animals during these times.

This particular grazing situation, involving the heifers and later they and their newborn calves, appears to be the key issue supporting Dr. Sage's findings of a significant impact to the grazing operation, and appears to be the driving force for his recommendations regarding the near-shore Coastal Trail location and for extended periods of trail closure. However, based upon my own long experience and review of the maps and aerial photos, I believe it would be a simple matter to develop screening to shield the cattle from trail users and vice-versa, thereby obviating the entire issue.

My recommended solution for this issue would involve:

- Fencing off a strip of land thirty to forty feet wide along the southerly edge of the heifer weaning and heifer calving pastures for the trail and creation of a vegetative buffer to screen trail users from the cattle. Fencing should be standard "turkey wire" or other durable non-passable fencing that would also prevent intermixing of dogs and livestock.
- Vegetating the fenced trail corridor with a mix of plants of the locally native coastal sage scrub community would create an effective screen between these pastures and the Coastal Trail within just a few years.

Based on my review of the site, the gentle topography and relatively good soils along the bluff top favor this possibility. As many as a dozen species could be utilized for this effort. These species can establish naturally when coastal areas are released from grazing pressure or other grassland maintenance techniques, and this tendency could be speeded up by planting and irrigation for two to three years to ease their establishment. It is estimated that a fenced strip of land thirty to forty feet wide and occupying an area of less than two or three acres would be needed to accomplish this effect along the southerly or seaward edge of the heifer weaning and heifer calving pastures. This would not seriously affect the functioning of these pastures as they are not of sufficient size to support the livestock within them without supplemental feed anyway, and they are already subject to such feeding and other animal husbandry techniques for the health and predator safety reasons stated above. This of course involves the regular presence of humans in and among these animals.

Westerly of these pastures the trail is proposed to cross under the railroad tracks and be in an area of use by older cows which are more used to people and not so likely to be affected by their nearby presence.

I would conclude by stating that making what are essentially permanent land use decisions such as the location of the California Coastal Trail based upon the perceived or anticipated behavior of livestock is not the soundest basis for such decision-making. The project EIR notes that changes to the nature of the grazing operation, or even its elimination by the new owners, as a possibility. For such high-value estate properties, cattle could be replaced by horses, which are much more tolerant of both people and dogs, and they might in fact be pets themselves. Grazing use itself might be replaced by new orchards or vineyards. These changes could all be abrupt, and have nothing to do with the existence or location of the trail.

It appears to this reviewer that the potential conflicts between the livestock grazing operation and trail use are overstated, and that obvious, simple and effective opportunities exist to mitigate the potential impacts of trail establishment and use on that operation. My many years of experience with the different types of grazing operations on land with public trail uses, including those involving young cattle and calves, indicates that problems are not common, can be anticipated, and can be obviated or completely avoided by simple and effective management techniques.

Thank you for considering this input.

Sincerely,



Neil Havlik, PhD.  
Natural Resources Manager (retired)  
City of San Luis Obispo, CA.

cc: The Hon. Doreen Farr

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6/18/14



Santa Barbara County Trails Council  
P O Box 22352  
Santa Barbara, CA 93121  
[www.sbtrails.org](http://www.sbtrails.org)

Re: Compatibility of Cattle Grazing and Recreational Trails

Dear Planners:

My name is Doug Carscaden. I am the supervising ranger for the City of San Luis Obispo and have been in this position for the last 10 years. Our agency manages approximately ~1,500 acres of grazing land with 9 different cattle operations/leases. Our grazing land typically supports a couple hundred head max and consists of cow/calf and stocker operations along with horses/colts. Our agency's lands are used for both grazing and recreational trails and our pastures support ~18 miles of public trails. These trails are multiple-use (Hiking and Biking) and cross our land with trail users passing in close proximity to cattle and horses. Grazing areas have perimeter and pasture fencing with active trail users in the same pastures as the livestock. We have even developed mini cattle guards to facilitate recreation but keep the livestock where desired at pasture crossings and illuminate the need for gates. Picture attached.

The experience of our organization has over the last 10 years, on the whole, been positive because recreational trails and cattle grazing have proven to be compatible. We receive few complaints from trail-users about our grazing operation, with an average 5 annually, typically based on general interest, resource damage or concerns for the health of the cattle and horses. Problems caused to our lessees by trail-users typically include Dogs off leash and occasional gates being left open. We have never had a lessee complain about cattle losing weight or experienced any significant conflicts or negative impacts on grazing operations.

We employ a couple trail management strategies to educate the public and to ensure compatible use. Signs, mini cattle guards, rotation of grazing between pastures, and rangers in the field to answer questions if needed.

Sincerely yours,

Doug Carscaden  
Ranger Service Supervisor  
City of San Luis Obispo







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6/12/14

Santa Barbara County Trails Council  
P O Box 22352  
Santa Barbara, CA 93121  
[www.sbtrails.org](http://www.sbtrails.org)

Re: Santa Barbara County Trails Council--Public Trails/Grazing

Dear Mr. Otis Calef,

Point Reyes National Seashore was established in 1962 by President John F. Kennedy "In order to save and preserve, for purposes of public recreation, benefit, and inspiration, a portion of the diminishing seashore of the United States that remains undeveloped." This public land was purchased in fee out of private land and then leased back to the ranchers of dairy and beef operations, who are essentially still here today.

Today, over 2.5 million visitors come to Point Reyes National Seashore annually and the dairy and beef operations are still in production. Of the approximately 150 miles of hiking trails, only a couple go through grazed lands. Trails such as Bull Point and Bolinas Ridge can have grazing and hiking taking place simultaneously and we have never had any interactions that could have caused disruption to the beef operations at those locations.

John A. Dell'Osso  
Chief of Interpretation and Resource Education  
Point Reyes National Seashore  
Point Reyes Station, CA 94956  
415-464-5135  
[john\\_a\\_dell'osso@nps.gov](mailto:john_a_dell'osso@nps.gov)

Commemorating 50 years of Point Reyes National Seashore

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

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United States  
Department of  
Agriculture

Forest  
Service

Lassen  
National  
Forest

Eagle Lake Ranger District  
477-050 Eagle Lake Road  
Susanville, CA 96130  
(530) 257-4188 Voice  
(530) 252-5803 Fax

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File Code: 2200/2300

Date: June 27, 2014

Santa Barbara County Trails Council  
P O Box 22352  
Santa Barbara, CA 93121  
[www.sbtrails.org](http://www.sbtrails.org)

Re: Compatibility of Cattle Grazing and Recreational Trails

Dear Planners:

My name is Kirsten Pasero. I am a Rangeland Management Specialist for the Eagle Lake Ranger District on the Lassen National Forest in Susanville, California. I also oversee the recreation program for the Eagle Lake Ranger District. I have 25 years of experience with land management agencies, both Forest Service and Bureau of Land Management. I have worked in locations with a variety of recreational trails including wilderness, non-wilderness, equestrian and Off-Highway-Vehicle (OHV) trails that were within permitted grazing areas. The Lassen National Forest manages approximately 410,000 acres of suitable grazing land with 18 Term Grazing Permits that authorize grazing on one or more of the 50 active grazing allotments. Each permit varies in the number of livestock authorized based on the carrying capacity of the allotment area. Allotments range in size from 8,000 acres to 150,000 acres in size and may be grazed by 50 to nearly 1,000 livestock (cow/calf pairs) for 3-4 months annually. There are nearly 500 miles of developed trails on the Lassen National Forest, consisting of 30 miles of National Recreation Trails, 125 miles of the Pacific Crest Trail, and 325 miles of other trails. These trails are multiple use for walking, hiking, biking, and equestrian use. Most are cross-country trails and traverse grazing areas that are not separated from trail-users, except for few of the recreation trails in campground areas where livestock are not permitted.

The experience of the Lassen National Forest has on the whole, been positive because recreational trails and cattle grazing have proven to be compatible. We receive few complaints from trail-users about our grazing operation, with an average 3-4 annually, typically based on hikers/bikers not knowing how to act around livestock, fear of livestock, or harassing livestock when encountered. Problems caused to our permittees by trail-users typically include failure to leave gates as they are found (open/closed). We have never had a permittee complain about cattle losing weight or experienced any significant conflicts or negative impacts on grazing operations associated with trail users.

We employ several trail management strategies to educate the public and to ensure compatible use. To help trail users access trails crossed by fences, we often use walk-through gate designs that allow easy passing but still control livestock. Signs, such as *Please Close Gate* or *Leave Gate as Found* are used on metal or wire gates.

Sincerely yours,

/s/ Kirsten R. Pasero

KIRSTEN R. PASERO  
Rangeland Management Specialist



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5/30/2014

**Ben Munger**  
Ranch Manager | Midland School  
5100 Figueroa Mountain Road  
Los Olivos, California 93441

Santa Barbara County Planning Commission  
123 East Anapamu Street  
Santa Barbara CA, 93101

Re: **Compatibility of Cattle Grazing and  
Recreational Trails—Midland School**

Dear Commissioners,

I am the ranch manager for Midland School and have acted in that capacity for over 15 years. For more than 75 years Midland School has had a cattle lease on the school's approximately 3,000 acres of property in the Santa Ynez Valley and the foothills of the San Rafael Mountains. During this time, the school has had many grazing leases and different grazing operators and some level of recreational trail use by students and members of the community. Over the last two or three decades, such recreation trail use has increased while grazing has continued. Most recently, the school, in cooperation with the Santa Barbara County Trails Council, improved approximately ten miles of unfenced trails through our grazing lands; some of these trails actually follow historic cattle trails.

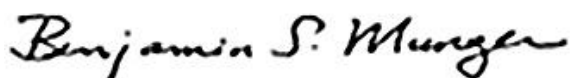
There are usually 150 cow calf pairs or 200 stockers on our ranch during the grazing season depending on the lessee. Students have access to all of the property and walk, ride horses, or bicycles along all of our trails. Our cross country team and other trail runners exercise on our trails. The school's property is also open to the public, provided they fill out a hiking or horse riding permit. Our trails experience moderate to high levels of public use particularly on weekends and depending on the time of year. All of our trails are unfenced and students and the public recreate where there are cattle, often in close proximity to grazing cattle, including calves.

We have never had a cow, calf, steer, or bull injured during at least the last 25 years besides a driver on Figueroa Mountain Road forcing a steer into a cattle guard because the steer was on the road. Figueroa Mountain Road is open range above the county bridge and cattle can be on the road legally between the bridge and the National Forest boundary. Yes, in spite of the sometimes heavy use of this road by cars, bikes and nature lovers, particularly in spring or during winter snows, only minimal problems have occurred with our open range cattle.

Midlands Schools experience with cattle grazing and trails being compatible uses is positive. There is very little trash at these public access points and there has never been an instance of animals eating or being sickened by a plastic bag. The public are respectful of our ranch rules and help us by identifying things like water troughs that are empty or damaged fences. There has not been an incident of gates being left open where cattle have gotten on the road—most of the time it is our fences that are in need of repair that allows cattle on to sections of Figueroa Mountain Road that are not open range. Because all of our trails are unfenced, trail users and cattle are frequently in close proximity, without serious negative consequences.

None of our lessees have complained about cattle losing weight because of stress caused by people walking or riding by them. There have been no incidences of people harassing livestock or complaining about livestock to the land owner. Folks are genuinely appreciative of having a place to recreate and value the experience just as it is—a mixture of wildland and ranchland. We hope that Midland School can provide a positive example of coexistence of recreational trail use with cattle grazing.

Sincerely,

A handwritten signature in black ink that reads "Benjamin S. Munger". The script is fluid and cursive, with the first name being the most prominent.

**Ben Munger**

Ranch Manager

Midland School

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June 25, 2014

Santa Barbara County Trails Council  
P O Box 22352  
Santa Barbara, CA 93121  
[www.sbtrails.org](http://www.sbtrails.org)

Re: Compatibility of Cattle Grazing and Recreational Trails

Dear Planners:

My name is Aaron Lazanoff. I have been a manager for the past the 7 years of lands that have public access. Our agency manages approximately 4000 acres of grazing land. Our grazing land typically supports 250 cow/calf pairs. There are trails throughout some of our grazing lands. The trails that we do have are not separated from the pastureland.

My experience over the past 7 years with grazing and public trails has presented many challenges, but these uses can sometimes be compatible. Problems caused by trail-users typically include failure to close gates, littering, erosion, unauthorized new trail creation, and dogs. Overall, cattle health is not significantly affected.

We employ several trail management strategies to educate the public and to ensure compatible use. These strategies include signs and self-closing gates.

Sincerely,

Aaron Lazanoff  
Beef Operations Manager  
Animal Science Department  
Cal Poly State University

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## Agriculture and Trails Questionnaire

Research and outreach performed by the Santa Barbara County Trails Council indicates that grazing is compatible with appropriate public access and trails. Numerous organizations and land management groups throughout California that currently have ongoing public access through grazing lands were contacted. To date, all organizations contacted have reported negligible issues between the public and grazing operations.

Land Management	Acreage	Miles of Trails	Type of Agriculture	Years of Coexistence	Incident Frequency
City of San Luis Obispo	700 total	9 miles	Cow/calf, stocker	15	0 – human interaction; 5x year dogs harass livestock <sup>a</sup>
East Bay Municipal Utilities District	112,000 acres	1,200 miles	Cow/calf	30+	>1 per year <sup>b</sup>
Point Reyes National Seashore	71,000	150 miles	Cow/calf, dairy	50+	>1 per year <sup>c</sup>
Los Padres National Forest	5,000 with grazing, 1.7 mil total	1,200 miles	Cow/calf, stocker, horses	100+	>1 per year <sup>d</sup>
East Bay Regional Parks Department	21,945 with year-round grazing	1,200 miles	Cow/calf (~5,000 annually)	40+	>1 per year <sup>e</sup>
Midland School	2,860		150 cow/calf pairs or 200 stockers	75+	1 incident with car, other than that never
Contra Costa Water District	20,000	53	3,000 sheep, 1500 head of cattle	13	1 ever
Bureau of Land Management - Ukiah Field Office	1132	1	cattle	9	never
Lake Berryessa Running Deer Ranch, Napa County		100 miles			
PG&E – Point Buchon Trail and Pecho Coast Trail		3.4		6	
Solano Land Trust	22,161	Varies from property to property, about 15 each	Cow/calf, stocker, sheep	Up to 25	1 incident ever
Lassen National Forest	20,000	10	Cow/calf		Gates left open annually, nothing serious
Cleveland National Forest	2500	5 miles	Cow/calf	40	1 minor incident a season

- a) Doug Carscaden, Supervising Park Ranger, City of San Luis Obispo Parks and Recreation Department, 2013.
- b) Mike Silva, Watershed Naturalist, East Bay Municipal Utilities District, 2013.
- c) Dylan Voeller, Rangeland Technician, Point Reyes National Seashore, 2013.
- d) Gary Montgomery, Forest and Rangeland Specialist, Los Padres National Forest, 2013.
- e) David Amme, Vegetation Program Manager, East Bay Regional Parks Department
- f) Ben Munger, Ranch Manager, Midland School

## City of San Luis Obispo

1. **Name:** Doug Carscaden
2. **Position:** Supervising Park Ranger
3. **Contact:** dcarscad@slocity.org or 805-781-7302
4. **How long have livestock and trails coexisted?** Livestock and trails have co-existed ever since SLO acquired these properties, Bishop Peak has had livestock since they got the land 15 years ago, there are 4 open spaces with cows that each have different cattle leases, 2 of the spaces don't have cattle in the winter so the trails don't become trampled, other properties were acquired in 2000 and 2006 and have had cattle since then, the next door neighbor to Reservoir Canyon has water rights for their cattle for the past 60-70 years, kept the ranch on the Johnson Ranch property
5. **What type of grazing operation (cow/calf or stocker)?** Both, some places have stockers if they are there for a short intense amount of time, some places request cattle ranchers to provide older cows so they are used to people more, roping steers in for a month sometimes if they are not going to use them, never had a bull in the breeding season but have had everything else.
6. **~How many cattle are grazed in the vicinity of the trail(s)?** 10-25 for each open space depending on the size and amount of vegetation
7. **Approx. length of trails across grazing lands?**
8. **Is the trail: fenced or open range?** About 9.1 miles, trail is fenced, some of the open spaces have multiple pastures in them and are rotationally grazed
9. **Have major issues occurred between trail users and livestock? If yes, the how often/many? Annually?** The only problem is when people let their dogs off leash and harass the livestock, cows usually hang out where there aren't trails so there are no reports of people being hurt, reports of dog harassment 5-10 times a year
10. **What do incidents usually consist of? Injuries?** N/A
11. **How many incidents have occurred in the last 10 years? In the last year?** N/A
12. **What trail management methods are implemented related to ag (fences, gates, signs)?** Fences to keep cows out of riparian areas, cattle guards, spring gates, drive through gates, signs that cows will be in the area
13. **Are the trails multiple use (bike, hike, horse, etc.)?** Two of the open spaces are multi-use for hiking and biking, one is mostly hiking with a short horse segment, one is solely hiking

## East Bay Municipal Utilities District

1. **Name:** Mark Silva
2. **Position:** Watershed Naturalist
3. **Contact:** [msilva@ebmud.com](mailto:msilva@ebmud.com) or 510-287-2035.
4. **How long have livestock and trails coexisted?** Since the start of the trails system and at least as long as he's been working there, at least 30 years.
5. **What type of grazing operation (cow/calf or stocker)?** Cow/Calf.
6. **~How many cattle are grazed in the vicinity of the trail(s)?** Number of cattle changes by leases, anywhere from 250-300 head down to 30 at any given time.
7. **Approx. length of trails across grazing lands?** Approximately 50 miles total – area is both fenced and open range. There are cross fences but there are some areas with big gaps.
8. **Is the trail: fenced or open range?** About 9.1 miles, trail is fenced, some of the open spaces have multiple pastures in them and are rotationally grazed
9. **Have major issues occurred between trail users and livestock? If yes, the how often/many? Annually?** Approximately zero annually. Approximately 8-10 years ago there was a person concerned about getting charged, but nothing happened and that was the only compliant.
10. **What do incidents usually consist of? Injuries?** N/A
11. **How many incidents have occurred in the last 10 years? In the last year?** 1 in the last 10 years
12. **What trail management methods are implemented related to ag (fences, gates, signs)?** Signs are posted on the trail saying that it is a grazing area and to keep the gates closed, although the gates have springs to self close. Cattle are rotated between pastures to the location of grazing and trails shift.
13. **Are the trails multiple use (bike, hike, horse, etc.)?** Hikers and hors

## Point Reyes National Seashore

1. **Name:** Dylan Voeller
2. **Position:** Rangeland Technician
3. **Contact:** 415-464-5216 or Daisy Arao at 415-464-5127
4. **How long have livestock and trails coexisted?** Since the National Seashore was created probably since the 1960s.
5. **What type of grazing operation (cow/calf or stocker)?** Cow/Calf and dairy.
6. **~How many cattle are grazed in the vicinity of the trail(s)?** Unknown.
7. **Approx. length of trails across grazing lands?** Unknown
8. **Is the trail: fenced or open range?** Open Range
9. **Have major issues occurred between trail users and livestock? If yes, the how often/many? Annually?** There are very few. There was one issue with an off-leash dog harassing a calf. That's the only incident.
10. **What do incidents usually consist of? Injuries?** N/A
11. **How many incidents have occurred in the last 10 years? In the last year?** 1 in the last 10 years
12. **What trail management methods are implemented related to ag (fences, gates, signs)?** There are gates and signs. Gates on pedestrian trails are spring loaded to close automatically. We're installing equestrian gates so they don't have to get off their horses. We have some fencing to keep cattle off of steep slopes and environmentally sensitive areas.
13. **Are the trails multiple use (bike, hike, horse, etc.)?** Most are multiple use.

## United States Forest Service – Los Padres National Forest

1. **Name:** Gary Montgomery
2. **Position:** Forest and Rangeland Specialist
3. **Contact:** gdmontgomery@fs.fed.us. 805-925-9538 ext. 215
4. **How long have livestock and trails coexisted?** Likely for generations; however, grazing allotments were established in 1906.
5. **What type of grazing operation (cow/calf or stocker)?** Cow/Calf and horses.
6. **~How many cattle are grazed in the vicinity of the trail(s)?** Approximately 5,000; however, the amount of cattle depends on the size and location of the allotment.
7. **Approx. length of trails across grazing lands?** Most allotments have trails in them.
8. **Is the trail: fenced or open range?** Open Range
9. **Have major issues occurred between trail users and livestock? If yes, the how often/many? Annually?** Very few. We have not had any reports of dogs harassing cattle in the last few years.
10. **What do incidents usually consist of? Injuries?** N/A
11. **How many incidents have occurred in the last 10 years? In the last year?** N/A
12. **What trail management methods are implemented related to ag (fences, gates, signs)?** Most places are just open land. Some areas have a sign up saying that cattle are grazing but that's mostly for vehicle travel like on Figueroa Mountain. Usually the hiking trails don't have signs/fences/gates.
13. **Are the trails multiple use (bike, hike, horse, etc.)?** Most are multiple use. Some are hiking only, most are hiking/equestrian; however some are OHV only.

## East Bay Regional Parks Department

<http://www.ebparks.org/stewardship/grazing>

1. **Name:** David Amme
2. **Position:** Vegetation Program Manager
3. **Contact:** 888-327-2757 ext. 2344 or damme@ebparks.org
4. **How long have livestock and trails coexisted?** Over 20 years
5. **What type of grazing operation (cow/calf or stocker)?** Cow/Calf that are rotated seasonal.
6. **~How many cattle are grazed in the vicinity of the trail(s)?** We graze/manage thousands of acres, so that's hard to estimate. The East Bay Regional Parks Department is one of the largest grazing organizations in California.
7. **Approx. length of trails across grazing lands?** Some allotments have 15-20 miles of trails. Total length is unknown.
8. **Is the trail: fenced or open range?** Open Range
9. **Have major issues occurred between trail users and livestock? If yes, the how often/many? Annually?** Very few. Two-three times per year there will be issues with people having their dogs off leash and the dog will take off after the cow.
10. **What do incidents usually consist of? Injuries?** N/A
11. **How many incidents have occurred in the last 10 years? In the last year?** N/A
12. **What trail management methods are implemented related to ag (fences, gates, signs)?** There are gates to keep the cattle in. There are signs posted at trailheads stating that cattle are grazing on the land and give people an idea of what to do and how to react to cattle if something's going on. The signs tell people not to approach the cattle, don't get between a cow and a calf, and to keep dogs under control or on a leash.
13. **Are the trails multiple use (bike, hike, horse, etc.)?** Most are multiple use.

### EBRPD – Parks that have Grazing

Park	Acreage	Miles of Trails
Briones	6,117	
Garin/Dry Creek	1,200	20
Las Trampas	5,342	
Sunol	6,859	
Wildcat	2,427	
<b>TOTAL</b>		

\*\*List can be expanded with parks that have seasonal grazing, but some are with goats and sheep (<http://www.ebparks.org/stewardship/grazing/parks>).



## Bureau of Land Management Ukiah office

1. **Name:** Briana Halstead ; **Position:** Natural Resource Specialist
2. **How long have livestock and trails coexisted on your property?** Trails & livestock have coexisted on the Stornetta Public Lands near Point Arena, CA since 2004 when the SPL's were acquired from private land owners. It has been under an Interim Management Plan since then, where hiking, and minimal recreation use is allowed, but no major infrastructure or management has taken place as of yet.
3. **What type of grazing operation (cow/calf or stocker)?** Cattle
4. **~How many cattle are grazed in the vicinity of the trail(s)?** Spread over the entire allotment (1132 acres) at any given time, the rancher typically runs about 50-60 cattle. \_Depending on the year, however, and the moisture and amount of forage- there could be as few as 15-20 or as many as 120 out there. \_The main "trail" (keeping in mind there are no constructed trails yet, only user-created trails) runs along the coastal bluff, so although they are there, the amount of cattle near or actually on this trail is likely small.
5. **Approx. length of trails across grazing lands?** ~1 mi
6. **Is the trail: fenced or open range?**—The trail itself is not fenced off (from the livestock), however it is within a large pasture, so you could consider it fenced, I guess.
7. **Have major issues occurred between trail users and livestock?** None that I am aware of.  
If yes, the how often/many? Annually? N/A
8. **What do incidents usually consist of? Injuries?** N/A
9. **~How many incidents have occurred in the last 10 years? In the last year?** N/A
10. **What trail management methods are implemented related to ag (fences, gates, signs)?** All trail/public access points are pedestrian "gates" which are always open and accessible to pedestrians, but not large enough for livestock to get through.
11. **Are the trails multiple use (bike, hike, horse, etc.)?** The Stornetta Public Lands have deed restrictions that disallows motorized & mechanical vehicles- including equestrian. So the SPL is open to hikers only at this time.
12. **Would you be willing to answer additional questions in the future?** **Y** / N
13. **Best Contact Info (phone/email):** [bhalstead@blm.gov](mailto:bhalstead@blm.gov)

## Solano Land Trust

1. **Name:** Sue Wickham ; **Position:** Project Manager
2. **How many acres does your organization manage?** 22,161 acres (broken up in different properties)
3. **How long have livestock and trails coexisted on your property?** Up to 25 years on some properties
4. **What type of grazing operation (cow/calf or stocker)?** Stockers and cow calf, sheep on one property
5. **~How many cattle are grazed in the vicinity of the trail(s)?** depends, as many as 1000, some cows love to be near the trails
6. **Approx. length of trails across grazing lands?** 13 miles, 15 miles (they have different properties with different trail lengths)
7. **Is the trail: fenced or open range?**
8. **Have major issues occurred between trail users and livestock?** No
9. **What do incidents usually consist of? Injuries?** 1 incident with runners. There was a race on the property near the cows, some of the cows ran too and knocked a guy over.
10. **~How many incidents have occurred in the last 10 years? In the last year?** 1 incident ever, described above
11. **What trail management methods are implemented related to ag (fences, gates, signs)?** signs on gates, separate hiker gate, after wet season they smooth trails (because of hoof prints)
12. **Are the trails multiple use (bike, hike, horse, etc.)?** Yes (except the property with sheep), **no dogs**
13. **Would you be willing to answer additional questions in the future?** **Y** / N
14. **Best Contact Info (phone/email):** [sue@solanolandtrust.org](mailto:sue@solanolandtrust.org); (707) 432-0150 ext. 207

## Cleveland National Forest

1. **Name:** Lance Criley; **Position:** Rangeland Management Specialist
2. **What is the acreage of the area with trails and grazing (approximation is fine)?** Several different areas on the forest. Highest recreational use are with grazing is @2500 acres.
3. **How long have livestock and trails coexisted on your property?** 40 years
4. **What type of grazing operation (cow/calf or stocker)?** Cow/calf
5. **~How many cattle are grazed in the vicinity of the trail(s)?** 150 pairs
6. **Approx. length of trails across grazing lands?** 5 miles **Is the trail: fenced or open range?** Trail has gates where it enters grazed areas.
7. **Have major issues occurred between trail users and livestock?** We have had some users frightened by cattle, and one fake charge by a bull. No injuries. Going the other way, we have many problems with people letting dogs chase cattle and with mountain bikers cutting fence at gates so they do not need to dismount. **If yes, the how many annually?** I receive at most one call a season from hikers about cattle.
8. **What do incidents usually consist of? Injuries?** No injuries.
9. **~How many incidents have occurred in the last 10 years? In the last year?**
10. **What trail management methods are implemented related to ag (fences, gates, signs)?** We have installed interpretive signs at some trailheads about cattle and have installed "mountain bike cattle guards" to try to reduce instances of fence cutting.
11. **Are the trails multiple use (bike, hike, horse, etc.)?** YES
12. **Would you be willing to answer additional questions in the future?** Yes
13. **Best Contact Info (phone/email):** Lance Criley, 619-445-6235 ext. 3457  
lcriley@fs.fed.us

## **Lassen National Forest**

- 1. Name:** KC Pasero ; **Position:** Rangeland Mgmt. Specialist, USFS
- 2. How long have livestock and trails coexisted on your property?** Most trails are long existing within our grazing allotments. It varies within areas depending on whether there are recreation areas or wilderness areas. The PCT crosses a portion of the Forest.
- 3. What type of grazing operation (cow/calf or stocker)?** Most operations are cow/calf on the Forest.
- 4. How many cattle are grazed in the vicinity of the trail(s)?** Varies. Sometimes could be several hundred.
- 5. Approx. length of trails across grazing lands?** Varies **Is the trail: fenced or open range?** Open range.
- 6. Have major issues occurred between trail users and livestock?** Sometimes but not necessarily major. Usually associated with hikers or bikers not knowing how to act around livestock, fear of livestock, or harassing livestock when encountered. Sometimes, issues with gates not being left as they are found. Often try to provide pass through gates for trail users that still control livestock.
- 7. If yes, the how often/many? Annually?** No major issues. See above.
- 8. What do incidents usually consist of? Injuries?** See 6 above.
- 9. How many incidents have occurred in the last 10 years? In the last year?** Gates left open, annually. No injuries or serious incidents.
- 10. What trail management methods are implemented related to ag (fences, gates, signs)?** Gates, usually trail-user friendly, and signs such as "please close the gate".
- 11. Are the trails multiple use (bike, hike, horse, etc.)?** Yes, all of those mentioned.
- 12. Would you be willing to answer additional questions in the future?** **Y** / N
- 13. Best Contact Info (phone/email):** kpasero@fs.fed.us

## **Contra Costa Water District**

- 1. Name:** Mark Swisher; **Position:** Watershed Resources Specialist with Contra Costa Water District
- 2. What is the total acreage of the grazing area (approximation is fine)?**  
20,000
- 3. How long have livestock and trails coexisted on your property?** Since about 2000
- 4. What type of grazing operation (cow/calf or stocker)?** Sheep, cow/calf, and stocker
- 5. ~How many cattle are grazed in the vicinity of the trail(s)?** At the peak of the growing season we can have up to 1,500 head of cattle and 3,000 sheep
- 6. Approx. length of trails across grazing lands?** 53 miles of unfenced trails
- 7. Have major issues occurred between trail users and livestock?** Internal gates are regularly left open which can be problematic when trying to segregate groups of animals. Hikers uneducated about livestock sometimes are intimidated by curious stock following them. There was one instance a few years back when a hiker was charged by a sick cow.
- 8. What do incidents usually consist of? Injuries?** Only the one mentioned in number 7 but the injuries were minor and the hiker was more concerned about the condition of the sick cow.
- 9. ~How many incidents have occurred in the last 10 years? In the last year?**  
See response to 7 and 8.
- 10. What trail management methods are implemented related to ag (fences, gates, signs)?** Self closing pedestrian gates are used along the trails and all are signed requesting that trail users ensure gates close behind them. Fences are configured to limit trail crossings.
- 11. Are the trails multiple use (bike, hike, horse, etc.)?** Yes, about 13 miles are multiple use but the rest are for hikers only.
- 12. Would you be willing to answer additional questions in the future?** Sure.
- 13. Best Contact Info (phone/email):**

Mark Swisher  
Watershed Resources Specialist  
Contra Costa Water District  
mswisher@ccwater.com  
USPS mail: P.O. Box H20, Concord, CA 94524  
shipping: 100 Walnut Boulevard, Brentwood, CA 94513  
office: 925/240-2363  
cell: 925/890-1552  
fax: 925/513-2084

## **PG&E Pecho Coast and Buchon Point Trails**

- 1. Name:** Sally Krenn      **Position:** Terrestrial Biologist
- 2. What is the total acreage of the grazing area (approximation is fine)?**  
2000 acres for the Point Buchon Trail and 3000 for the Pecho Coast Trail
- 3. How long have livestock and trails coexisted on your property?**  
Since the late 1800's
- 4. What type of grazing operation (cow/calf or stocker)?**  
Point Buchon Trail - Cow/calf; goats and sheep ; Pecho Coast Trail - cow/calf and stocker
- 5. ~How many cattle are grazed in the vicinity of the trail(s)?** Point Buchon – 140 to 160 cow/calf; goats 200/kidding 350; sheep 100/lambing 200.
- 6. Approx. length of trails across grazing lands?** Point Buchon 3.75 miles/Pecho Coast Trail – 2 miles
- 7. Is the trail: fenced or open range?** Point Buchon – rotational grazing program/ hikers do hike through paddocks (people passes are installed) – Pecho- primarily open range
- 8. Have major issues occurred between trail users and livestock?** No – only minor occur approximately 2 times/week ; hikers will ask where the cows are as they are afraid of them.
- 9. What do incidents usually consist of? Injuries?** None
- 10. ~How many incidents have occurred in the last 10 years? In the last year?**  
None
- 11. What trail management methods are implemented related to ag (fences, gates, signs)?** Our fences on the Point Buchon trail are electrified. Single wire for cows/mesh fencing for goats/sheep. We post signs and create people passes for the hikers. We also have an interpretive sign that describes our grazing program (attached). Pecho coast trail has barbed wire fencing with people passes and this is a docent led hike; so the docents inform the hikers that they will be hiking on a cattle ranch.
- 12. Are the trails multiple use (bike, hike, horse, etc.)?** Only hiking
- 13. Would you be willing to answer additional questions in the future?** Yes
- 14. Best Contact Info (phone/email):** [sxk2@pge.com](mailto:sxk2@pge.com) 805-801-0288

## Support for the DRAFT Hollister Ranch Coastal Access Program

Tracey Calhoun <tracey\_calhoun@cate.org>

Sat 10/9/2021 2:07 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I want to be able to walk, run, or bicycle the coastal trail across Hollister Ranch in my lifetime. The goal of completing the Hollister Ranch bluff-top trail, a segment of the California Coastal Trail, poses many challenges, as outlined in the DRAFT Hollister Ranch Coastal Access Program. However, the trail is of statewide significance, and now is the time to complete the trail and access routes to beaches along the way.

I support the public access and recreation policies of the California Coastal Act and the Gaviota Coastal Plan (Local Coastal Program). I believe the proposed program should conform with stated objectives that include providing safe, equitable, and inclusive access for all Californians and minimizing impacts to natural and cultural resources while protecting private property.

Sincerely,  
Tracey Calhoun

--

Tracey Calhoun (She/Her/Hers)

**English Instructor, Outdoors Coach, Long House Dorm Head**

**CATE SCHOOL**

1960 Cate Mesa Rd., Carpinteria, CA 93013

[www.cate.org](http://www.cate.org)

O: 805.684.4127 ext. 338

M: 818-395-3997

## Coastal Trail Access

Tim Smith <tim\_smith@cate.org>

Sat 10/9/2021 10:38 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Subject: Support for the DRAFT Hollister Ranch Coastal Access Program (09/24/2021)

Dear Commissioners,

I want to be able to walk, run, or bicycle the coastal trail across Hollister Ranch in my lifetime. The goal of completing the Hollister Ranch bluff-top trail, a segment of the California Coastal Trail, poses many challenges, as outlined in the DRAFT Hollister Ranch Coastal Access Program. However, the trail is of statewide significance, and now is the time to complete the trail and access routes to beaches along the way.

I support the public access and recreation policies of the California Coastal Act and the Gaviota Coastal Plan (Local Coastal Program). I believe the proposed program should conform with stated objectives that include providing safe, equitable, and inclusive access for all Californians and minimizing impacts to natural and cultural resources while protecting private property.

Timothy Dean Smith

Tim Smith (he, him, his)  
Cate School Math Department  
805.684.4127 x251  
805.448.3737



## Hollister ranch

P <stonetherock04@gmail.com>

Sat 10/9/2021 7:21 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

My experience from living in Pismo Beach/Santa Maria from 1998-2003 which is located less than 35-40 miles from Hollister Ranch. We considered Gaviota State Beach & Jalama State beach Park to be our closest local beach. I was also familiar with FIRST Hollister Ranch Coastal Access Plan (1982) was supposed to be implemented. I spent most of weekend, vacations during winter & summers at the local beaches. While I admired and treasured the Gaviota Coast between Jalama Beach and Gaviota State Park, the real diamond of undeveloped coastal of outdoor recreation lay just out of reach on the playground of the rich, Hollister Ranch. I wish to access however on low tide I was able to do long walk from Jalama beach passing tarantulas and to Government point to check beauty of scenery before securities were chasing me away with yelling at me which I had no clue it was private beach. I'm born deaf individual no clue. It was mild strong winds onshore winds. I couldn't hear well but I see the hand signs like pointing north to Jalama to get out of here. Same way as I drive from Gaviota to gate was close to public. My old friend of mine want to buy a inflatable boat to go to explore Hollister Ranch but I couldn't afford it either. Basically to access is by "Ranch Boat" to access the fantastic waves just a few miles up the coast. After literally 23 long years of waiting, I am wondering if you to approve and implement the Hollister Ranch Coastal Access Plan?

Again, I highly recommend you to access a public place like Hollister Ranch. The Commission should expeditiously approve and implement the HRCAP. The DRAFT HRCAP phases in and limits access to prevent damage to natural, environmental & cultural resources, and provides details on how to manage access and protect private property rights. The HRCAP DRAFT provides for a reasonable managed access pilot program, allowing up to 100 people a day to access up to six Ranch beaches by land and could be expanded subject to the protection of natural, environment and land resources.

The Commission and State Agencies should open reasonably access to Hollister Ranch with all possibilities. Hollister Ranch owners have been benefitting by developing their parcels over many decades with the condition that the Hollister Ranch Owners' Association (HROA) provides public access through the Ranch to the public beach areas. However, the public has been prevented from safely exercising, without undue burdens, their constitutional right to access the public beach areas at Hollister Ranch for over numbers of years, since 1982.

Warm Aloha,

Paul Stone

## HRCAP

Clinton K Hollister <clintonkhollister@gmail.com>

Sat 10/9/2021 5:26 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am a long time resident of Santa Barbara and Hollister Ranch. Professionally I work in post production and operate a small winery in Carpinteria. Please count me as a vote in opposition to the current form of the HRCAP. Listed below is a detailed summation of the positives and negatives of the plan written by a fellow Hollister Ranch owner whose articulate overview I could not have written better myself and whose analysis I am in complete agreement with.

First, allow me to point out several statements in the report with which I'm in full agreement:

--that overwhelming sentiment of stakeholders supports increased public Ranch access only if it is properly balanced with protections against impacts on Ranch resources and damaging the rugged, mostly undeveloped area

--that implementation of the plan as proposed will negatively affect Chumash archaeological interests and threatened and endangered flora and fauna to a degree as yet entirely unknown

--that the rugged terrain that would be relied upon for access presents difficult and as yet unsolved physical and safety challenges, including those from major, free-range cattle operations, regular and dramatically increasing storm and tidal surges across only a narrow and shrinking beach and ever-present real dangers from the collapsing bluffs lining the entire Ranch coastal frontage

--that implementation of any initial plan will require voluntary Ranch cooperation

--that any permanent plan will require expensive and very complicated condemnation litigation

The draft plan's clear shortcoming is its complete failure to face the exact concerns it puts forward. Before going final, the report must be revised to correct these obvious deficiencies. Just a few of them are:

--absolutely no analysis or assessment whatsoever of the impacts the proposed 10-20 fold increase in proposed human traffic levels will have on these sensitive natural and cultural resources or what would be required to mitigate them.

--no analytics of any kind presented to support the numbers of people the draft plan specifically proposes to accommodate

--no statements about the potential applicability of CEQA and (given potentially federally listed endangered species, NEPA) to the adoption of the plan and its implementation

--despite the Governor's recent pronouncements of the importance of taking Native American interests into account in state policy-making, the lack of any plan for archaeological survey of the sites of spiritual significance to the Chumash tribes, no acknowledgement that the Chumash have actively opposed increased human access to the affected area until such a thorough survey has been completed and no recognition that the access plan must be designed with these impacts in mind

--no discussion of the challenges associated with passing over active railroad lines without safety guards or even the serious challenges associated with securing the rights to do so from Union Pacific

--no discussion of the fact that the intersection at 101 and the road to access the Ranch is one of the State's substandard freeway interchanges featuring the well-documented danger of left turns required to cross oncoming traffic, which would likely require significant upgrading, yet no Caltrans Preliminary Study Report of the issue has been prepared

--the failure to point out the impacts on steelhead trout and other environmental interests that would arise from increased use of the narrow, speed-bumped road from 101 across Gaviota Creek, a necessary means to provide the proposed access, and the added impacts if, as is likely, the road will need to be upgraded, given its current high propensity for flooding

--the cost estimates the draft plan includes are woefully incomplete, are clearly infected with optimism bias, fail to include key categories of significant costs, do not meet generally accepted standards and are entirely inadequate to rely upon

--a lack of understanding of just how complex, expensive and time-consuming it will be to bring and successfully prosecute eminent domain litigation proceedings against the more than 1100 affected Ranch owners, a challenge that could easily be compared to the California High Speed Rail condemnation challenge

--no benefit/cost policy analysis to compare securing this access to carrying out other coastal access projects that could produce much more value per dollar, particularly for underserved communities

--no clear recognition that the stretch of Gaviota coast where the Ranch exists is already one of the most state-park rich areas of the California coastline, with Gaviota State Park literally a stone's throw from the Ranch's front door, and Refugio and El Capitan State Parks merely a few miles from the Ranch, and no discussion of the woeful condition of these nearby coastal access facilities, the escalating liabilities to the state of their snowballing deferred maintenance and their unrealized potential that could be overcome with only a fraction of the investment limited Ranch access will likely cost and much more easily implemented

--the CCC's unjustifiable rejection of the Ranch's position to prioritize access for underserved communities whom CCC access policies have to date left largely behind

--its CCC's shortsighted and narrow-visioned prioritization of maximizing recreational interests today over the long term benefits of educational, scientific and wild and scenic land preservation for generations to come, despite the growing trend in the world today to do just the opposite, with private stewardship a key component (see, e.g., European Union Natura 2000 Network, Council of Europe Emerald Network, United Nations Convention on Biological Diversity, European Inventory of Nationally Designated Areas, EEA Report on Projected Areas in Europe, IUCN Best Practices Guidelines on Protected Areas Management, Bern Convention on Conservation of Wildlife and Natural Habitats, Europarc Federation Programs on Protecting Wilderness Areas).

There are many more obvious inadequacies in the draft report but I have sought to highlight those that can be addressed by acknowledging the areas that require further analysis and study before any implementation can be arrived at.

Respectfully,

Clinton Hollister

## Public Access

brian hegna <brianhegna@gmail.com>

Sat 10/9/2021 4:40 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I'm writing to simply express my frustration with the public access plan to the Hollister Ranch.

No environmental impact study is necessary? Really?? Why is this always needed for everything but this? You're going to bring in a bunch of people with no infrastructure to support them? Or no study needed to build to support them?

Look yourself in the mirror and tell yourselves this isn't hypocritical. If you can, you're a liar and just biased against the people living inside the ranch.

I don't live in there (only 3 visits ever), and am for more access, but this a just political bs. If you care about the environment, go through the STANDARD process!!

Thx.

Brian Hegna  
Aptos, CA

## Opposition to HRCAP

Laurel Lozzi <laurel.lozzi@gmail.com>

Sat 10/9/2021 4:39 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom it May Concern:

I am a resident of San Diego County and have been invited to visit Hollister Ranch a couple of times over the last few years. Each time it has been wonderful to visit such pristine coastline. I have access to many many wonderful public beaches throughout California and would like to keep this coastline protected.

Please count me as a vote in opposition to the HRCAP as presented and proposed.

First, allow me to point out several statements in the report with which I'm in full agreement:

--that overwhelming sentiment of stakeholders supports increased public Ranch access only if it is properly balanced with protections against impacts on Ranch resources and damaging the rugged, mostly undeveloped area

--that implementation of the plan as proposed will negatively affect Chumash archaeological interests and threatened and endangered flora and fauna to a degree as yet entirely unknown

--that the rugged terrain that would be relied upon for access presents difficult and as yet unsolved physical and safety challenges, including those from major, free-range cattle operations, regular and dramatically increasing storm and tidal surges across only a narrow and shrinking beach and ever-present real dangers from the collapsing bluffs lining the entire Ranch coastal frontage

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The draft plan's clear shortcoming is its complete failure to face the exact concerns it puts forward. Before going final, the report must be revised to correct these obvious deficiencies. Just a few of them are:

--absolutely no analysis or assessment whatsoever of the impacts the proposed 10-20 fold increase in proposed human traffic levels will have on these sensitive natural and cultural resources or what would be required to mitigate them.

--no analytics of any kind presented to support the numbers of people the draft plan specifically proposes to accommodate

--no statements about the potential applicability of CEQA and (given potentially federally listed endangered species, NEPA) to the adoption of the plan and its implementation

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--no discussion of the fact that the intersection at 101 and the road to access the Ranch is one of the State's substandard freeway interchanges featuring the well-documented danger of left turns required to cross oncoming traffic, which would likely require significant upgrading, yet no Caltrans Preliminary Study Report of the issue has been prepared

--the failure to point out the impacts on steelhead trout and other environmental interests that would arise from increased use of the narrow, speed-bumped road from 101 across Gaviota Creek, a necessary means to provide the proposed access, and the added impacts if, as is likely, the road will need to be upgraded, given its current high propensity for flooding

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--no benefit/cost policy analysis to compare securing this access to carrying out other coastal access projects that could produce much more value per dollar, particularly for underserved communities

--no clear recognition that the stretch of Gaviota coast where the Ranch exists is already one of the most state-park rich areas of the California coastline, with Gaviota State Park literally a stone's throw from the Ranch's front door, and Refugio and El Capitan State Parks merely a few miles from the Ranch, and no discussion of the woeful condition of these nearby coastal access facilities, the escalating liabilities to the state of their snowballing deferred maintenance and their unrealized potential that could be overcome with only a fraction of the investment limited Ranch access will likely cost and much more easily implemented

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--its CCC's shortsighted and narrow-visioned prioritization of maximizing recreational interests today over the long term benefits of educational, scientific and wild and scenic land preservation for generations to come, despite the growing trend in the world today to do just the opposite, with private stewardship a key component (see, e.g., European Union Natura 2000 Network, Council of Europe Emerald Network, United Nations Convention on Biological Diversity, European Inventory of Nationally Designated Areas, EEA Report on Projected Areas in Europe, IUCN Best Practices Guidelines on Protected Areas Management, Bern Convention on Conservation of Wildlife and Natural Habitats, Europarc Federation Programs on Protecting Wilderness Areas).

There are many more obvious inadequacies in the draft report but I have sought to highlight those that can be addressed by acknowledging the areas that require further analysis and study before any implementation can be arrived at.

Respectfully,  
Laurel

Dear California Coastal Commission,

I was born and raised in CA, and have lived and worked in both SF and LA for decades. I am not a Hollister Ranch owner, but I have had the pleasure of accessing the HR beaches as both a guest of property owners and via other entry. I am now retired, but I have worked in the finance industry for decades. I am also a part owner of a chain of boutique surf lodges.

Unfortunately, you have the difficult task of managing a scarce resource in the face of a perniciously expanding species. I would encourage an extremely nuanced and thoughtful approach to this task. As you know, the HR is one of the last remaining pristine landholdings along the amazing, historic California coastline. The owners have done a wonderful job of preserving this little slice of paradise. Please consider carefully any plan to potentially open the floodgates to the masses. Although an emotional case can be made that natural resources should be shared by all, we have an ongoing deluge of precedents that show that uncontrolled access can kill that very thing we love the most.

**Please count me as a vote in OPPOSITION to the HRCAP as presented and proposed.**

Please see my specific thoughts below:

First, allow me to point out several statements in the report with which I'm in full agreement:

- \*that overwhelming sentiment of stakeholders supports increased public Ranch access only if it is properly balanced with protections against impacts on Ranch resources and damaging the rugged, mostly undeveloped area

- \*that implementation of the plan as proposed will negatively affect Chumash archaeological interests and threatened and endangered flora and fauna to a degree as yet entirely unknown

- \*that the rugged terrain that would be relied upon for access presents difficult and as yet unsolved physical and safety challenges, including those from major, free-range cattle operations, regular and dramatically increasing storm and tidal surges across only a narrow and shrinking beach and ever-present real dangers from the collapsing bluffs lining the entire Ranch coastal frontage

- \*that implementation of any initial plan will require voluntary Ranch cooperation

- \*that any permanent plan will require expensive and very complicated condemnation litigation

The draft plan's clear shortcoming is its complete failure to face the exact concerns it puts forward. Before going final, the report must be revised to correct these obvious deficiencies. Just a few of them are:

- \*absolutely no analysis or assessment whatsoever of the impacts the proposed 10-20 fold increase in proposed human traffic levels will have on these sensitive natural and cultural resources or what would be required to mitigate them.

- \*no analytics of any kind presented to support the numbers of people the draft plan specifically proposes to accommodate



\*no statements about the potential applicability of CEQA and (given potentially federally listed endangered species, NEPA) to the adoption of the plan and its implementation

\*despite the Governor's recent pronouncements of the importance of taking Native American interests into account in state policy-making, the lack of any plan for archaeological survey of the sites of spiritual significance to the Chumash tribes, no acknowledgement that the Chumash have actively opposed increased human access to the affected area until such a thorough survey has been completed and no recognition that the access plan must be designed with these impacts in mind

\*no discussion of the challenges associated with passing over active railroad lines without safety guards or even the serious challenges associated with securing the rights to do so from Union Pacific

\*no discussion of the fact that the intersection at 101 and the road to access the Ranch is one of the State's substandard freeway interchanges featuring the well-documented danger of left turns required to cross oncoming traffic, which would likely require significant upgrading, yet no Caltrans Preliminary Study Report of the issue has been prepared

\*the failure to point out the impacts on steelhead trout and other environmental interests that would arise from increased use of the narrow, speed-bumped road from 101 across Gaviota Creek, a necessary means to provide the proposed access, and the added impacts if, as is likely, the road will need to be upgraded, given its current high propensity for flooding

\*the cost estimates the draft plan includes are woefully incomplete, are clearly infected with optimism bias, fail to include key categories of significant costs, do not meet generally accepted standards and are entirely inadequate to rely upon

\*a lack of understanding of just how complex, expensive and time-consuming it will be to bring and successfully prosecute eminent domain litigation proceedings against the more than 1100 affected Ranch owners, a challenge that could easily be compared to the California High Speed Rail condemnation challenge

\*no benefit/cost policy analysis to compare securing this access to carrying out other coastal access projects that could produce much more value per dollar, particularly for underserved communities

\*no clear recognition that the stretch of Gaviota coast where the Ranch exists is already one of the most state-park rich areas of the California coastline, with Gaviota State Park literally a stone's throw from the Ranch's front door, and Refugio and El Capitan State Parks merely a few miles from the Ranch, and no discussion of the woeful condition of these nearby coastal access facilities, the escalating liabilities to the state of their snowballing deferred maintenance and their unrealized potential that could be overcome with only a fraction of the investment limited Ranch access will likely cost and much more easily implemented

\*the CCC's unjustifiable rejection of the Ranch's position to prioritize access for underserved communities whom CCC access policies have to date left largely behind

\*its CCC's shortsighted and narrow-visioned prioritization of maximizing recreational interests today over the long term benefits of educational, scientific and wild and scenic land preservation for generations to

come, despite the growing trend in the world today to do just the opposite, with private stewardship a key component (see, e.g., European Union Natura 2000 Network, Council of Europe Emerald Network, United Nations Convention on Biological Diversity, European Inventory of Nationally Designated Areas, EEA Report on Projected Areas in Europe, IUCN Best Practices Guidelines on Protected Areas Management, Bern Convention on Conservation of Wildlife and Natural Habitats, Europarc Federation Programs on Protecting Wilderness Areas).

I am sure there are other shortcomings in the draft report and in my brief analysis of same. As I mentioned initially, this is an extremely complex and nuanced issue. Please tread carefully as you move forward.

Sincerely,

Alex Cook  
541-490-7628

Dear California Coastal Commission,

I was born and raised in CA, and have lived and worked in both SF and LA for decades. I am not a Hollister Ranch owner, but I have had the pleasure of accessing the HR beaches as both a guest of property owners and via other entry. I am now retired, but I have worked in the finance industry for decades. I am also a part owner of a chain of boutique surf lodges.

Unfortunately, you have the difficult task of managing a scarce resource in the face of a perniciously expanding species. I would encourage an extremely nuanced and thoughtful approach to this task. As you know, the HR is one of the last remaining pristine landholdings along the amazing, historic California coastline. The owners have done a wonderful job of preserving this little slice of paradise. Please consider carefully any plan to potentially open the floodgates to the masses. Although an emotional case can be made that natural resources should be shared by all, we have an ongoing deluge of precedents that show that uncontrolled access can kill that very thing we love the most.

**Please count me as a vote in OPPOSITION to the HRCAP as presented and proposed.**

Please see my specific thoughts below:

First, allow me to point out several statements in the report with which I'm in full agreement:

- \*that overwhelming sentiment of stakeholders supports increased public Ranch access only if it is properly balanced with protections against impacts on Ranch resources and damaging the rugged, mostly undeveloped area
- \*that implementation of the plan as proposed will negatively affect Chumash archaeological interests and threatened and endangered flora and fauna to a degree as yet entirely unknown
- \*that the rugged terrain that would be relied upon for access presents difficult and as yet unsolved physical and safety challenges, including those from major, free-range cattle operations, regular and dramatically increasing storm and tidal surges across only a narrow and shrinking beach and ever-present real dangers from the collapsing bluffs lining the entire Ranch coastal frontage
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come, despite the growing trend in the world today to do just the opposite, with private stewardship a key component (see, e.g., European Union Natura 2000 Network, Council of Europe Emerald Network, United Nations Convention on Biological Diversity, European Inventory of Nationally Designated Areas, EEA Report on Projected Areas in Europe, IUCN Best Practices Guidelines on Protected Areas Management, Bern Convention on Conservation of Wildlife and Natural Habitats, Europarc Federation Programs on Protecting Wilderness Areas).

I am sure there are other shortcomings in the draft report and in my brief analysis of same. As I mentioned initially, this is an extremely complex and nuanced issue. Please tread carefully as you move forward.

Sincerely,

Alex Cook  
541-490-7628

## Hollister Ranch Access Plan Comments

David Levine <davidlevine@enviro-intel.com>

Sat 10/9/2021 1:46 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The Chumash Indians will never allow 100 people a day. Ever. End of story.

The plan is repeat of the 1982 plan even after 40 years of discussions. It was non-starter then and non-starter now.

The owners at Hollister Ranch would be negligent if they provided voluntary access to the public before a final plan is approved. Not only do they risk never rescinding the access but they they expose the beaches and wilderness to unmitigated impacts.

Even asking the owners to do so indicates the State is willing to for go the standard CEQA process.

(c) 949.887.9765



## Development Plan for the Hollister Ranch

John R McGrath Jr <john@ineedsuperstorage.com>

Sat 10/9/2021 1:26 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission.

Please register my opposition to the currently proposed development plan for the Hollister Ranch.

To be brief, I do not believe that preservation of the precious coastline and eco systems at Hollister Ranch can be achieved by increasing public access. Quite the opposite effect will occur and the evidence of this is all around us in more developed parts of coastal California. It is not possible to preserve and conserve while at the same time increase the intensification of use, especially when there is a track record of failing to fund the very programs purported to maintain the programs supporting intensification of use. The two just don't mesh.

Please reconsider the current proposed Hollister Ranch Coastal Access Program with more of a mind to prioritize preservation and conservation of one of the few, mostly untouched stretches of California coastline that remains.

Thank you.

John R McGrath Jr

5580 La Jolla Blvd, #613  
La Jolla, CA 92037



October 8, 2021

California Coastal Commission

Via email: [hollister@coastal.ca.gov](mailto:hollister@coastal.ca.gov)

RE: Hollister Ranch Coastal Access Program (HRCAP) Workshop – Draft HRCAP Comments

Dear Chair Padilla and Honorable Coastal Commissioners,

Gaviota Coast Conservancy (GCC) is dedicated to protecting the rural character and environmental integrity of the Gaviota Coast for present and future generations, and we've been actively pursuing our mission for 25 years. Hollister Ranch is an important part of the Gaviota Coast and GCC has been a leader in promoting limited, managed public access to Hollister Ranch coastal areas, so that its natural and cultural coastal resources can be experienced by the public in a responsible manner.

We are very grateful for Senator Monique Limón's courageous and strong leadership in bringing us to this critical moment for providing sensible, responsible access to Hollister Ranch. As a member of the HRCAP Working Group, I also want to thank the diligent efforts from the four State agencies and our working group facilitator. I also appreciate the incredible efforts on the part of my Working Group colleagues, who have brought immense collective conservation experience to bear on this issue. Thanks go to the many Hollister Ranch residents who have taken the time to reach out to me with their comments. While there has been considerable resistance to providing access to the Hollister Ranch shoreline by some, many Hollister Ranch residents have approached this work with respect and cooperation.

HRCAP General Comments:

1. **The Commission should expeditiously approve and implement the HRCAP.** The DRAFT HRCAP phases in and limits access to prevent damage to natural and cultural resources, and provides details on how to manage equitable access and protect private property rights. The DRAFT HRCAP provides for a reasonable managed access pilot program, allowing up to 100 people a day to access up to six Ranch beaches by land. Over time, visitation could be expanded in a program of adaptive management, protecting the natural and cultural resources.
2. **The Commission and State Agencies should open responsible access to Hollister Ranch promptly.** Hollister Ranch owners have benefitted by developing their parcels over many decades with the condition that the Hollister Ranch Owners' Association (HROA) provides public access through the Ranch to the public beach



areas. However, the public has been prevented from safely exercising, without undue burdens, their constitutional right to access the public beach areas at Hollister Ranch for over 40 years.

3. **The coastal trail is an important element of the HRCAP.** Currently, the California Coastal Trail (CCT) is extremely limited between Gaviota State Park and Point Sal Beach State Park. A trail through Hollister Ranch would further the Statewide vision of a continuous interconnected public trail system along the California Coast.

#### HRCAP Specific Comments:

The first five areas of the HRCAP are well documented and were extensively reviewed by the Working Group.

- **Objectives:** The Objectives of the HRCAP were discussed and reworked extensively during the Working Group process. These objectives are sound, practical and implementable.
- **Public Engagement Process:** There were ample Working Group Meetings, Surveys, Public Workshops and additional consultations to address the Hollister Ranch Coastal Access Program. All parties have been given numerous opportunities for input on the first 5 chapters (Ch. 2-6) of the HRCAP.
- **Existing Conditions:** Within the HRCAP, many years of studies and plans have been summarized along with new information from the State team. This information provides an important inventory of the existing conditions.
- **Access Components:** The final four transportation modes considered in HRCAP were discussed extensively within the Working Group and distilled down to these obvious, common sense approaches to access.
- **Research and Educational Opportunities:** The scientific, research and educational opportunities are important and abundant at Hollister Ranch.

#### Implementation Strategy

The implementation component of the HRCAP was not considered during our Working Group meetings in the same detail as the Objectives and Access Components.

#### Negotiate and Acquire Public Access Property Rights and Collaborate with HROA to Provide Voluntary Interim Public Access

It took more than a year for the Working Group and State Agency Team with input from the public to develop a Draft HRCAP. We appreciate the idea that Hollister Ranch would voluntarily grant interim access while permanent rights are negotiated, but without the details, this aspirational idea is difficult to rely upon. Given the resistance we experienced from Hollister Ranch residents during this process, and the long history of resistance prior to AB 1680, HRCAP does not provide sufficient details of how access rights will be

acquired, particularly if HROA is not cooperative. This is a clear deficiency, and a strategy beyond voluntary cooperation by Hollister Ranch is needed.

We appreciate that a Coastal Trail Development Strategy will be prepared.

The Pilot Phase and Implementation Phase descriptions are loosely defined with the detail left to the "Managing Entity." The Working Group could have provided strong assistance with these proposed Phases but was not consulted.

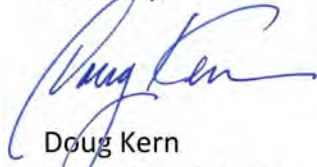
According to the HRCAP, the Managing Entity will design and implement many details yet to be determined. The Draft HRCAP could be improved by specifying the needed qualities, skills, capacity, oversight and funding mechanisms for the Managing Entity. Managed, limited and responsible access are essential to protecting not only Hollister Ranch resources, but the mechanisms developed and lessons learned will be valuable and perhaps, applicable to the entire Gaviota Coast.

The Cost Estimates and the Site Conceptual Plans are appreciated as initial starting points.

The entire Gaviota Coast will benefit from the time and effort focused on the HRCAP by the State agencies, HRCAP Working Group and public comment. The Managing Entity could play a major role not only at Hollister Ranch, but influence and perhaps, address long standing concerns for the Gaviota Coast, a worldwide biodiversity hotspot, as well as a cultural resource area of importance not only to the living descendants of these lands but to the entire planet.

Thank you for your time and consideration of these comments.

Sincerely,



Doug Kern  
Executive Director



# Fire Department

*"Serving the community since 1926"*

## HEADQUARTERS

4410 Cathedral Oaks Road  
Santa Barbara, CA 93110-1042  
(805) 681-5500 FAX: (805) 681-5563

Mark A. Hartwig  
Fire Chief  
County Fire Warden

Rob Heckman  
Deputy Fire Chief  
Administration

Woody Enos  
Deputy Fire Chief  
Operations

October 8, 2021

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

Dear California Coastal Commission:

### **SUBJECT: Draft Hollister Ranch Coastal Access Program**

Santa Barbara County Fire has reviewed the Draft Hollister Ranch Coastal Access Program document and offers these comments:

#### **Access**

As noted in the Draft Plan overland access is only possible via Rancho Real Road. It is critical that this road remain as unrestrained by traffic congestion as possible to maintain viability as the primary access/egress route for residents and emergency responders. Any plan to increase traffic along Rancho Real could result in significant negative impacts to public safety. The Fire Department recommends that a comprehensive evacuation study be completed for the Hollister Ranch before establishing maximum daily visitor capacity. The current proposed maximum potential capacity of 500 people per day is concerning and would not be supported without more comprehensive objective analysis.

Access to the Hollister Ranch from Highway 101 is via an uncontrolled intersection which can be extremely hazardous. Additionally, Gaviota Beach Road crosses Gaviota Creek via a low bridge/summer crossing that frequently floods during the winter rendering it impassable for hours or days. Consideration should be given to rebuilding the Gaviota Creek

crossing to minimize this possibility. The Fire Department recommends this be done before implementing the Hollister Ranch Access Plan.

### **Operations and Management**

The Draft Plan describes the development and implementation of a Public Safety plan to include emergency communications, response protocols, evacuation plans, and facilities. This plan should include the establishment of onsite daily minimum staffing of lifeguards and rangers. A responsible agency in the county should be designated to provide these services and adequate funding secured.

### **Wildfire Prevention**

Currently, the Hollister Ranch HOA has responsibility for conducting annual roadside vegetation management along Rancho Real Road as well as around the beach access secondary roads, parking areas and cabanas. Any public access plan should incorporate public funding to support these efforts to ensure wildfire ignitions are prevented. Prescribed herbivory (grazing) is an essential component of wildfire mitigation on the Hollister Ranch and any disruption to the current cattle grazing operations should be minimized to the extent possible.

Thank you for the opportunity to provide comments on the draft plan. Santa Barbara County Fire looks forward to working with the Coastal Commission and the State Coastal Conservancy to provide a plan consistent with the needs of public safety.

As always, if you have any questions or require further information, please call 681-5554 or 681-5523.

In the interest of life and fire safety,

A handwritten signature in blue ink, appearing to read 'Rob Hazard', with a long horizontal line extending to the right.

Rob Hazard  
Division Chief/ Fire Marshal



October 8, 2021

To: John Ainsworth, Executive Director  
Alison Dettmer, Chief Deputy Director  
Sarah Christie, Legislative Director  
Linda Locklin, Public Access Program Manager

**RE: Draft Hollister Ranch Coastal Access Plan**

Maximum coastal access to the California Coast is a fundamental right for Californians inscribed in the Coastal Act. The draft Hollister Ranch Coastal Access Plan (Plan) makes clear that there is a reasonable solution to balanced public access at the Hollister Ranch Coastline. Surfrider supports solutions that protect the rights of the residents of Hollister Ranch and protect the coastal environment while providing the public with the appropriate level of access to the coastline at the Ranch as required under the Coastal Act and AB 1680 (Limón)

Coastal access is protected in the California constitution and is an important public right worth restoring and protecting at Hollister Ranch and everywhere else on the California Coast. The Plan offers a reasonable and cautious phased approach to implementing public access to this otherwise inaccessible 8.5 miles of coastline. Access to this portion of coastline is clearly called for by state law and long overdue, as described in the Plan.

Santa Barbara County is known as an access poor county. While securing public access to the Hollister Ranch Coastline is important, the Coastal Commission and Santa Barbara County should address the lack of access holistically by taking a county-wide approach. Over fifty miles of the Gaviota Coast have remained inaccessible for decades. Other locations may offer less complex accessways with potential access points closer to the coast where public access infrastructure may be more easily implemented and affordable. This regional approach should be kept in mind when determining the appropriate access program at Hollister Ranch.

**Overall, Surfrider supports the Plan and urges the Commission to approve and implement the Plan.** The plan phases in and limits access to prevent damage to natural and cultural resources. It balances equitable access with private property rights. The managed access pilot program proposes up to 100 people a day to access up to six Hollister Ranch beaches over 8.5 miles by land and could be expanded subject to the protection of natural and cultural resources. The fully operational access phase should determine the maximum daily visitors based on monitoring and analysis of the pilot program and be adaptively managed based on ongoing monitoring.

In addition, several important modifications should be made to the plan to ensure equitable access and minimal coastal resource impacts. We offer the following comments and suggestions:

1. **The Plan should prioritize access for environmental justice communities.** Environmental justice communities and potential visitors with low income should have priority for visiting the Ranch. Maximum daily visitor slots, shuttle services and facilitated access should all be clearly and specifically designed to first be available to low income and disadvantaged communities who may not have internet access. Otherwise, the small daily access limitations may otherwise be quickly taken up by affluent, able-bodied, internet savvy, recreationalists eager for an adventure that could similarly be provided in other locations or who may otherwise be able to access this portion of the coast by other means. We strongly support a shuttle-based program with pick-ups in environmental justice communities. We also suggest the Plan include a robust program with facilitated access for youth-based community groups targeting disadvantaged communities.
2. **Surfrider strongly supports the Chumash Cultural Access and suggests this program be expanded.** The Plan will improve access and allow for cultural activities on the Hollister Ranch Coastline and allows for some special locations for private ceremony. We strongly recommend that a clear and distinct provision for cultural access be included in all phases of access implementation. This should not be limited to shuttle-based access and should be expanded to other coastal bands and tribes who may not be included in the Chumash designation.
3. **The Plan should include a robust environment and habitat protection, monitoring and enforcement program to minimize potential impacts from visitors and associated infrastructure.** Public access and environmental and habitat protection are not necessarily mutually exclusive. These protections should be maximized throughout each phase of implementation to ensure this pristine stretch of coastline is kept that way.
4. **The coastal trail is an important element of the Plan.** Currently, the California Coastal Trail is limited to only 5 miles on the beach among the 50 miles between Gaviota State Park and Point Sal Beach State Park. A trail through Hollister Ranch would further the Statewide vision of a continuous interconnected public trail system along the California Coast. The trail should be located in such a manner that it will not require shoreline armoring as sea levels rise.

Thank you for your consideration of our comments and we look forward to finalizing this Plan and moving forward with long awaited access to this pristine portion of California Coast.

Sincerely,



Mandy Sackett  
California Policy Coordinator  
Surfrider Foundation



## Support for the DRAFT Hollister Ranch Coastal Access Program

Angeleen Hmm <angeleen.hmm@gmail.com>

Fri 10/8/2021 11:14 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I want to be able to walk, run, bicycle, or carry a kayak down to the beach via the coastal trail across Hollister Ranch in my lifetime. The goal of completing the Hollister Ranch bluff-top trail, a segment of the California Coastal Trail, poses many challenges, as outlined in the DRAFT Hollister Ranch Coastal Access Program. However, the trail is of statewide significance, and now is the time to complete the trail and access routes to beaches along the way.

I support the public access and recreation policies of the California Coastal Act and the Gaviota Coastal Plan (Local Coastal Program). I believe the proposed program should conform with stated objectives that include providing safe, equitable, and inclusive access for all Californians and minimizing impacts to natural and cultural resources while protecting private property.

Angeleen Kildare

CHARLES D. KIMBELL  
4080 Sonriente Road  
Santa Barbara, CA 93110

October 8, 2021

California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060  
VIA EMAIL ONLY  
[Hollister@coastal.ca.gov](mailto:Hollister@coastal.ca.gov)

**Re: Hollister Ranch Access Plan**

I was one of the attorneys who worked with the developer of the Hollister Ranch to set up the legal framework for the subdivision. The developer's vision was above all to preserve the largely untouched and pristine natural resources of the ranch – this was to be the product which was to be marketed – buy a piece of unspoiled Southern California.

In order to preserve the property going forward and to implement this vision, the Covenants, Conditions and Restrictions (“**CCRS**”) were written to protect the Ranch's environment. To that end a key provision was a use limitation which strictly limited the use of each parcel to twelve persons who could be registered for access at any given time. The developer wisely felt that the greatest threat to the Ranch's natural resources was by having too many people on the property. Over the years the owners amended this use limitation to make it even more restrictive by requiring that maximum of twelve people to those of three “families” which were narrowly defined to be a husband and wife and direct ancestors and descendants.

This strict limitation of the number of people who could have access to the Ranch thereby limited the number of “interests” in the Ranch. This strict limitation of the number of potential or actual interests in time caused the value of that limited number of interests to increase substantially in value. **The high value of those interests was caused by the strict limitation of the number of people who could be on the ranch – a classic supply/demand situation.**

If the State condemns access to the ranch, it will breach the strict use limitation which will affect the property values of all interests in the Ranch. **That loss of value of each and every interest in the Ranch must be compensated. In other words, the condemnation award will not be limited to the value of the easements taken over the Ranch Road and beach properties, but it must compensate each and every owner for the loss in value of his/her interests due to the breach of the CCR protection which created their value. This will result in hundreds of millions of dollars which the State must pay to the owners of the Ranch interests.**

*Does the State really want to devote such massive funding to open up access through the Ranch?*

Very Truly Yours



Charles D. Kimbell



## Hollister Ranch Coastal Access Program

Bill Cushman <wcushman@cox.net>

Fri 10/8/2021 10:13 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: Sally Cushman <scushman@cox.net>

Dear Execu. ve Director Ainsworth and California Coastal Commission Members,

My wife and I, as stakeholders and residents of Santa Barbara County since 1970, would like to voice our opposition to the current (September 2021) Draft Coastal Access Program. Our main concerns are the preservation of private property rights and the preservation of natural biological, cultural, and scenic coastal resources. We at the Hollister Ranch have been good stewards and caretakers of this precious stretch of coastline. The State of California should first follow our example by doing the same for the miles of existing public beaches, state parks, and coastal areas under their control and management. We have not violated the letter or spirit of the Coastal Act of 1976, and in fact our tenancy should serve as an example as to what responsible private landowners should be aspiring. We're sure there may be an answer to the public access question, but this draft misses the mark completely.

Respectfully,

William and Sally Cushman  
Santa Barbara, California

## Comments on the Hollister Ranch Public Access Plan

Dennis, Patrick W. <PDennis@gibsondunn.com>

Fri 10/8/2021 10:09 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Thank you for the opportunity to provide comments on the draft public access plan for the Hollister Ranch.

I first came to the Hollister Ranch coastline in 1965 when I walked from Jalama County Beach to Gaviota State Park. I made the same trip in 1966 and subsequently walked into the Bixby and Hollister Ranches' adjacent beaches a number of times. Later, in the 1970s I bought a tiny boat that could be launched off the winch at the Gaviota pier specifically to access the Hollister and Bixby Ranches' beaches. In the late 1980s, I bought just a fractional interest in a Hollister Ranch parcel. I do not own a structure in the Ranch, and I do not live on the Ranch. In 2020, I was elected to the Hollister Ranch Owners Association Board and I serve on the Board today. My current one-year term will be up at the end of December 2021.

I am opposed to the plan because I do not believe it fairly captures the vast majority of public sentiment expressed regarding expanded public access to the Hollister Ranch during the public workshops, stakeholder listening sessions, Working Group discussions, surveys and the many individually-submitted comments to the state agencies charged with developing the plan. Nor does it offer any specific conditions that would be necessary to protect the critical natural and cultural resources that exist now in the fragile coastline that is the Hollister Ranch. Rather, it shows new paved parking lot layouts, new paved roads, increased trash collection, and added additional infrastructure - all to serve an estimated 5 (at 100 per day) to 20 (at 500 per day) times the number of current daily visitors - that will be put right on top of the well-documented sensitive and endangered natural and cultural resources. The plan provides not one reference to any member of the public who expressed the view that 100 to 500 people per day with the added necessary infrastructure set forth in the plan would be the ideal future for the Hollister Ranch coastline.

In the various public workshops, listening sessions, and the June 2021 Zoom meeting to introduce the draft plan that I participated in, I did not hear anyone urge that 100 to 500 additional visitors per day should be the goal of AB 1680. Nor did I hear any member of the public advocate for the construction of a "staging area" just inside the Hollister Ranch Gate, multiple beach parking lots, and the added infrastructure to support them. I did not hear anyone urge the complete public acquisition, followed by dramatic spending on further improvements to handle increased traffic, of the current private road into the Hollister Ranch. While the report refers to surveys, listening sessions, public workshops, and the like, there is no presentation of any of the actual results of those efforts, tallies of views, results of surveys, or any quotes from participants. As a result of my participation in some of these events I am aware of public expressions (*from non-Ranch owners*) that directly contradict the recommendations in the report - with some coming from surfers during the surfers' "listening session," local community members at the Gaviota workshop where I was asked to host one of the tables, and during the Zoom call in June 2021. In fact, during the June 2021 Zoom call there was open hostility to this very plan expressed by non-Ranch owners that appeared in the public chat and was seen by all participants. Yet the draft plan's recommendation does not reflect nor summarize any of the many openly expressed opposing views - not just from Ranch owners - to its proposed dramatic increase in public access and associated infrastructure that will be placed on top of the environmentally and culturally sensitive coastline at the Hollister Ranch.

The report also does not mention the fact that during the 50 years of its current iteration as the Hollister Ranch, there has been robust public access to its beaches. Surfers routinely walk and bike in on wet sand at low tide, boat, and jet ski into the Ranch beaches on any day with good surf. Non-surfers access the Hollister Ranch coastline in the same way - some walk in, ride in on bikes on wet sand at low tide, come in on kayaks, or wind/kite surf, as well as via pleasure watercraft just for cruising, diving or fishing. We've estimated at least 50 additional beachgoers on good weather and surf days and their access is along the beach or in the ocean - both are open and available to any member of the public. And I believe many of those individuals are not interested in

a dramatic increase in public access over land to the Hollister Ranch coastline. I heard that sentiment expressed from non-Ranch owners at the Gaviota public meeting on more than one occasion. My understanding from surfers' "listening session" is that some were openly opposed more overland public access. When I owned my Ranch boat I did not support additional public access over land to the Hollister Ranch coastline. After all, the whole point of coming to the Ranch by boat was that it offered a much different experience from that at beaches with crowded and paved parking lots, trash, and absolutely no marine life or intertidal natural resources, including animals, to be seen.

Nor does the report provide much text in recognition of the long-standing and robust guided public access programs already offered by the Hollister Ranch Owners Association and some individual owners. Our long-running tide pool program for young school children is relegated to the very last pages of the appendix – the very back of the report. Similarly, there is no discussion of the success of Operation Surf, for wounded veterans to come and surf in the Ranch which is largely run by Ranch owner volunteers. The report devotes less than a single page (on page 77) to the "Research and Educational Opportunities" at the Ranch, failing to note the many detailed and published studies done on the Ranch coastline by federal and state authorities, conservation organizations, marine biologists, and researchers from various universities over the past thirty years. Nor does the report even suggest that the state agencies charged with implementing AB 1680 made any effort at all to gather these many published and publicly available studies done on the Hollister Ranch natural and cultural resources. **The fact is that the Hollister Ranch already has a robust guided public access program**, but it is ignored in this report leaving the reader to believe that only the state can create a future public access program for the Hollister Ranch – a false conclusion.

Last, the proposed plan anticipates a massive public construction project on the beaches inside the Hollister Ranch that starkly contrasts with the long underfunded and understaffed Gaviota State Park immediately adjacent to the eastern end of the Hollister Ranch. Gaviota State Park clearly offers the best place for any member of the public to park and then hike or bike along the beach or boat into the Ranch today. Yet for decades this small state park has had almost no significant improvements to its camping and parking areas, restroom facilities, or other infrastructure. The associated pier has a boat winch which has been out of service for years – probably the same winch I used in the 1960s to launch my boat. And the park is actually closed to the public for a substantial portion of the year presumably due to the lack of state funding priorities. It is hard to reconcile the state's lack of enthusiasm or support for even very modest improvements that would enhance public access to the Hollister Ranch at the state's own Gaviota State Park, with its extravagant spending proposal for the privately owned land next door.

As just one of five Board members, I have repeatedly told state officials that I am in favor of increased public access to the Hollister Ranch – and I have expressed my views to them with respect to the increased public access I would support. That includes additional shuttle services offered to disadvantaged communities, Native Americans, scientific researchers, and school children, among others. In furtherance of that commitment, the Hollister Ranch has already reached an agreement with the Santa Ynez Band Chumash Indians ("SYBCI") for additional access to their cultural and spiritual resources in the Hollister Ranch – without the need for a state mandated program. And I also remain open to working with the state as a partner to develop a collaborative approach for increased public access into the Hollister Ranch.

This draft plan will not accomplish that goal.

**Patrick W. Dennis**

**GIBSON DUNN**

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## Comments Re: Hollister Ranch Access Plan

Beverly Boise-Cossart <bboisecossart@gmail.com>

Fri 10/8/2021 9:40 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Thank you for the opportunity to comment on the Dra. Hollister Ranch Access Plan. I do not support expanded access at Hollister Ranch as proposed in the Plan for many reasons, including:

- 1) The State has not conducted biological or archeological studies of the area to establish the existing baseline and safe protections of the irreplaceable resources found at Hollister Ranch.
- 2) The proposed access numbers of 100 to 500 people per day appear to be arbitrary.
- 3) The HROA has allowed public access for decades that has protected and preserved resources and is willing to partner with the State to increase this kind of access, within the time constraints of 1680, and at a minimal cost to the State.

Rather than looking backward to the 1982 plan, developed in the Commissions' infancy, let's together look forward to a plan that can creatively meet the objectives of the Coastal Commission and the stated goals of the Coastal Conservancy that serves underserved communities, people from all walks of life, educates our citizenry, and builds a future of environmental and cultural appreciation and leadership.

--

Beverly Boise-Cossart

**Re: Letter to Costal Commission .pages****Kaleen Lugo <kaleenlugo@yahoo.com>**

Fri 10/8/2021 9:16 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hi Linda, yes here you go!

To Whom It May Concern,

I am Kaleen Lugo I am a socially engaged activist, yoga teacher, surfer, wilderness explorer, and friend to a resident at Hollister Ranch. I am aware of The proposed Hollister Ranch Public Access Plan and feel that this decision to move forward with this plan would be a disaster for the preserved natural landscape as it stands today. Being in Hollister Ranch as a guest, I saw first hand the ecology of the land and just how harmonious not only the plants and animals interact with this pristine landscape, but the community as well. This misguided action plan would collapse this delicate balance mother nature and the people who protect her have in place with potentially irreversible consequences. This has been an ongoing conversation for many many years:

The plan declares its goal to be public access, when what is really being sought is convenient access. (In one inadvertently comical section, a shuttle is deemed necessary for people who would otherwise find it “physically challenging, unappealing, or inaccessible” to get to a beach like San Augustine, at the west end of the Ranch. The very word “unappealing” is quite telling. And is it a human right that access to all the wonders of the natural world be effortless? Or that it justifies traversing privately owned and carefully stewarded properties?) Surfers, hikers, and boaters have long enjoyed access to the Ranch beaches, which no one has ever denied are public; many folks appreciate the natural barriers of tide and terrain, which keep do indeed keep crowds away, and that’s partly why the place is still so special. To be sure, the boat launch at Gaviota was helpful too, but when the State Park introduced a plan to rebuild it, that plan was rejected by the Coastal Commission, and the pier has remained broken since a storm slammed into it in 2014.

With all due respect I support the Costal Commission and their overall mission as stated:

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

It strikes me that this plan is diametrically opposed to this stated mission. It is NOT protecting and enhancing, and in fact may will destroy this precious treasure of California history and sensitive biodiversity. If the plan goes forward as written, there is a high probability that this natural reserve will be LOST to future generations.

Further, it is most certainly NOT carefully planned! Proposing a development of this scale, without an Environmental Impact Report , is in fact the opposite of careful planning!!!

If the proposition to spend taxpayers money on more public beach access in California, I would suggest that these dollars would be much more effective if redirected to increasing and upgrading public beach access in other parts of California where there is high population density and a dearth of public beach access.

Thank you for your time and careful consideration on this matter. There is nothing more honest than to consider how others are affected through decisions made by other people. This really important conversation involves attention, awareness, and effort and being able to truly care about other people and to sacrifice for them in decisions like this one. That is real consideration and compassion. The alternative is unconsciousness, the default setting, the rat race; the constant sense of not having enough, the need to improve, and in that somehow we have lost the very thing WE see as special, someplace worth fighting for.

With Gratitude,  
Kaleen Lugo

On Friday, October 8, 2021, 08:23:16 AM PDT, Coastal Hollister Ranch <hollister@coastal.ca.gov> wrote:

Hi Kaleen

I am not able to open your attachment – can you re-send – perhaps just a direct email rather than an attachment?

Linda

*Linda Locklin*

*California Coastal Commission*

*Coastal Access Program Manager*

*831-427-4875*

---

**From:** Kaleen <kaleenlugo@yahoo.com>  
**Sent:** Friday, October 8, 2021 8:17 AM  
**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>  
**Subject:** Letter to Costal Commission .pages



## Re: Objection to Hollister Ranch Development Plans

David Edington <david@edington.net>

Fri 10/8/2021 9:15 PM

To: Lisa Cochrane <lisa.cochrane@gmail.com>

Cc: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Awesome thanks!

Sent from my iPhone

On Oct 8, 2021, at 12:34 PM, Lisa Cochrane <lisa.cochrane@gmail.com> wrote:

California Coastal Commission

Re: Hollister Ranch

I am a concerned California citizen who recently learned about a new proposed development plan for the beaches at Hollister Ranch.

I WOULD LIKE TO VOICE MY STRONG OPPOSITION!

I believe the proposed Hollister Ranch Public Access Plan is misguided and implementation will likely cause grave consequences. The plan refers to the 60-mile section of the Santa Barbara coast from Hollister Ranch to Point Sal as one of the least accessible shorelines in California. Yet it does not include suggestions on how the inaccessible Dangermond Preserve and Vandenberg Air Force Base might be made more accessible to the public, instead focusing exclusively on the 8.5 miles that skirt the Hollister Ranch.

In fact, the Gaviota Coast is 76 miles, from Goleta to Point Sal. Other than limited beach access at El Cap, Refugio, Gaviota, Jalama, and Surf Beach, none of the other beach areas are accessible or subject to relentless discussion and misguided plans. Many are closer to public roads, facilities, and population centers.

The plan declares its goal to be **public** access, when what is really being sought is **convenient** access. Surfers, hikers, and boaters have long enjoyed access to the Ranch beaches. No one has ever been denied entry. And those who make the effort to reach the beach, often do so to appreciate the unique natural barriers of tide and terrain, which keep and indeed keep crowds away, and partly why the place is still so special. To be sure, the boat launch at Gaviota was helpful too, but when the State Park introduced a plan to rebuild it, that plan was rejected by the Coastal Commission, and the pier has remained broken since a storm slammed into it in 2014.

In your own words: "The relatively undeveloped landscape and ruggedness of the coastline, the high quality of the natural environment, surf conditions, and the lack of crowds are all aspects that make the Hollister beach experience special." What you are proposing here jeopardizes and is in direct conflict with all that you declare to be special.

Implementation of this plan would lead to a completely different experience and environment. The very elements that environmentalists (and most citizens of the planet) cherish have been protected by the limited use of these beaches and would be diminished and destroyed by the numbers of additional visitors, vehicles, and infrastructure this plan is recommending. I think the launch of the "pilot" or experimental program in April with so many loose ends unexamined, is foolish and risky. It's not so easy to backtrack, and harm may be irrevocable.



Many of the activities “envisioned” are already being done, and have been for many years: environmental education, scientific studies, organized visits by persons with disabilities, the beloved Tide Pool School. The Hollister Ranch has been hospitable and gracious in offering these and other such programs, and its residents tend to believe that people value the natural environment more when they understand it.

I am concerned because once a place is gone, it is gone forever. Please understand my reluctance to accept this deeply flawed, incomplete, and misguided proposal.

Respectfully submitted,  
Lisa A Cochrane  
Long Beach, CALisa Cochrane  
562.243.7880  
[lisa.cochrane@gmail.com](mailto:lisa.cochrane@gmail.com)

***For me, life is about being positive and hopeful, choosing to be joyful, choosing to be encouraging, choosing to be empowering.***

Billy Porter

**Re: Hollister Ranch**

David Edington <david@edington.net>

Fri 10/8/2021 9:12 PM

To: Joseph Sturtevant <iojoe@riskspan.com>

Cc: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Awesome joe thanks

Sent from my iPhone

On Oct 8, 2021, at 12:00 PM, Joseph Sturtevant <iojoe@riskspan.com> wrote:

Coastal Commissioners,

My name is Joe Sturtevant and I am a former bond trader and co-founder of a successful financial services company called RiskSpan, Inc. I am writing you today as a private citizen and a native Californian. I am OPPOSED to the opening of Hollister Ranch for environmental and ethical reasons. I grew up in San Diego and surfed Black's beach in La Jolla for years. It was a bit of hike to get to the beach and that deterred many from making the trip but once at the beach it was the best wave in San Diego and the tranquility of going out in the morning was without compare. Hollister is the same type of place. You can get there if you want but you have to hike or boat in. Yes you have to make an effort and that is good. It keeps Hollister pristine and special. The current plan will turn it into Disneyland!! We have 840 miles of coastline in California. Hollister is one of the few sacred places that we need to protect- not destroy. I believe it is the Coastal Commission's Mission to PROTECT the coastline. I know you will do the right thing.

Thanks for your consideration,

Joseph Sturtevant

## HROA Public Comment for CCC workshop - October 14th

Hollister Ranch <hroa@hollisterranch.org>

Fri 10/8/2021 9:07 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern:

Attached please find our correspondence. Thank you.

### **The Hollister Ranch Owners' Association**

1000 Hollister Ranch

Gaviota, CA 93117-9757

Direct Phone: (805) 456-7055

Fax: (805) 567-1119

E: [hroa@hollisterranch.org](mailto:hroa@hollisterranch.org)

Web: [www.hollisterranch.org](http://www.hollisterranch.org)

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## Approving Hollister Ranch Coastal Access Program

Deborah Gibson <mcgib@cox.net>

Fri 10/8/2021 8:59 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

As a 60 year resident of the Central Coast, forty year of which have been in Santa Barbara, I am urging you to approve the Hollister Ranch Coastal Access Program. Hollister Ranch owners have postponed access to the coastline, that by law, belongs to all of us, by denying access. The current plan is a thoughtful and well researched answer to this access.

- The Commission and State Agencies should open responsible access to the Ranch promptly. We have waited for over 40 years by the Ranch owners' legal maneuvers.
- The HRCAP has worked out a 'phased' approach to access that takes into consideration natural and cultural resources while protecting private property rights.
- The State has had a vision for a 'Coastal Trail' system along the California coast. The lack of access through Hollister Ranch means that there is only 5 miles of trail between Gaviota State Park and Point Sal Beach Park.

Please, don't buckle under the pressure of rich land owners trying to make what is PUBLIC their private beach. You are the governing body that can do the right thing and open up responsible access to this coastline to ALL Californians. We here in Santa Barbara County are counting the days!

Sincerely,

Deborah G. Gibson  
Santa Barbara, CA. 93105

## Supporting Hollister Ranch Coastal Access Program

Ras Yaser <rasyasser@gmail.com>

Fri 10/8/2021 8:33 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Good Day Commissioners:

Please support me bicycling the coastal trail across Hollister Ranch while I'm young, ambling or shuffling as I get older. You can do that with the Hollister Ranch bluff-top trail, a segment of the California Coastal Trail, as outlined in the DRAFT Hollister Ranch Coastal Access Program. The trail is super important to me and of statewide significance. C'mon, now is the time to complete the trail and access routes to beaches along the way.

I support the public access and recreation policies of the California Coastal Act and the Gaviota Coastal Plan (Local Coastal Program). I believe the proposed program should conform with stated objectives that include providing safe, equitable, and inclusive access for all Californians and minimizing impacts to natural and cultural resources while protecting private property.

I know you get a lot of emails and have a lot of people giving you feedback, and if you do - good! You don't have to wonder what we think! We belong to the earth, not the other way around, no matter how much money one has. Let that patch of earth feel us responsibly enjoying the sense of wonder that area can inspire.

Earnestly,

Jesse

## Hollister ranch public access.

Marc Andreini <marc@andreinisurfboards.com>

Fri 10/8/2021 8:26 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I encourage you to limit public access to the area along our coast referred to as Hollister Ranch. It is without a doubt the most beautiful and unspoiled last stretch of coastline south of Point Conception. I was raised in Santa Barbara and lived there the first half of my life and have spent a lifetime searching and riding waves on beaches from the Mexican border to point conception. The Hollister Ranch is easily accessed by those who are willing to take a boat from the harbor or launch off the beach at Gaviota. There are virtually no unspoiled beach is left in that region other than the Hollister Ranch that are not over developed with trails and erosion from human traffic. It would be a shame to lose it. There are plenty of beaches and parks to enjoy in the same area starting with Gaviota which is surprisingly mostly vacant of any people for all of the decades I have been in the area. Makes me wonder what the point would be of spoiling more areas that are similar that are only 1 mile or 2 miles away?

I appreciate you taking the time to listen to my concerns.

Sincerely,

## Opposition to the Costal Commissions Public Access Plan for Hollister Ranch

Hunter Edington <hunter.edington@gmail.com>

Fri 10/8/2021 8:01 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern,

I am Hunter Edington writing to you as a private citizen. I have been a California resident my entire life and have been fortunate enough to explore and enjoy many beaches throughout Southern California. I have a very strong respect and love for the area that is Hollister Ranch. From my experience it is one of, if not the most well preserved parts of the California coast. The natural ecosystem and abundance of wildlife is something that Californians are very fortunate to have maintained with the rapid and ongoing development of our state over the last 170+ years.

While I do think that equitable access to this beautiful region is a very important principle to consider when it comes to the future of Hollister Ranch I am **STRONGLY OPPOSED** to the Coastal Commission's plan as it is currently written. The plan contradicts almost all the key points in Coastal Commission's own mission statement as stated on their website.

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

As the plan is right now, I see in no way how it is committed to PROTECTING this section of coastline and I can assure you that this region needs no enhancement from human intervention.

Careful planning: There appears to be almost NONE in the current plan. Shuttle busing would require significant overwork to the access roads and beach parking areas as they currently stand. This is *incredibly* understated in the current plan. This also goes for individual car access, which on top of that would be a safety risk. Narrow sections, blind turns, cattle/other wildlife, and sheer cliff sides would create very hazardous driving conditions for even slightly elevated traffic levels, especially to those driving these roads for the first time.

Environmentally-sustainable development: Almost oxymoronic in this instance. Based on the geological structure of this section of the coast you would almost certainly be compromising a portion of the natural habitat to safely and adequately create the infrastructure to allow public access (which as stated above is not carefully planned at all in the current plan).

Rigorous use of science: Proposing a development of this scale WITHOUT an Environmental Impact Report is not only showing a lack of overall planning but a complete disregard for environmental science. Doing what is in the best interest of the California Coast is the key aspect of the Coastal Commission's Mission Statement and the current plan does NOT do what is in the best interest of Hollister's Coastline.

In conclusion, I am all for inclusivity and sharing this stunningly beautiful region of California with people who admire and respect it for what it is. However, as the plan is written at this time I can in no way see how the Coastal Commission expects to achieve their goals without compromising some, if

not all, of this pristine piece of coastline. As initially said in their own Mission Statement "[We are] committed to protecting and enhancing California's coast and ocean for present and future generations." We *must* ensure the protection of Hollister's Coastline; it is one of the last sections of coast in California that has been mostly untainted by human development and should be looked upon as a piece of history to be preserved. Once that has been accomplished, the ability to safely and eco-consciously allow access to other nature-loving Californians should be meticulously planned and put into place.

Sincerely,  
Hunter Edington



October 8, 2021

Statement of Opposi. on to Proposed Coastal Access Program re Hollister Ranch

Dear Commission and Team:

I have lived in the ocean community of Laguna Beach since 1976 and have been a guest of homeowners of Hollister Ranch. My greatest concern is the damage to our pris. ne coastline and all of its plant and animal ecosystems.

I have reviewed the proposed coastal access program for Hollister Ranch, and offer my leMer in strong opposi. on to its prospec. ve approval and implementa. on.

I have reviewed many leMers of opposi. on already provided by Hollister residents and others. I would like to reiterate the following points presented by 3 separate community members, so as to further emphasize for you the importance of these same concerns which I share:

- I'm in full agreement:
  - that overwhelming sen. ment of stakeholders supports increased public Ranch access only if it is properly balanced with protec. ons against impacts on Ranch resources and damaging the rugged, mostly undeveloped area
  - that implementa. on of the plan as proposed will nega. vely affect Chumash archaeological interests and threatened and endangered flora and fauna to a degree as yet en. rely unknown
  - that the rugged terrain that would be relied upon for access presents difficult and as yet unsolved physical and safety challenges, including those from major, free-range caMe opera. ons, regular and drama. cally increasing storm and . dal surges across only a narrow and shrinking beach and ever-present real dangers from the collapsing bluffs lining the en. re Ranch coastal frontage
- The proposed Plan in its current itera. on fails to adequately address these concerns, and must be materially revised to correct deficiencies, including the following of greatest importance to me:
  - LiMe to no analysis or assessment of the impacts the proposed 10-20 fold increase in proposed human traffic levels will have on the sensi. ve natural and cultural resources or what would be required to mi. gate them.
  - no analy. cs of any kind presented to support the numbers of people the draZ plan specifically proposes to accommodate
  - no statements about the poten. al applicability of CEQA and (given poten. ally federally listed endangered species, NEPA) to the adop. on of the plan and its implementa. on
  - no discussion of the fact that the intersec. on at 101 and the road to access the Ranch is one of the State's substandard freeway interchanges featuring the well-documented danger of leZ turns required to cross oncoming traffic
  - the failure to point out the impacts on steelhead trout and other environmental interests that would arise from increased use of the narrow, speed-bumped road from 101 across Gaviota

Creek, a necessary means to provide the proposed access, and the added impacts if, as is likely, the road will need to be upgraded, given its current high propensity for flooding

- no clear recognition that the stretch of Gaviota coast where the Ranch exists is already one of the most state-park rich areas of the California coastline, with Gaviota State Park literally a stone's throw from the Ranch's front door, and Refugio and El Capitan State Parks merely a few miles from the Ranch, and no discussion of the poor condition of these nearby coastal access facilities
- prioritization of maximizing recreational interests today over the long-term benefits of educational, scientific and wild and scenic land preservation for generations to come.

From a Gaviota community member, school teacher, and Hollister resident, I agree with her statement:

- The plan declares its goal to be *public* access, when what is really being sought is *convenient* access. (In one inadvertently humorous section, a shuttle is deemed necessary for people who would otherwise find it "physically challenging, unappealing, or inaccessible" to get to a beach like San Augustine, at the west end of the Ranch. The very word "unappealing" is quite telling. And is it a human right that access to all the wonders of the natural world be effortless? Or that it justifies traversing privately owned and carefully stewarded properties?) Surfers, hikers, and boaters have long enjoyed access to the Ranch beaches, which no one has ever denied are public; many folks appreciate the natural barriers of tide and terrain, which help to indeed keep crowds away, and that's partly why the place is so special.
- In *Vision and Objectives*, for example, we see again the stated desire that there be "lack of crowds". Actual Hollister Ranch usage numbers fall well below the numbers you are advocating. How do you reconcile this contradiction? Implementation of this plan would lead to a completely different experience and environment. The very elements that environmentalists (and most citizens of the planet) cherish have been protected by the limited use of these beaches, and would be diminished and destroyed by the numbers of additional visitors, vehicles, and infrastructure this plan is recommending.

Finally, from a self-described ocean sports enthusiast and professional surfer, he writes, in part:

- As a kid, I thought it was so cool that this stretch of coastline existed and people treated it as the sacred resource that it is and should be. Since these early surf missions, I have traveled around the world and am always devastated by the state of the beaches and the lack of care that people have for the ocean's magic.
- It would be a mistake to endanger Hollister ranch through a coastal access plan that isn't well thought out and thorough. This stretch of coastline has been sacred for many years and it would be a shame to see it trashed like many of the beaches in California.
- The Hollister ranch is an extremely high risk area in terms of fire. If you have people wandering around, smoking, or being irresponsible, the risk of fire goes up tremendously.
- Public access to this part of the world is already made readily available to the public through Gaviota State Park, which is mere miles from the gate of Hollister ranch. It is a beautiful beach and is under-utilized by the public, often with little or no visitors at all. Moreover, since the storm crushed the end of the pier at this location, the state has yet to repair the boat launch, thus effectively removing the previously easiest

way for the public to access Hollister ranch. Consequently, the need for additional access and/or plans seems questionable.

When measured against the foregoing sentiments, each well-reasoned, informed, articulate, from thoughtful individuals who care deeply, as I do, for the stewardship of this unspoiled stretch of California coastline, I urge you to reconsider the Plan as currently presented, and revisit the importance of taking all measures needed to ensure the preservation of this extraordinary place for generations to come.

Thank you.

Nana Palmer

## Please keep the Hollister Ranch pristine

Boston Titensor <bostonprov@gmail.com>

Fri 10/8/2021 6:47 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I encourage you to limit public access to the area of the coast referred to as Hollister Ranch. This pristine piece of the coastline should continue to be preserved as it is. The past and present caretakers of this property have done a good job of maintaining this piece of our coast. Similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it should be opened. Parts of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not set this stretch of beach aside so it can be maintained as it is?

If this section of coastline is opened to greater use than is occurring today there will be a major impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. Infrastructure will need to be built to accommodate for trash, toilets will need to be built and more trails will have to be added. The room for human error is massive. All of this will detract from the present quality of the coastal environment. These structures will reduce the visual quality of the area. In just a few years people will look at the old pictures and say to themselves, "It sure has changed a lot." There is no way this area can be opened to larger crowds and expect the pristine character to be maintained.

The permanent population of the regions near the Ranch do not justify opening this area up to overuse. People must drive to get this stretch of coastline. There are other places already open for public use that are well developed.

I encourage the Commission to maintain the present pristine quality of the coastline referred to as Hollister Ranch.

Thank you for the opportunity to voice my concerns.

--

Cheers,

*Boston Titensor*

**949.306.1101**

## Coastal access plan

Ann Hunter-Welborn <Ann.Hunter-Welborn@hunterindustries.com>

Fri 10/8/2021 6:19 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I have some concerns about safety of visitors and of the residents, and of the resident horses. We provide a horse boarding service for people located all over Southern California. These horses are pastured along the road just above San Augustine Beach. Who would be liable if the horses are harmed?

There are frequently young children riding bikes back and forth to the beach. Who would be responsible for their safety??

Would visitors be allowed to bring guns with them for their day at the beach??? Is it possible to say no guns allowed? Will there be metal detectors at the entrance?

I would like to allow public access, but only with proper protections, given the remoteness of the region, the fragility of the landscape and the vulnerability of the farm animals and wildlife, not to mention the human residents.

I hope you will take these considerations into account.

Ann Hunter-Welborn

## NO TO PUBLIC ACCESS

Christopher George <cjgeorge32@gmail.com>

Fri 10/8/2021 6:14 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I will keep this very short because I know you are getting a ton of comments on this proposal. I too think opening up Hollister Ranch is a very bad idea. I don't live at HR full time but we have a family home there. I truly believe opening up the beach will create, trash, graffiti, drinking and drug use and other problems. Hollister owners have been good stewards of the land.

I have been reading comments that say "who cares about a bunch of rich guys that want to keep their expensive beach to themselves" It is much more than that. A lot of the folks that live there are very protective of that beach and the wildlife. Keeping it pristine and clean for generations to come is much more important than money. Why would you even think of turning that beautiful beach into another LA County beach that most people would not even take their families to. Use that money instead to help the beaches that are in desperate need to make them family friendly again.

Christopher George

Catherine George

Whittier CA

--

**Christopher J George CRPS, CMFC, AIF®**

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## Statement of Opposition to Proposed Coastal Access Program re Hollister Ranch

Dear Commission and Team:

I am a resident of over 30 years in Laguna Beach, an avid ocean and beach sports enthusiast, and a frequent visitor to Hollister Ranch, Gaviota State Park, and surrounding areas. I am as well a lawyer – also for over 30 years -- and am intimately familiar, both as lawyer and coastal resident, with matters of coastal access to the public, as well as the risks necessarily presented by any such plan. Of greatest concern to me, naturally, as well as to each of you I am sure, is the risk of actual damage and destruction to our pristine coastline, as well as the flora and fauna which call such coastline home.

I have evaluated the proposed coastal access program for Hollister Ranch, and am supplying this letter in strong opposition to its prospective approval and implementation.

I have as well had an opportunity to review many letters of opposition already provided to you on this subject, by Hollister residents and others, and believe that many of such letters have articulated as well as I possible could the many important and unavoidable reasons to oppose your Plan as currently proposed. Rather than reinvent in my own words those same concerns, I would like to reiterate and adopt the following points, presented by 3 unrelated but equally concerned community members, so as to further emphasize for you the importance of these same concerns which I share:

From one of my lawyer colleagues, he writes, in part:

- First, allow me to point out several statements in the report with which I'm in full agreement:
  - that overwhelming sentiment of stakeholders supports increased public Ranch access only if it is properly balanced with protections against impacts on Ranch resources and damaging the rugged, mostly undeveloped area
  - that implementation of the plan as proposed will negatively affect Chumash archaeological interests and threatened and endangered flora and fauna to a degree as yet entirely unknown
  - that the rugged terrain that would be relied upon for access presents difficult and as yet unsolved physical and safety challenges, including those from major, free-range cattle operations, regular and dramatically increasing storm and tidal surges across only a narrow and shrinking beach and ever-present real dangers from the collapsing bluffs lining the entire Ranch coastal frontage
- However, notwithstanding the foregoing concerns, the Plan in its current iteration fails to adequately address as much, and must be materially revised to correct many glaring deficiencies, including the following of greatest importance to me:
  - Little to no analysis or assessment of the impacts the proposed 10-20 fold increase in proposed human traffic levels will have on the sensitive natural and cultural resources or what would be required to mitigate them.
  - no analytics of any kind presented to support the numbers of people the draft plan specifically proposes to accommodate
  - no statements about the potential applicability of CEQA and (given potentially federally listed endangered species, NEPA) to the adoption of the plan and its implementation

- no discussion of the fact that the intersection at 101 and the road to access the Ranch is one of the State's substandard freeway interchanges featuring the well-documented danger of left turns required to cross oncoming traffic
- the failure to point out the impacts on steelhead trout and other environmental interests that would arise from increased use of the narrow, speed-bumped road from 101 across Gaviota Creek, a necessary means to provide the proposed access, and the added impacts if, as is likely, the road will need to be upgraded, given its current high propensity for flooding
- no clear recognition that the stretch of Gaviota coast where the Ranch exists is already one of the most state-park rich areas of the California coastline, with Gaviota State Park literally a stone's throw from the Ranch's front door, and Refugio and El Capitan State Parks merely a few miles from the Ranch, and no discussion of the poor condition of these nearby coastal access facilities
- prioritization of maximizing recreational interests today over the long-term benefits of educational, scientific and wild and scenic land preservation for generations to come.

From a Gaviota community member, school teacher, and Hollister resident, she writes, in part:

- The plan declares its goal to be *public* access, when what is really being sought is *convenient* access. (In one inadvertently humorous section, a shuttle is deemed necessary for people who would otherwise find it "physically challenging, unappealing, or inaccessible" to get to a beach like San Augustine, at the west end of the Ranch. The very word "unappealing" is quite telling. And is it a human right that access to all the wonders of the natural world be effortless? Or that it justifies traversing privately owned and carefully stewarded properties?) Surfers, hikers, and boaters have long enjoyed access to the Ranch beaches, which no one has ever denied are public; many folks appreciate the natural barriers of tide and terrain, which keep do indeed keep crowds away, and that's partly why the place is still so special.
- In *Vision and Objectives*, for example, we see again the stated desire that there be "lack of crowds". Actual Hollister Ranch usage numbers fall well below the numbers you are advocating. How do you reconcile this contradiction? Implementation of this plan would lead to a completely different experience and environment. The very elements that environmentalists (and most citizens of the planet) cherish have been protected by the limited use of these beaches, and would be diminished and destroyed by the numbers of additional visitors, vehicles, and infrastructure this plan is recommending.

Finally, from a self-described ocean sports enthusiast and professional surfer, he writes, in part:

- As a kid, I thought it was so cool that this stretch of coastline existed and people treated it as the sacred resource that it is and should be. Since these early surf missions, I have traveled around the world and am always devastated by the state of the beaches and the lack of care that people have for the oceans magic.
- It would be a mistake to endanger Hollister ranch through a coastal access plan that isn't well thought out and thorough. This stretch of coastline has been sacred for many years and it would be a shame to see it trashed like many of the beaches in California.
- The Hollister ranch is an extremely high risk area in terms of fire. If you have people wandering around, smoking, or being irresponsible, the risk of fire goes up tremendously.



- Public access to this part of the world is already made readily available to the public through Gaviota State Park, which is mere miles from the gate of Hollister ranch. It is a beautiful beach and is under-utilized by the public, often with little or no visitors at all. Moreover, since the storm crushed the end of the pier at this location, the state has yet to repair the boat launch, thus effectively removing the previously easiest way for the public to access Hollister ranch. Consequently, the need for additional access and/or plans seems questionable.

When measured against the foregoing sentiments, each well-reasoned, informed, articulate, even emotional, from thoughtful individuals who care deeply, as I do, for the stewardship of this unspoiled stretch of California coastline, I urge you to reconsider the Plan as currently presented, and revisit the importance of taking all measures needed to ensure the preservation of this extraordinary place for generations to come.

Thank you.

PDK

## Hollister Ranch Comment

Michael Henszey <michaelhenszey@gmail.com>

Fri 10/8/2021 5:44 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commision,

I am a resident of Ventura County California. I'm not in favor of the plan to bring more public access to Holster Ranch for the following reasons. There are already two parks on either side of the ranch so it seems like a waste of money to develop another area. A better idea might be to invest that money in upgrading facilities at Gaviota State Park and Jalama and pay for more rangers to keep those beaches clean. The development funds could also be used to fund research and educational programs that only need limited access to the ranch instead of paying for beach goers access.

One of the great things about going to the Channel Islands is to see what the California coastline looked like before it was developed. It's comforting to know that two small sections of the coast at Dangermond preserve and the Hollister Ranch are actually saving the fragile ecosystem and not becoming just another human picnic area.

Best,

**Michael Henszey**

## Hollister Ranch Beach access

Julia Crookston <chefjuliainsb@gmail.com>

Fri 10/8/2021 5:36 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I have been a regular beach going SB County resident since 1973.

I've hiked and ridden my horse along the low tide space from SB to Hollister/Gaviota.

Because of my age and physical constraints, I no longer can do so. I continue to enjoy the coast at Gaviota and Jalama.

Please, please do not open access to the Hollister Ranch coastal areas.

Although we have 'the right' to access, we, as a Community, also have the obligation to preserve and protect our wild areas.

From my understanding, the Hollister Ranch deeded the Gaviota Beach area as part of their permitting agreements and of course there is access to the wilder beaches.

Please preserve this piece of pristine California heritage for the future well being of our beautiful Santa Barbara County Coastline.

Julia Crookston

Buellton Ca 93247

## HRCAP Opposition

Bertha Edington <bedington@getmarketinginfluence.com>

Fri 10/8/2021 5:32 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

As a citizen and business women in Southern California, please count me as a vote in opposition to the HRCAP as presented and proposed.

While I fully support open access to the coastal areas, with everything else going on in our fair state, I seriously ques on the need to focus me and money on a project like this. This is not a situa on that is broken and does not need at this me to be fixed.

Addi onally, I find the effort to move forward without an environmental impact plan to be not only unacceptable, but diametrically opposed to what the HRCAP claims it's trying to accomplish.

Please know that I am and will remain against this plan as is.

Sincerely,

Bertha Edington



Bertha Edington

Marketing Influence

[bedington@getmarketinginfluence.com](mailto:bedington@getmarketinginfluence.com)

619-851-8026

[getmarketinginfluence.com](http://getmarketinginfluence.com)

Subject: COMMENTS on HOLLISTER RANCH COASTAL ACCESS PLAN  
To: <Hollister@coastal.ca.gov

My name is Candice "Candy" Woodward. I am one of the original California female surfers who became prominent in the competitive surf scene of the 1980s and 90s, and I'm also one of the few women who have had the honor of being inducted into the prestigious Hermosa Beach Surfers Walk of Fame.

The Hollister Ranch is very familiar to me, I've been surfing there since 1974. In 1977 I purchased land for \$27,000. I was 22 years old.

I was not a "rich" surfer, I was a working college student who took on a loan so I could follow my dream. Because the Ranch had strict CC&Rs, I knew that I couldn't develop the land or build a structure. It was just beautiful raw land, accessible by winding, bumping, single lane dirt roads. My father told me I was crazy. I'm glad that I didn't listen to him. My property is exactly the same today.

The Hollister Ranch is one of the most pristine, environmentally protected regions along the California Coast. Trash is virtually non-existent. The sea life and wildlife are abundant. Scientists and researchers have pointed out that the Hollister Ranch is one of the most biologically diverse ecosystems in the world. Much of the flora is rare and unique to this rugged coastline, where Southern and Central California come together at Point Conception. "It's important, fragile, and irreplaceable."

.At times, this wild coast can be downright dangerous. With adult great white sharks patrolling the waters, aggressive sea lions, wild boar, rattlesnakes, coyotes, mountain lions and others that live in the hills but often venture onto the beach in search of food and water. There are also powerful gusty winds that can stoke a raging wildfire in seconds.

I'd also like to point out that modern surfing (Post-Ancient Hawaiian Royalty) has been a very male dominated sport. Myself and a small group of female surfers, became trail blazers in an arena that was not very welcoming once we put on a wetsuit to compete with the guys. Hollister Ranch was no exception. Many surfers chose to "boat in" or walk in as they do today. The opportunity to purchase land has been, and still is an option like it was for me.

Over the past several years, the Hollister Ranch has become the subject of an extremely negative "public access" campaign, leading to hostility and unrealistic expectations from some in the surfing community. Not surprisingly, most of this has come from highly visible, biased press articles, promoting a sentiment of victimization by the "rich" and entitlement of the masses - Surfers who know little to nothing about the Ranch and its long history of environmental conservation. All they know is that it has good waves and that they're going to "bust down the gate" attitude. (I've personally heard it and read about it)

Unfortunately, the access issue and the process hasn't evolved much from the CCC's plans for access in the 1980s, which were based on emotion, myth and animosity, not science, sound financial analysis, and most importantly, what's at stake.

In addition to the many concerns that have already been brought to the attention of the CCC, please consider the following:

1. ONE DROPPED MATCH, ONE CIGARETTE, ONE EMBER can result in an extremely destructive wild fire. The winds in this area are erratic and fierce, especially through the canyons where most homes are. There's only one road in and one out – it's windy, narrow and dangerously close to steep drop offs and cliffs.
2. WATER IS SCARCE, and first responders are at least 20 minutes away from the Hollister Ranch front gate. Add another 10, 20, 35 minutes to get to where structures are and that can equate to significant losses, and possibly lives.
3. ERODING, COLLAPSING BLUFFS. These pose obvious risks for people and animals sitting on the beach, especially as sea levels continue to rise undercutting the bluffs foundations. Earlier this year a large bull fell off a collapsed 90 foot bluff, landing on the beach below where people were sitting and walking.
4. INABILITY TO COMMUNICATE DUE TO POOR CELLULAR RECEPTION. That means no texting and talk. It is especially bad at the beaches and from certain areas of the road.
5. HAZARDOUS OCEAN CURRENTS AND CONDITIONS. The waves can get huge and turbulent, often with little warning. This has led to near drownings, broken bones, heart attacks and other injuries. There are no lifeguards or water safety within miles. High gusty winds can blow inexperienced kite and foil surfers out to sea.
6. SECURITY ON PROPOSED TRAILS, RESTROOMS, PROTECTION FOR PROPERTY AND PEOPLE. How does the CCC propose to prevent crime within the Ranch? For example, vandalism, theft, trespassing, assault, sexual assault, arson and other forms of violence, along with destructive behavior that threatens guests AND Hollister Ranch residents?

Lastly, the recent Orange County oil spill disaster is once again a reminder of how fragile our coastal waters, beaches, sea life and wildlife are. It is our responsibility to preserve and protect these precious, and increasingly disappearing natural environments. Hence, a well thought out, thoroughly researched plan with consensus from the scientific and conservation community must be employed before embarking on a potentially disastrous plan when deciding the fate of the unique and wild Hollister Ranch, Point Conception Coast.

**Support for the DRAFT Hollister Ranch Coastal Access Program (09/24/2021)**

Cindy Stoutenborough <cee.stout@gmail.com>

Fri 10/8/2021 5:16 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

As someone that has lived most of my 60 years in Santa Barbara/Goleta, I want to be able to walk or bicycle the coastal trail across Hollister Ranch in my lifetime. The goal of completing the Hollister Ranch bluff-top trail, a segment of the California Coastal Trail, poses many challenges, as outlined in the DRAFT Hollister Ranch Coastal Access Program. However, the trail is of statewide significance, and now is the time to complete the trail and access routes to beaches along the way.

I support the public access and recreation policies of the California Coastal Act and the Gaviota Coastal Plan (Local Coastal Program). I believe the proposed program should conform with stated objectives that include providing safe, equitable, and inclusive access for all Californians and minimizing impacts to natural and cultural resources while protecting private property.

Kind regards,  
Cynthia

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Cynthia Cline Stoutenborough  
317 Mohawk Rd, Santa Barbara, CA 93109  
[cee.stout@gmail.com](mailto:cee.stout@gmail.com)

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...  
**Cindy Stoutenborough**  
805-965-2515  
[cee.stout@gmail.com](mailto:cee.stout@gmail.com)

**From George O. - PUBLIC COMMENT FOR: HOLLISTER RANCH COASTAL ACCESS PROGRAM COASTAL COMMISSION WORKSHOP (virtual) for OCTOBER 14, 2021**

George Orbelian <gorbelian@me.com>

Fri 10/8/2021 4:52 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>; George Orbelian <gorbelian@me.com>

Dear Commissioners,

My comments for the upcoming Coastal Commission Meeting (October 14, 2021 - Zoom) to utilize the Adaptive Management Plan in discussing the proposal to explore:

- 1) building new multimillion dollar parking lots
- 2) managing over 36 known Chumash sites that cover the 8.5 mile coastal frontage of the Hollister Ranch
- 3) constructing an \$11 million dollar trail across the Hollister Ranch with road, restroom and water / power infrastructure improvements across the entire front of the ranch (at all existing access points)
- 4) potentially accommodating a tremendous increase in daily public visitors
- 5) attempting to do the above without causing degrading / corrosive environmental assault(s) on pristine, relatively untouched, delicate and sensitive natural life that currently exists there

I reviewed this plan in detail: <https://documents.coastal.ca.gov/reports/2021/10/Th4/Th4-10-2021report.pdf> and appreciate the effort.

The Hollister Ranch has about 8.5 miles of existing beaches.

The average number of people on the beach currently is a small fraction of potential capacity under this plan.

The Hollister Ranch is one of the few places on the coast of California where bears, mountain lions, marine mammals and birds have yet to be chased out of their home.

The Hollister Ranch has some of the biggest kelp piles (insect magnets) on the entire Southern California coast.

Increasing the number of visitors a day would have significant impacts on rare sensitive endangered plants and animals.

With all the environmental challenges the State of California and the World are currently facing, I would subscribe to your preferred Adaptive Management Plan from a Global level and preserve the beautiful and unique Hollister Ranch primarily for education, research and rehabilitation.

Sparse nearby accommodations and emergency / paramedic response and support are two major challenges in the Hollister Ranch area.

Coastal access would be better served by improving existing California state parks that are located closer to more densely populated areas and aligning those sites with locals.



Humans are Nature.

Nature originated the Adaptive Management Plan.

This is the time when Nature would appreciate that we let her heal.

The wild, natural places are the antidote for Ecocide.

It is time that we slow, stop and reverse living at the expense of nature and do no harm by focusing access at the Hollister Ranch to:

#6. - Research and Educational Opportunities:

a) 6.1 - Science and Research Opportunities

b) 6.2 - Educational and Interpretive Opportunities

c) Rehabilitation Programs that use the powers of nature to heal as exemplified by three existing programs:

1) Tide Pool School Program

2) Recreational Access for Individuals with Disabilities

3) A Walk on Water

Thank you!

Aloha,

George Orbelian  
San Francisco, CA 94121

Board Member: Buckminster Fuller Institute  
Board Member: Walter Munk Foundation for the Oceans  
Co-Founder: Project Kaisei - Google Earth Hero  
Author: Essential Surfing

## Hollister Ranch Access Plan

david@edington.net <david@edington.net>

Fri 10/8/2021 4:52 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am David Edington writing as a private citizen. I have been in just about every job and business there is. I have been broke and rich at different times in my life. Currently I own/operate an investment management business, a tech start up in the sleep improvement space, a surf lodge in Indonesia, a resort hotel in Mexico, and a small but delicious tequila brand. I have been an owner at the Hollister Ranch for over ten years. I am passionate about surfing and nature. I have a deep and abiding love for this land, and it is a top priority to me to continue to be a good steward – and yes SHARING is an important part of this stewardship.

I am STRONGLY OPPOSED to the plan as written. I do support many things in the plan, and I especially support the overall mission of the Coastal Commission as stated on their website:

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

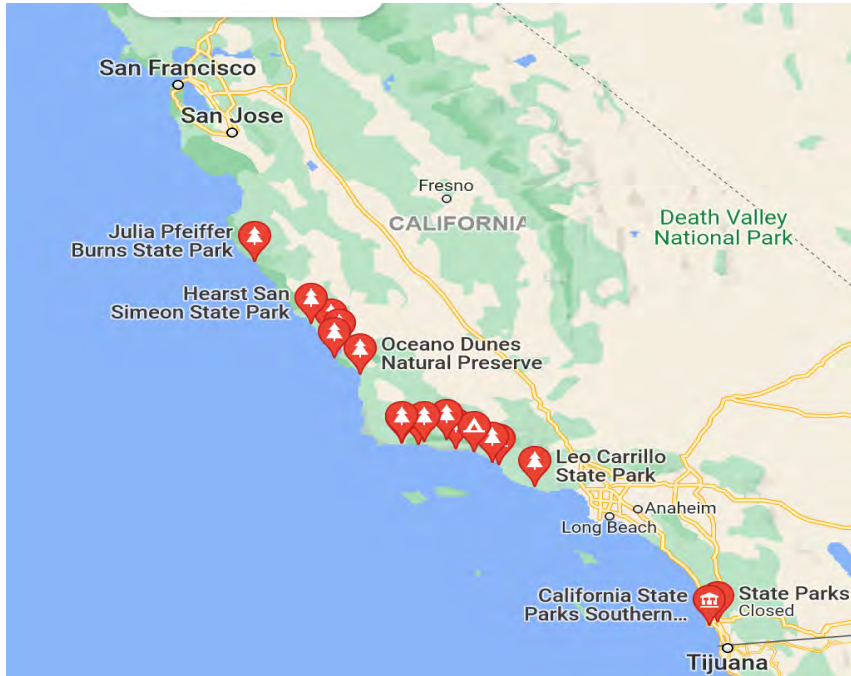
*It strikes me that this plan is diametrically opposed to this stated mission.* It is NOT protecting and enhancing, and in fact may will destroy this precious museum piece of California history and amazing sensitive biodiversity. If the plan goes forward as written, there is a high probability that this special place will be LOST to future generations.

Further, it is most certainly NOT carefully planned! Proposing a development of this scale, ***without an Environmental Impact Report***, is in fact the ***opposite*** of careful planning!!!

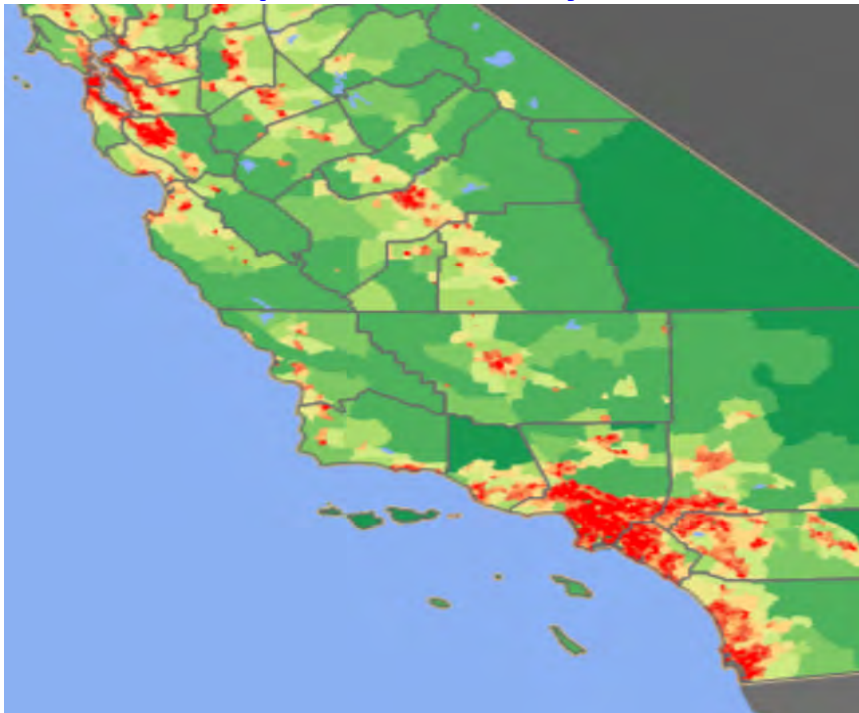
There are many, many reasons to oppose this plan. I think other writers will highlight most of these, so my main point here will be to question the ***need*** for this project.

I am in the midst of what I hope will prove to be an exhaustive and definitive study of public beach access vs population density in California. My preliminary results can be summarized in these two maps:

## California Public Beach Access via State Park System:



## California Population Density



Even a casual inspection of this graphic data suggests that the Gaviota Coast is already overparked and has EXCESSIVE beach access, and there is just not that many people in this area!

In point of fact, the Hollister Ranch is pretty much ADJACENT to a state park. To reach the Hollister Ranch, one must drive right past the Gaviota State Park!!! And it is often empty when I drive by.

To illustrate my point here, I just drove over there and took a couple of photos. It took seven minutes to drive there from my parcel here on the Hollister Ranch. Seven minutes! Seven minutes away from where you are talking about government shuttle buses and potential hundreds of millions of taxpayer dollars. so ya is public beach access, right here already! It was quite beautiful there:



And quite empty!:



Furthermore, as with all of our precious California beaches, there IS ALREADY public access everywhere to the mean high tide line. There is a very healthy community of non-owners who access Hollister Ranch regularly, via boats, walking in at low tide, biking in, and paddling in.

So, if ya really think more public beach access in California is a good spend for the taxpayers, I would suggest – and the facts support – that these dollars would be much more effective if redirected to increasing and upgrading public beach access in other parts of California where there is high population density and a dearth of public beach access.

In closing, I again thank the Coastal Commission for their efforts to protect California beaches. I beg you to consider my comments here. I would love to partner with you on this. I will devote any resource I have, or can access, to working with you to develop a win-win solution to all of this. please do not hesitate to reach out to me if I can help in any way.

Sincerely,

David Edington

**Support for the DRAFT Hollister Ranch Coastal Access Program (09/24/2021)**

Kathleen Rosenthal <ksrvaquera@gmail.com>

Fri 10/8/2021 4:45 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I want to be able to walk, run, trail ride with my horse (equestrian trail riding) or bicycle the coastal trail across Hollister Ranch in my lifetime. The goal of completing the Hollister Ranch bluff-top trail, a segment of the California Coastal Trail, poses many challenges, as outlined in the DRAFT Hollister Ranch Coastal Access Program. However, the trail is of statewide significance, and now is the time to complete the trail and access routes to beaches along the way.

I support the public access and recreation policies of the California Coastal Act and the Gaviota Coastal Plan (Local Coastal Program). I believe the proposed program should conform with stated objectives that include providing safe, equitable, and inclusive access for all Californians and trail uses - including equestrians - and minimizing impacts to natural and cultural resources while protecting private property.

Sincerely,

Kathleen Rosenthal  
Solvang, CA



Dear Coastal Commission:

October 8, 2021

My name is Kurt Allen and I reside in Laguna Beach, California since 2012. Prior we lived in other Southern California cities mostly in Orange County. I was raised in Southern California going to many public beaches often. It was a great pleasure and childhood memories.

Please count me as a **vote in opposition to the HRCAP (Hollister Ranch Plan)** as presented and proposed.

The state of most public beaches is atrocious today. Trash, overcrowding, unclean and inadequate restrooms, no services or lack of city employees, deficient and often dangerous parking conditions, urination, defecation, unlawful overnight sleeping/camping, public sex, condoms, vulgar and unsafe behavior and a general disrespect for public beaches and beach residents are common occurrences at most beaches and should never be allowed to happen in a unique place like Hollister ranch.

I have personally witnessed above more than I care to admit since moving to Laguna Beach and we often consider moving away from the beach since we are so disgusted.

If the Coastal Commission allows Hollister Ranch to become open to the public, it would be a disaster! Hollister Ranch is a very special place that should be preserved and left alone as much as possible for future generations to enjoy.

There are alot of other beaches that have very limited; to no access, and I don't see them being forced into a similar access plan? Why?

There are many more no access beaches but what why isn't the Coastal Commission forcing similar access plans on Malibu beaches or Irvine Cove, 3 arch bay and Emerald bay in Laguna Beach?

I assume money has something to do with it but I digress.

Call me if you want to confirm I submitted this letter. (909) 376-3729

Respectfully,

Kurt Allen

Laguna Beach, CA 92651

## Strongly opposed

Max Katz <katz.max@gmail.com>

Fri 10/8/2021 3:54 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hi My name is Max Katz

First of all I am a big fan of the coastal commission a the eork they do. However Regarding the Hollister project I am strongly opposed There are many nearby and under utilized areas already in the immediate area which could benefit from the resources being directed at this project.

It's frankly unnecessary and misdirected

Please consider my voice as being in strong opposition to this project

Sincerely,

Max Katz



## Hollister Ranch Coastal Access

Kerry Kellogg <kkellogg1010@gmail.com>

Fri 10/8/2021 3:29 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Subject: Support for the DRAFT Hollister Ranch Coastal Access Program (09/24/2021)

Dear Commissioners,

As an avid user of the outdoors and 65-year resident of Santa Barbara County, I am asking that the Commission keep open the option to hike and bicycle on a coastal trail across the Hollister Ranch. I am aware of and support ongoing plans to link trails from the City of Goleta north to the county line and the City of Guadalupe. A state wide coastal trail should be a goal for future generations. By eliminating the opportunity to link bluff-top trails through Hollister Ranch would be a death blow to future planning efforts. By allowing the property owners to succeed in denying opportunities for coastal access to establish pass through activities like hiking and biking on designated trail routes would set a dangerous precedent.

I support the public access and recreation policies of the California Coastal Act and the Gaviota Coastal Plan (Local Coastal Program). I believe the proposed program should conform with stated objectives that include providing safe, equitable, and inclusive access for all Californians and minimizing impacts to natural and cultural resources while protecting private property.

I understand that a trail system of coastal trails along the California Coast seems a far-fetched goal, but I ask that this opportunity is not lost. I also understand that access through Hollister Ranch to private property north to the Dangermond Preserve and Vandenberg Federal lands just beyond could someday become available to explore opportunities for additional coastal trail links.

I would never have guessed that the once private 24,000 acre Bixby/Cojo Ranch would become a nature reserve in Santa Barbara County.

Most likely, much of this will not happen in my lifetime. Please keep the hopes and dreams alive for future generations.

Kerry M Kellogg  
Lompoc, CA

**FW: Please : re-think Hollister Ranch : I appose your plan of action**

Locklin, Linda@Coastal <Linda.Locklin@coastal.ca.gov>

Fri 10/8/2021 3:04 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

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**From:** jason baffa <[jasonbaffafilms@mac.com](mailto:jasonbaffafilms@mac.com)>

**Sent:** Thursday, October 7, 2021 6:42 PM

**To:** Prahler, Erin@Coastal <[Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov)>; Phelps, Jacqueline@Coastal <[Jacqueline.Phelps@coastal.ca.gov](mailto:Jacqueline.Phelps@coastal.ca.gov)>; Rehm, Zach@Coastal <[Zach.Rehm@coastal.ca.gov](mailto:Zach.Rehm@coastal.ca.gov)>; Salvini, Sarah@Coastal <[sarah.salvini@coastal.ca.gov](mailto:sarah.salvini@coastal.ca.gov)>; Seifert, Chloe@Coastal <[chloe.seifert@coastal.ca.gov](mailto:chloe.seifert@coastal.ca.gov)>; Stevens, Eric@Coastal <[eric.stevens@coastal.ca.gov](mailto:eric.stevens@coastal.ca.gov)>; Sy, Fernie@Coastal <[Fernie.Sy@coastal.ca.gov](mailto:Fernie.Sy@coastal.ca.gov)>; Watson, Michael@Coastal <[Michael.Watson@coastal.ca.gov](mailto:Michael.Watson@coastal.ca.gov)>; Ziff, Dani@Coastal <[dani.ziff@coastal.ca.gov](mailto:dani.ziff@coastal.ca.gov)>; Ainsworth, John@Coastal <[John.Ainsworth@coastal.ca.gov](mailto:John.Ainsworth@coastal.ca.gov)>; Barrera, Alexis@Coastal <[Alexis.Barrera@coastal.ca.gov](mailto:Alexis.Barrera@coastal.ca.gov)>; Batha, Carey@Coastal <[carey.batha@coastal.ca.gov](mailto:carey.batha@coastal.ca.gov)>

**Subject:** Please : re-think Hollister Ranch : I appose your plan of action

apologies as I was not sure who to send this message to;

my name is Jason Baffa, I'm a surfer, a Californian, a filmmaker - I have done a few surf films including One California Day, now nearly 15 years old, that film seems like a different era of California crowds development and change.

I am not an owner or member of the Hollister HOA but I have been blessed with more than a few visits. I have told people that I imagine it is what California used to be like. It's magical, relatively untouched and I think it should remain that way.

I am STRONGLY OPPOSED to the plan as written. I do support many things in the plan, and I especially support the overall mission of the Coastal Commission as stated on their website:

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

*It strikes me that this plan is diametrically opposed to this stated mission.* It is NOT protecting and enhancing, and in fact may will destroy this precious museum piece of California history and amazing sensitive biodiversity. If the plan goes forward as written, there is a high probability that this special place will be LOST to future generations.

Further, it is most certainly NOT carefully planned! Proposing a development of this scale, **without an Environmental Impact Report**, is in fact the **opposite** of careful planning!!!

If more public beach access in California is a good use of taxpayer dollars, I would suggest – and facts support – that these dollars would be more effective if redirected to increasing and upgrading public beach access in other parts of California where there is **high** population density and a dearth of public beach access.

I thank the Coastal Commission for their efforts to protect California beaches. But the Hollister effort seems off target. I hope my voice is heard.

thank you,

jason baffa

[jasonbaffafilms.com](http://jasonbaffafilms.com) || @jasonbaffafilms || [linkedin.com/in/jason-baffa](https://www.linkedin.com/in/jason-baffa)

## Hollister Public Access Comment

CMD <pinniped@gmail.com>

Fri 10/8/2021 3:01 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

As a former owner on Hollister Ranch (1999-2003) I wish to comment on the longtime effort by the CCC to open the Ranch to outside visitors. Access has always been allowed providing various educational opportunities to observe wildlife and other natural features unique to the area. Ranch owners, and the cattle co-op, about protecting this beautiful and unique habitat while sharing for good causes.

A question here is whether random outside visitors would show the same respect and care. Having regularly observed the alarming trashing of the Eastern Sierra by increased visitor numbers, "Covid refugees", in the past two years, I would predict the answer is absolutely not. Honestly, the disrespect many show for our natural environment is alarming! I've also lived in Laguna, which is always littered with dirty diapers, empty food wrappers, beverage bottles and cans after weekend visitors crowd the beaches. Sadly, many people do not understand and respect pristine nature. They arrive, then proceed to fulfill their own needs and impulses. Some build illegal fires. Others, and their dogs, poop in dirt or sand and leave it. They eat and leave the scraps for animals for whom such food is unhealthy.

Thankfully our existing California State Parks have employees who do their best to mitigate these human problems within their jurisdiction. There is no way this could be done at HR unless visitors were followed and monitored constantly, due to the nature of the shoreline.

Ranch roads involve hair-raising turns, drop-offs, and confrontations with other vehicles. They are not for an inexperienced driver unfamiliar with rural roads. Ranch owners know that heavy rains can block access or egress.

Last of all, I would like to express my opinion about this decades-long crusade to open the Ranch and its motivations. The mission of the Coastal Commission is entirely valid. But I feel it sometimes it gets misused and misdirected, and in this case opening up the Ranch seems like a 30 or 40 year vendetta that has grown to the point of irrationality. Yes, HR is a legendary surf spot but many truly dedicated, experienced, surfers, my sons included, do not support opening it up because they know that, with some effort, they can reach Ranch surf spots by sea. Less experienced surfers with easy access could misread the inherent dangers of surfing in such a remote and unpredictable place.

MOST important, though, is that this is unnecessary and wasteful. The Central Coast has a plethora of public beaches, most supervised by professionals who can oversee public safety, health emergencies, cleanliness, and the proper treatment of sea life and habitat. Hollister Ranch could never be that, it is too remote, too physically challenging, too wild, frankly too dangerous. Emergency services are far away. A visitor wishing a similar beach already has Jalama nearby, Refugio, El Capitan, many more further south or north. And Gaviota Beach Park is right there.

Please consider a re-evaluation of the entire premise here. We need to invest in improving our existing public spaces in this State, not pursuing a ridiculously impractical and biased idea that somehow it is unjust for a group of people to share ownership in a rigorous and challenging coastal cattle ranch that is not open to uninvited visitors. I would bet that most visitors would be one-time ones, as were ours, once they discovered the HR beaches to be excessively windy, the drive punishing. Investing in opening up this particular spot would be a waste of money that could be better spent in a state with a housing,

homelessness, and wildfire crisis. Please, be reasonable and abandon this project, or severely limit it, once and for all.

Thank you for your time.

Respectfully,  
Cecile M. Donath

## Public Access to Hollister Ranch

Kathryn McGinnis <kmcginnis201463@gmail.com>

Fri 10/8/2021 2:48 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners, it is with great concern that you would consider open public access to the historically pristine coastal area along Hollister Ranch. Limited and reserved access is what is necessary for this area to remain a stable and mostly undisturbed environment. Please carefully consider the long term affects of careless access to this area. Thank you, Kathryn McGinnis

## Public access plan

conner coffin <connercoffin@yahoo.com>

Fri 10/8/2021 5:07 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

I'm Conner Coffin a 28 year old who has grown up here in Santa Barbara, California. I have a deep love for the ocean, nature, my community, and surfing. I am a professional surfer competing on the WSL world tour. I have been fortunate to experience the Hollister ranch from a young age through friends, public boating access, and for over 10 years through my family having property at the ranch.

I'm writing because I am strongly opposed to the public access plan as written.

Even before my family had property at the Hollister ranch, I was completely enamored with the stretch of coastline spanning from Goleta to Jalama. I vividly remember the days when a friend would take myself and his son on the boat ride up to Cojo to surf and enjoy the untouched beauty of the gaviota coastline. It was an escape. A different world. A transportation back in time and a glimpse at what I could only imagine California looked like at one point in time. As a kid, I thought it was so cool that this stretch of coastline existed and people treated it as the sacred resource that it is and should be. Since these early surf missions, I have traveled around the world and am always devastated by the state of the beaches and the lack of care that people have for the oceans magic.

I think it would be a huge mistake to put the magic of the Hollister ranch in danger by pushing through a coastal access plan that isn't well thought out and thorough. This stretch of coastline has been sacred for many years and it would be a shame to see it trashed like many of the beaches in California.

Several specific points that come to mind that this plan does not address.

### Safety.

The Hollister ranch is a remote stretch of coastline with no cell reception. The road is tremendously windy and dangerous and has even led to death in recent years. The ocean is strong and powerful and the waves get big. As a professional surfer, I have seen plenty of people around the world get into trouble in the water and with out lifeguards, they would have drowned. Even in places like hawaii with the best lifeguards in the world, people still drown on a regular basis.

Since I have been surfing at the Hollister ranch there have been two deaths in the surf that I know of. Both were older men who had heart complications in the water. Due to the remoteness of the Hollister ranch, they did not receive timely medical care and both passed away. None of these issues have been addressed by this plan. Who is responsible for the safety of these people you plan to shuttle in?

### Fire

The Hollister ranch is an extremely high risk area in terms of fire. If you have people wandering around, smoking, or being irresponsible, the risk of fire goes up tremendously. You run the risk of burning this beautiful stretch of coastline and also burning down the Hollister ranch owners' homes. And who would be responsible for that?

### Gaviota State Park

Gaviota state park is miles from the gate of the Hollister ranch. It is a beautiful beach and is underutilized already. There are many days that I pass the park and there are very few people there. Also, since the storm crushed the end of the pier, the state NEVER paid to fix the boat launch which was the easiest way to access Hollister ranch. They have been depriving the people the easiest way to access the beaches of the Hollister ranch.

Not to mention the MILES of Gaviota coastline that you can easily access by pulling over on the side of the road. There are miles of empty beach just to the south of the Hollister ranch that I never see anyone utilizing.

The Hollister ranch beaches are public, they just require a little bit more effort to access, but, that is what keeps them so pristine and untouched. The same could be said of the beaches at the Channel Islands, some of which aren't even allowed to be utilized. People have to work harder to get to them, but they remain pristine and beautiful because of this.

There are also many other stretches of the California coastline that do not have any public access. There are multiple military bases with beautiful beaches and really good surf with no public access. How about the stretches of beach in Laguna Beach with no public access? Big Sur has stretches that are privately owned, Vandenberg airforce base. Bixby ranch. North of Jalma. Point Sal. The list goes on...

As a California citizen and Tax payer, it seems like there are a multitude of better places for our tax dollars to go. Our homeless problem in this state is horrendous. Our roads falling apart. Fires breaking out everywhere. Spending millions to provide another beach for a few hundred people to enjoy just seems irresponsible with the problems that we have.

The Hollister ranch deserves to be preserved. This plan is contradictory to the goal of the coastal commission. It runs the risk of harming people, land owners, the land, and the animals that inhabit it. As someone who has grown up loving and cherishing the Hollister ranch I really hope you reconsider your plan for public access.

Conner



Guner Tautrim

Gaviota Ca.  
Orellaguner@gmail.com

October 3, 2021

John Ainsworth, Executive Director  
Alison Dettmer, Chief Deputy Director  
Sarah Christie, Legislative Director  
Linda Locklin, Public Access Program Manager

Coastal Commission  
725 Front Street,  
Suite 300, Santa Cruz, CA 95060

Re: COMMENTS FOR: HOLLISTER RANCH COASTAL ACCESS PROGRAM  
COASTAL COMMISSION WORKSHOP (virtual) for OCTOBER 14, 2021

Dear Commissioners:

My name is Guner Tautrim and I would like to comment on the Draft Hollister Ranch Coastal Access Program document that just came out (late September 2021). Firstly, I'd like to introduce myself and my connection to this topic.

I am a six generation land steward on the Gaviota Coast. My family has owned the Orella Ranch for 155 years. The Orella Ranch is due east from Hollister Ranch about 10 miles. In my time growing up here (I am 47 years old) I have had the pleasure of enjoying the Hollister Ranch (HR) and the ocean out front of it many many times. I have never however, had any formal access to HR other than the occasional "guest status" resulting from an invite from an owner. I believe that my familiarity of the land in question, my outsider/non owner status, combined with my belief that managed coastal access is overdue, provides me with a viewpoint that I very much hope you will listen to.

To say it bluntly I am very disappointed in the document that lay before me. It goes way way beyond responsible coastal access. When stating that managed access was overdue at Hollister Ranch, this is not what I had in mind. I believe that a coastal trail from Mexico to Canada is an incredible vision. Here in California we are doing our part of that vision with the California Coastal Trail. This is what should be receiving the bulk of attention. Below I will make my case for this, and I hope you can see where I am coming from.

As stated on page 2 of the document, I am being asked to express my ideas, concerns, comments as well as pose some questions regarding the Draft Coastal Access Program prepared by the State Agency Team.

Stated within the Executive Summary: the “overwhelming sentiment is to balance public access along the Hollister Ranch coastline with protections against impacting the Ranch’s resources or substantially diminishing the rugged, mostly undeveloped characteristics of the area”. Let us remember this as we analyze what’s before us.

The HR is such a special place because of its limited visitation. Its biological diversity is also due to its limited visitation. Where is the wisdom in thinking we need to provide all these various forms of transportation to access this “remote, rugged” location- shuttle based access, drive-in access, trail access, bicycle based access, equestrian access, guided access, independent access, etc? - It’s all a bit much, isn’t it?

Section 2 of the document : Vision and Objectives states that the “Hollister Ranch coastline offers a unique experience along this portion of the State’s coast. The relatively undeveloped landscape and ruggedness of the coastline, the high quality of the natural environment, surf conditions, and the lack of crowds are all aspects that make the Hollister beach experience special”. This paragraph states it clearly and succinctly. And what is also clear and succinct is that this plan, if only a fraction of it implemented, would alter, destroy and forever change that which this vision document states makes it so special.

When you read the amount of development that this plan will sanction, it baffles my mind that you, the California Coastal Commission, will have this amount of development on your hands. In the name of “upgrading” you will be cutting new parking lots, widening roads, littering the landscape with signage, developing new rail crossings, building bathrooms, and, to top it off, bringing in 100 people a day for two years. Then, when this impact is analyzed, the “managing entity”, which will surely be reliant of visitation numbers for revenue, can suddenly increase visitation up to 500 a day? Where is the wisdom in that? How did we get from analyzing the impact of 100 a day to suddenly after 2 years up to 500 visitors? How could this possibly be justified? In all my times up at HR I never have seen more than 20 people at any one beach and that is usually an occasion (a holiday, etc.) Even without all the development, these numbers alone would change the landscape forever. But add all these “improvements” (aka development), and that will surely ruin the place forever.

Alternative Idea:

As stated on page 27: “...all property south of the railroad is owned by the HROA.” That land along with segments of beach trail and a few Union Pacific easements will be the lions share of a coastal trail alignment. Why do we think that this place needs to be so overly accessible. Why can’t it be like summiting Mt. Whitney, hiking the JMT, or watching a sunset at Big Flat on the Lost Coast? Getting an affordable permit to hike a

primitive coastal trail along the HR would be a huge success! This combined with an expansion and enhancement of the existing public access programs already in place (Walk on Water Program, Tidepool School Program, Recreational Access for Individuals with Disabilities, Field Days etc.) stands a much better chance of satisfying the “overall sentiment” as stated in the Executive Summary (and quoted above).

The cost estimates for the trail are absurd. This is a remote, rugged, relatively undeveloped coastline that does not need “option 1” - a 10’ wide multi-use paved path with two 4-foot travel lanes and a 2-foot buffer, cable rails, lane dividers, etc. Nor does it need Option 2 or Option 3 for that matter. “Developing” 5 -11 million dollars worth of trail development (not counting the cost of easements) is insanity. In fact, on page 125 (Appendix C,) you have a perfect photograph of an existing “primitive trail” that could serve as an example of the majority of the trail infrastructure.

I strongly encourage you to think twice about going forward with a plan that sanctions so much coastal development. Instead, focus on a primitive trail that is managed through a permit process. This will mitigate what we call the “surfline mentality”. That is that surfers are driven by hype and when surf forecast entities hype a swell, people will flock to HR more than ever. Providing managed access, year around, through a permit process mitigates this issue. And let us all remember that if you want it, it’s there- access to HR by boat has always and will always be on the table, as is walking in on the beach- I know, I’ve been doing it for decades.

In conclusion, I support public access to Hollister Ranch through a permit run primitive coastal trail. I support the expansion and enhancement of existing public access programs as well as direct access considerations for members of our Indigenous Community that called these lands home for thousands and thousands of years. I do not support this overdevelopment of this pristine coastline.

Sincerely, Guner Tautrim

**10/14/21, HRCAP**

ellie starfas <elliesbca@gmail.com>

Fri 10/8/2021 1:04 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

At your Oct. 14 meeting please approve and implement the current HRCAP.

I am a member of the public and would like to be able to visit the HR beaches which has not been possible for so long. At age 92 I would like to have the opportunity to visit. I believe this can be done fairly, fair to both the public and to HR residents. Thank you.

Sincerely,  
Ellie Starfas

**Support for the DRAFT Hollister Ranch Coastal Access Program (09/24/2021)**

Gary Fuller <g@acmedetection.com>

Fri 10/8/2021 12:47 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I want Show my continued support for trails are across Hollister ranch. For years It has been my dream to be able to walk, run, or bicycle the coastal trail across Hollister Ranch in my lifetime. The goal of completing the Hollister Ranch bluff-top trail, a segment of the California Coastal Trail, poses many challenges, as outlined in the DRAFT Hollister Ranch Coastal Access Program. However, the trail is of statewide significance, and now is the time to complete the trail and access routes to beaches along the way.

I support the public access and recreation policies of the California Coastal Act and the Gaviota Coastal Plan (Local Coastal Program). I believe the proposed program should conform with stated objectives that include providing safe, equitable, and inclusive access for all Californians and minimizing impacts to natural and cultural resources while protecting private property.

Thank you

Gary Fuller

## Thoughts on the Draft Public Access Plan

Barb Mulligan <barbmulligan@gmail.com>

Fri 10/8/2021 12:35 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

First, thank you to all of the individuals associated with the various State Agencies who worked to produce the Draft Access Plan. I think that all stakeholders are now quite aware of the very complex issues involved with granting public access in a responsible way. I do believe that progress has been made to solve a myriad of concerns.

I have a few major areas of concern and I hope that they can be addressed as the Draft becomes finalized and before it is approved.

- How does the "Interim" public access which may or may not be voluntarily given by the HROA differ from the property rights for public access which will be required from property owners? Would both guests and owners be as safe from liabilities during any "Interim" period as they would with the more desirable property rights from owners?
- I know that there is some funding now, but what happens if funding for the Managing Entity runs out, or is not sufficient for the work it must do? Will all Public Access cease until funds are raised to ensure access is happening responsibly? Would Public Access be reduced in a way that reflects what the Managing Entity can accomplish safely and in a fiscally responsible way? Or, will greater fees be charged to the individuals who visit Hollister Ranch?
- Three of the beaches which are part of this plan have HROA maintained Cabanas which would not be part of Public Access. How will the public be dissuaded from using these facilities and how will that be enforced?

I have come to visit Hollister Ranch as a guest dozens of times since 2012. It is a very special place and I have to hope that its uniqueness can be preserved, especially as more and more people are able to visit. I live in La Jolla and I see how our beaches and surrounding areas are negatively impacted during crowded weekends. I would not want that to happen to the beautiful and pristine shoreline of Hollister Ranch.

Thank you for reading this, and thank you for the times I was able to attend in-person workshops as well as complete surveys.

Sincerely,  
Barbara Mulligan

## public assess plan

Robert Hambleton <rhddds@gmail.com>

Fri 10/8/2021 12:17 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

My name is Rob Hambleton, I am an orthodontist in Pasadena and have been a ranch owner since 1986. I am opposed to the HRCAP as proposed and feel that many concerns have been overlooked.

Access to the ranch is anything but simple. Rancho Real is a long 2 lane winding road with wildlife and seasonal obstacles. It is a long ride to the favorable beaches. Once there the beaches and cliffs can be quite dangerous. The surf can be quite large and the offshore winds very dangerous to the uneducated....please review the lifeguard reports over the years.

The ranch was developed in an amazingly and environmentally respectful way, yet the proposal does not include an environmental impact report.

The ranch has for many years and will continue to have public access programs that can thoughtfully be expanded.

The cost of the plan has not been realistically estimated, the cost of eminent domain litigation against 1100 ranch owners, the cost of improving and maintaining the roads and facilities, the cost of lifeguard services to keep the beaches safe, the cost of litigation when beach deaths occur in a very remote location.

In the long run the state will find this project to be extremely expensive and time consuming to implement and maintain. I believe with mutual respect and participation we can find a plan that makes sense, keeps the ranch safe and environmentally sound, is not enormously expensive and serves the needs of all...as in expansion of the programs the ranch has done for years. Rob Hambleton

## Hollister Ranch Public Access Plan

Ellen Edington <ellen@edington.net>

Fri 10/8/2021 7:11 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am STRONGLY OPPOSED to the proposed Hollister Ranch Public Access Plan. This gorgeous piece of coastline is perfectly preserved as is and allowing more traffic and people access into this area would in no way be beneficial and may very well destroy the biodiversity of the area.

Respectfully,  
Ellen Edington



## Environmental Protection

Laura McCabe <Laura@addictioninterventioninc.com>

Fri 10/8/2021 8:02 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Sent from my iPhone

To :The California Coastal Commissioners

I am writing to you today to support my friend Dave Edington, to ask that you Vote No on the Hollister Ranch design plan.

I am referring you to the letter that my friend Dave Edington wrote because his solution is such a better plan.

Thank you in advance for your consideration to this matter.

Laura McCabe

1451 Palisades Drive

Pacific Palisades CA 90272

## Hollister Ranch Coastal Access program comment

Kit Boise-Cossart <recycledhouse@fastmail.us>

Fri 10/8/2021 6:44 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

It is with grave concern that I read the Draft Plan for Hollister Ranch Access. Among the many troubling issues are the arbitrary public access numbers of allowing 100, and up to 500, members of the public onto private property each day. The State has not done any scientific studies on the ground to assess the biological conditions or the archeological resources on the Hollister Ranch on which to base any kind of sustainable access numbers.

It appears, instead, that these proposed access numbers were derived from the 1982 access plan which bases public access on the assumed, and uninformed, use of the beaches by Hollister Ranch owners and guests. The 1982 plan repeatedly refers to HROA's governing rules which allow up to 12 owners per day to access their homes and property, with a limit of 12 guests, which include persons such as gardeners, maintenance workers, house keepers, and house guests that only visit residences and never stop at the beaches. The State planners seem to have forgotten that Hollister Ranch is a low density, 14,000 acre rural / agricultural residential community with very limited access.

The photographs in the Plan, and the drone footage provided by the State Lands Commission, all taken on various random sunny days, show very few, if any, people along the shoreline. This is how the flora and fauna are able to flourish on the Hollister Ranch, and in part, how the cultural resources have remained protected. The reality of this low impact stewardship is not factored into the State's proposed access numbers.

The approach in the Draft Plan is to let in an arbitrary number of people onto private property and then figure out after the fact how to repair any damage and impacts that occur. The Commission would not accept this from any other applicant, and should not accept this approach from the State who is acting as a recreational developer. This is not acceptable.

Respectfully,

Kit Boise-Cossart  
Gaviota, CA

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Kit Boise-Cossart GBC  
805.567.1400  
CSLB #552062  
[www.kbc-gbc.com](http://www.kbc-gbc.com)



## SUPPORTING NATURE CONSERVATION, RESTORATION, AND EDUCATION ON THE GAVIOTA COAST

October 8, 2021

California Coastal Commission  
Sacramento, CA

RE: **Comments on HRCAP Draft Plan**

Dear Commissioners:

Coastal Ranches Conservancy has been supporting nature conservation, restoration, and education on both public and private lands along the Gaviota Coast since 2003. We believe the highest value of the Gaviota Coast is ecological, as a biodiversity reserve. While we recognize there are impacts from residential and agricultural activities that currently impact the region's biodiversity, many of these impacts can be mitigated by improved land management, based upon an understanding of the resources that need protection.

Today, beach recreation all along the Gaviota Coast is limited by the difficulty of accessing the beach. One-half of the 20 miles of the coastline between Ellwood and Gaviota State Park is owned by the State, yet even here limited parking along the highway precludes intensive beach use except at the state parks of El Capitan, Refugio, and Gaviota. For those willing to make the extra effort, this difficulty of access limits human disturbance and allows users a high-quality, more-private beach experience. It also allows wildlife to utilize the marine resources found along the shoreline. West of Gaviota State Park, the Hollister Ranch, Dangermond Preserve, and Vandenberg AFB also limit beach access to the extent that wildlife like black bear, mountain lions, bobcats, deer, and coyotes make extensive and regular use of the beaches. When examining the impact of an increased number of visitors to Gaviota beaches, the impacts of the additional human disturbance on these largely upland species of wildlife must be considered. We invite you to read "Marine to Terrestrial Subsidies on the Gaviota Coast" by Dr. Hillary Young, <https://coastalranchesconservancy.org/wp-content/uploads/2021/09/Gaviota-Coast-Subsidies.pdf> for some of the scientific background to this issue.

If there was a "recreational master plan" for the entire 74-mile-long Gaviota Coast, (and there should be), it would certainly identify areas where recreational activities should be minimized in order to protect the needs of wildlife. This recreation plan would also look at areas that are already disturbed and have more limited ecological value as locations appropriate for more visitors. We encourage the Commission to take this broader approach and look at the entire region when answering the question of where and how many additional visitors should be accommodated at the Hollister Ranch. With 24 million people in Southern California, we anticipate this issue will continue to be an important one for the Gaviota Coast in the future.

Sincerely,

A handwritten signature in blue ink, which appears to read "Kim Kimbell", is positioned above the typed name.

Kim Kimbell  
President

Thursday, October 7, 2021

## Opposition to the Hollister Ranch Development Plan

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### Attention: Coastal Commission

I am Rebecca Kim, a private citizen and a friend of David Edington who is a resident at Hollister Ranch. My background is in *Feng Shui* which is a traditional Asian art and science of helping people harmonize with the natural environment in order to create the best possible living environment that benefits both nature and people. I have visited the Hollister Ranch area 2-3 times per year in the last three years and have observed how wonderful the beaches, coastline, and mountains home to a diverse mix of flora and fauna there are.

It has come to my attention that this plan for coastal development in this area will most likely do more harm to both the natural environment as well as the people who live there. I say this because the proposed plan, first of all, does not come with an official Environmental Impact Report, and to me it does not seem as though there is a true and real need for the development to take place as there are quite a few beaches in the vicinity that are readily accessible to the public, but oftentimes not very much used.

I am afraid without more careful consideration and planning, the currently proposed development would harm the sensitive eco-system of this stretch of land. I also think that this will be a huge disservice to the Hollister Ranch community members who dedicate themselves to being good stewards of the area and do their part in protecting the natural environment. From my own professional point of view, when natural land is over-developed and not treated with proper care and respect, in time it will actually significantly and negatively impact not only the residents of the immediate vicinity, but also the people and places adjacent to the particular area and beyond. So I really do think a more prudent study and deliberation is called for.

With the current state of the world as it is, we absolutely need to borrow the natural healing powers of nature in order to stay healthy and balanced as human beings. However, without very careful planning and review of any consequences of open use of these precious pieces of remaining natural space, we will soon not have any natural space left to benefit from.

In short, **I AM OPPOSED to the plan as written.** I hope that there will be efforts to create a better plan that will be more balanced and beneficial to all those concerned, including the natural environment.

Sincerely,  
Rebecca Kim

## Public Access

Some White Man <mark.mosby88@gmail.com>

Fri 10/8/2021 3:02 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

I am writing this in regards to the public wanting access to the Hollister Ranch. I have been a Santa Barbara County resident for 40 years. After looking at the current draft of the access plan I have to say I strongly oppose it. I have many reasons for opposing it, most importantly allowing the public to just come on in to private property at the volume proposed will destroy a rare very limited natural resource within Santa Barbara County. More reasons I oppose the plan are that Hollister Ranch will become a litter filled trash zone exactly like most other state parks unfortunately became. I would go so far as to say the volume of people proposed to enter the ranch on a daily basis currently is absolutely irresponsible and dangerous. It's a rugged coast with a rugged landscape that needs to stay untouched.

Sincerely,

Mark M.

## Hollister Ranch Development

Jandro Jandro <h2opcp@gmail.com>

Fri 10/8/2021 1:39 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am Alejandro Lesin, I first came to this area of California chasing windsurfing at Jalama over 30 years ago.

This is one of the last coastal wilderness zones in our area.

We see amazing things outdoors, mountain lions, badgers, Bobcats and in the ocean we see dolphins, whales, elephant seals and many others.

It is nice to see unspoiled nature not ruined by concrete or crowds and it is a top priority for me to continue to protect it.

I am strongly opposed to the plan as written, **especially without an *Environmental Impact Report***.

How can the commission make a thoughtful decision without understanding long term issues and consequences.

Additionally, knowing particulars of the area, from weather to roads. There is a lot of careful planning needed and we are not seeing research or analyses that deal with basic issues.

One of the main goals of the Coastal Commissions is to protect our coast, don't fail the next generations by not protecting our coast.

There is already public access within a mile of Hollister Ranch entrance at Gaviota Park, boaters and walkers have enjoyed Hollister Beach for many decades.

If we want to see crowded spaces all we need to do is drive up or down the coast.

Ventura beaches:



Pismo



In closing, I again thank the Coastal Commission for their efforts to protect California beaches.

I beg you to consider my comments here and work on a solution that protects one of the last coastal wilderness around Point Conception.

Alejandro Lesin



## Hollister Ranch public Access

Julie Foster <joulesaroo@gmail.com>

Thu 10/7/2021 8:16 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I see the Hollister Ranch Coastal Access Plan as an emotionally charged, poorly thought out vision to make history. Yes, to make history and bring in 100 people a day to 4-6 beaches that often do not support even one person due to the tides. The cliffs are shale and often have a trickle of debris and, occasionally collapses, making it unsafe to linger in the vicinity. The shale is what the Hollister Ranch roads are built on, therefore, there is restricted weight based driving during rains.

I have several questions following:

1. How are these people going to access the HR beaches without destroying the roads? Or just causing extensive repairs? Who will pay for this?
2. Once these people are in, who is going to supervise them from upsetting the tide pools that have been educational to our community for many years?
3. And, who is going to make sure these people leave the ranch?
4. Who is going to make sure these people do not stroll up the canyons or access private property?

Just ask the park rangers at the Gaviota State Park about the crime in the small parking lot by the wind caves, and how many Signs have been stolen from the frontage road. They cannot keep a traffic sign up warning of curves for longer than a couple days. I have prevented people from going down the cliffs with their barbecues during the summer.

4. Who is going to supervise this activity going on at the Hollister Ranch?
5. What about parking? Bathrooms? Injuries and the response time to get to them?

My list could just keep going and I find this plan needs more thoughtful care to preserve this beautiful, wild coastline. This has not even touched on all the wildlife that is out here and we are so fortunate to see. And that it's a working cattle ranch even touched on all the wildlife that is out here and we are so fortunate to see. And that it's a working cattle ranch. I understand that it is coveted by many and there is a reason why. Which is exactly what this plan will destroy and turn it into just another beach and with crowded parking lots, boom boxes, wall-to-wall Beach towels, if they're not careful. I think this plan needs to be examined much more closely and come up with a way that the people that love this land can share its attributes with those who understand the delicate balance and preservation that the Hollister Ranch has carried on here for many years.

Sincerely,

Julie Foster

Caretaker residing on Hollister Ranch for 27 years

Emergency department RN at Santa Barbara Cottage Hospital 32 years

Sent from my iPhone



## Coastal Commission

Cindy Hambleton <cindy.hambleton@gmail.com>

Thu 10/7/2021 11:39 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I vehemently oppose what the Coastal Commission is proposing to accomplish as stated on their website.

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

This appears to be counterintuitive to what they are really doing. The environmental impact would be overwhelming on the Ranch resources and would damage the mostly underdeveloped area. The everpresent real dangers from collapsing bluffs that line the Ranch coastal frontage and the free range cattle operations would all be affected. The human traffic levels would be greatly increased.

The draft report needs much further analysis for study before anything can be implemented.

Thank you!

Cindy Hambleton

Chair Padilla and Honorable Coastal Commissioners,

Re: Hollister Ranch Country Club

Hollister Ranch is one of, if not the largest, rural subdivisions in California. It was designed for residential development on large lots and to retain its legacy as a working cattle ranch. It has been reasonably successfully in meeting those objectives while retaining the overall character of its setting.

Its appeal has been its remoteness from urban Southern California and the world class surfing it offers its residents and those well-equipped and hardy enough to venture by sea to its breaks.

Exclusivity and privilege are the hallmarks of a country club, expressed by the gate at its entrance.

I understand why the owners want to keep the Club the way it is. But, I do not agree with the sentiment.

The California Constitution (Article A, Section 4) guarantees access to the ocean. The Coastal act charges the Coastal Commission with maximizing public access to and along the coast (Public Resource Code section 300001.5). You have authority.

You represent the people of California, not members of a club.

You have before you the DRAFT HRCAP, a document necessitated by 40 years of Hollister Ranch obstinance. It is a restrained document. It is imperfect. It needs refinement. But, it's a start.

Manage access.

Build a trail, on the bluff where feasible, on the road where necessary – for 8.5 miles.

Allow beach access in all places where club members would go.

Be respectful of the land, the sand, the plants, the critters.

Build a showcase!

Show the citizens of this great state that government can be responsive and creative.

Thank you for your work!

Phil McKenna

## Vote in Opposition to the HRCAP as presented and proposed

Courtney Hambleton <courtney.hambleton@gmail.com>

Thu 10/7/2021 11:11 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hi There,

I am a resident of Redondo Beach and please count me as a vote in OPPOSITION to the HRCAP as presented and proposed.

It seems ironic that the Coast Commission's mission as stated on their website is "committed to protecting and enhancing California's coast and ocean for present and future generations". Public access would do the EXACT opposite, not to mention the EXTREME safety hazards it would present to the State of CA. The beaches are backed by cliffs that crumble at the drop of a hat. I imagine the State would be liable if something happened?! Seems incredibly risky...

Public beach access is a terrible way to spend CA taxpayer dollars and would present a CLEAR safety risk for everyone.

Sincerely,

Courtney Hambleton

## Hollister Ranch Coastal Access Program

Lois Capps <lgrimsrud@gmail.com>

Thu 10/7/2021 10:53 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission Members,

Please expeditiously approve and implement the Hollister Ranch Coastal Access Program during your meeting October 14, 2021.

I write as a member of the Gaviota Coastal Conservancy Board of Directors.

The Commission and State Agencies should open responsible access to Hollister Ranch and this plan does that.

The Coastal Trail is an important element of the HRCAP. For these and other reasons I urge you to approve and implement the HRCAP and I thank our State Senator Monique Limon for her courageous and strong leadership to bring us to this moment. The time to act is now!

Respectfully,

Lois Capps

## Comments on the September 24, 2021 Draft “Hollister Ranch Coastal Access Program”

Submitted by: Kalon Kelley, Phd. Santa Barbara, CA [kalon@mtnimage.com](mailto:kalon@mtnimage.com)

1. Section 1.1 – A Brief History of Public Access at Hollister Ranch. This section is useful context but has a significant omission, namely the extant lawsuit now in the Santa Barbara court between the HROA and environmental plaintiffs. It seems to me that - depending on how this case is decided – this could have a significant impact on how public access at HR gets resolved. Some mention of this suit should be part of the Access Program document, perhaps in section 1.1
2. The third bullet point in section 3.1 concludes with the statement “Most stakeholders accept that some type of managed access in contrast with minimally regulated access, will likely be necessary to control potential impacts [human impacts]”. This sentence with its phraseology (“most stakeholders”, “some type of managed access”, and “will likely be necessary”, and “potential impacts”) says almost nothing meaningful.
3. It might be helpful on p.22 to change the recreation section bullet point “hiking/walking” to include “running”, very much part of the ethos of a coastal trail.
4. I appreciate the last bullet on page 24 but don’t understand the significance of the preamble “Although not a direct charge of this program ...”. The opening up of a “California Coastal Trail” has been clearly a goal of the Coastal Commission, the State Coastal Conservancy, and the Gaviota Coast Plan for some time, and the HR CAP should know that. There is an implicit goal for the HRCAP to act consistently with the State interest. Scratch the preamble on this bullet.
5. The discussion of section 5 as it relates to shuttle transportation might look at what is being done in the Mammoth Mountain area of the Sierra Nevada Mountains. There – during prime summer months – there is a mandatory (you can’t drive your car but pedestrian access is not limited) shuttle service (with fee) that is in place during most of the daytime hours. It is a “walk-up” service without reservations, and the shuttle does not run except during the daytime and private vehicle access is allowed outside of shuttle hours. Having used the service both for daily excursions and longer trips, from my viewpoint it works well. The availability of the shuttle service does not affect pedestrian access, nor should it at HR either.
6. The discussion of providing access to the HR beaches is a little confusing. If the HOA has easements for this (use of the land seaward of the road), maybe access is negotiated with the HOA rather than multiple owners? Can this issue be developed in some detail as the financial model would seem to depend upon who controls the right-of-way and what boundaries exist on a property owner’s ability to set their own use requirements. See also paragraph 9 below.
7. On page 84 there is reference to the “Cal-Fresh program”. For a reader who does not know what this program is some identification would be helpful.
8. I think it most practical to have the staging area on HR property (Option A). It may well be that the Ranch gatekeeper(s) could have their responsibilities expanded to include public access control, and being able to monitor access parking would be facilitated if such parking was adjacent to the entry booth to the ranch.
9. Section 8 and its associated Appendix B provide some useful estimates, but their significance is diminished by the absence of any estimations for “acquisition of property rights” (Section 8.1). It is also unclear as to how this would be approached. Is it the case, for example, that the trail rights/easement on the ocean side of the ranch road under HR OA control) could be utilized for

a coastal trail without individual property negotiations? And if not, what procedure is contemplated? This is not defined in the program draft but could have a material impact on cost of access. The current document inadequately responds to the requirements of AB1680 for (i) a list of options for providing public access to the tidelands at the Ranch, **and the associated costs (emphasis added)**, and (ii) a summary of permits needed to implement the program.

In short, while I found the report informative and useful, it is not complete without addressing the legal and cost issues associated with acquisition of any property rights required for public access to the beaches at Hollister Ranch.

Sincerely yours,

Kalon Kelley

## Hollister Ranch public access

dirk layer <dirklayer@mac.com>

Thu 10/7/2021 9:50 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Commissioners and Politicians,

I am writing to ask you to limit public access to the area of the coast referred to as Hollister Ranch. This pristine piece of the coastline should continue to be preserved as it is. The past and present owner/custodians of this property have done a good job of maintaining this piece of our coast. Similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it should be opened. Parts of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not set this stretch of beach aside so it can be maintained as it is and for curated tours, educational programs etc., "an example of limited human foot print"

If this section of coastline is opened to greater use than is occurring today there will be a major impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. It would become a major safety concern for visitors, state employees and the ranchers.

New structures and systems will need to be put in place to accommodate for trash, toilets will need to be built and more trails will have to be added. All of this will detract from the present quality of the coastal environment and potentially put it in danger. These structures will reduce the visual quality of the area. In just a few years people will look at the old pictures and say to themselves, "It sure has changed a lot." The pristine character of this beautiful piece of coast would be ruined like so many before.

The population of the regions near the Ranch do not justify opening this area up to overuse. People must drive to get to this stretch of coastline. There are other places already open for public use that are well developed. Are you sure this is a responsible way to spend tax payer dollars ?

I encourage the Commission to maintain the present pristine quality of the coastline referred to as Hollister Ranch.

Thank you for the opportunity to state my concern

Sincerely ,

Dirk Layer

Santa Ynez Valley, CA

## Comments regarding the Draft Hollister Ranch Coastal Access Program

Gerry Costa <costains@gmail.com>

Thu 10/7/2021 9:50 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commissioners,

I have extensively reviewed the draft Hollister Ranch Coastal Access program and writing to support my opposition to this unprecedented and unconstitutional land grab of thousands of acres of private property and millions of dollars of private improvements ( roads and related infrastructure ) for what appears to be a new proposed California State Park.

I am a long-time surfer and have enjoyed most of the California coast and beaches during my 40 years living in California. The Hollister Ranch is accessible by effort and is enjoyed by thousands of Californians every year. The remoteness and isolation and being far from the maddening crowds is what is special about making the effort to enjoy the area. This draft plan will destroy the natural experience.

Initially, the main issue is access to the Hollister Ranch beaches below the mean high tide level. All of the Hollister Ranch beaches are accessible, but they are just difficult to access and require effort. That is one of the things that make them special. They can be walked to or boated to and have been accessed by the public for over 60 years.

The Draft Access Program envisions shuttles, 100 to 500 people per day , parking lots, hundreds of cars and parking spots, bathrooms, ADA improvements and what seems to be a complete taking of private property for state purposes. Who is going to pay for the costs (in billions) to purchase the 14,000 acres of Hollister Ranch during an eminent domain lawsuit ? What are the costs going to be after the purchase to upgrade the roads, water for these new visitors, trash collection, cell service, lifeguards, bathroom facilities, sewage and water to accommodate 100 to 500 persons per day ? How is that intensive use ( significantly more than the use of Gaviota State Park) not going to destroy the natural habitat that is so well preserved ? In addition, the liability to the state of putting inexperienced ocean goers on these remote wave crashed beaches with rapidly eroding and collapsing bluffs without lifeguards, cell service or emergency personal is enormous.

This proposed plan doesn't seem much different than the taking of Bruce's Beach, where the state illegally took property from one class of citizens to preclude the other. It is now take it from the rich and entitled landowners ( the new narrative) and make them give it to the state for the economically and socially disadvantaged to utilize because it is beautiful and the state wants it. Even the comment in the draft plan that the shuttle drivers will explain the beauty of the scenery to those on the shuttle during the drive to the beaches, supports it is not just about beach access, but taking advantage of the private property owned and maintained by other Californians. Why aren't other large ranches like Dos



Pueblos and others on the Santa Barbara? Gaviota coast also subject to your concerns for beach access and plans to see the beautiful private property that those landowners own?

The three state parks on the Gaviota coast, El Capitan, Refugio and Gaviota are not properly maintained and not fully utilized. To be honest, they are a disgrace how poorly they are maintained. They are frequently minimally used in the winter and Gaviota State Park is frequently closed. What is the rationale for such extensive use and development of the Hollister beaches, when the current State Park beaches are not fully utilized? How can such extensive costs for purchase of the property and infrastructure be rationalized for what will surely be limited use once the novelty wears off for the Hollister beaches? It seems that this is a plan to punish the Hollister Ranch owners for not letting the state take over and confiscate their private property. This plan is just not about beach access.

I am also unaware of any other state program that busses in the disadvantaged from inland areas to state beaches for a day and wonder why that is envisioned for the Hollister Ranch only? Why doesn't the state first establish these programs for the three existing state parks, before incurring the costs for establishing an unproven shuttle for Hollister Ranch beach access? The initial plan for Hollister Ranch access will still need liability releases, lifeguards, parking lots, land for bathrooms, trash collection and cell service before it is safe for the public. All state parks up and down the coast should utilize such a shuttle program, if it is really about getting the disadvantaged to get to the beach. I note the beaches in Avila or Jalama State beach are much closer, so why are they being shuttled to Hollister beaches? Why not take people to Jalama (which is much closer) and see the same beaches there? Is it really sustainable to have beach shuttles take people who live inland 50 plus miles one way for a day at the Hollister beaches? That is a plan that doesn't seem to be very well thought out, especially when you consider, will the shuttles run in the winter or in the rain? Will you need a number of shuttles to take people out every few hours?

Why isn't the upgrading of Gaviota state park considered and utilized in the plan for potential walking tours down the Gaviota coast? The beach and views aren't all that different from the beaches and cliffs at the Hollister Ranch. The Gaviota beach is wide and could easily handle another 100 plus persons per day. Expanding the parking lot, existing store, bathrooms in Gaviota State Park and the other two state parks seems like a much better use of limited state funds and would provide immediate access to Californians. All of the activities envisioned by the draft plan at the Hollister beaches can be performed at the existing Gaviota Coast beaches, with much less cost and destruction of a pristine environment.

The commissioners should also potentially consider boat tours off of a repaired and operating boat hoist from the newly upgraded and repaired Gaviota pier. The State already owns that property and it is underutilized. A boat trip along the coast could provide for a unique ocean experience and be minimally invasive. Surfers could access the surf off the boat, and others could be ferried in to enjoy the Hollister Beaches below the mean high tide line. That would truly be a special way to enjoy the coast and its beauty. Even boats out of Santa Barbara harbor could provide an amazing experience for Californians. It would also be significantly cheaper than the cost for eminent domain of 14,000 acres, construction of tens if not hundreds of millions of dollars in improvements, as well as the additional

costs for ongoing maintenance and services. A new ocean trail below the mean high tide line could also be constructed without confiscating the Hollister Ranch private property.

A water based access plan utilizing the pier and taking California residents to see the coast all the way to Point Conception, as well as the Dagermond Reserve is a much less invasive way to provide access than confiscating or buying private property to create a new state park, which is what this plan basically envisions. I can't imagine that the Hollister Ranch owners will donate their property and improvements to the state. Where are the billions needed to buy and accomplish creating a new 14,000-acre state park going to come from? I assume the Ranch owners will not want to sell just the oceanfront areas, their roads and utilities and because of the significant devaluation of their properties, are going to want to be bought out also?

Without buying the entire 14,000 acres of the Hollister Ranch, how is trespassing, potential crime, restricted access to the other private property at Ranch going to be handled? What state agency will assume the patrolling and costs of police protection for the residents? The ranch roads are not up to required public road standards and can the public utilize them, without the state incurring potentially tens of millions in potential liability. I can see a loaded shuttle bus driving the steep narrow ranch roads in the rain, when a cow runs across the road, or mud crosses it in the rain and the shuttle plummets to the ravine below, because there are no guardrails. You also need to consider drunk or speeding drivers after an unsupervised day drinking at the beach unaccustomed to the twisting ranch roads, which are another significant concern?

This is not a well thought out plan and should not be adopted. Where will the funds come for to improve and maintain the confiscated private property and new infrastructure in this what will be new state park? I don't see the full economic impacts and needs and costs to acquire the Hollister Ranch addressed in this plan? The real costs of land acquisition and updating it for safe public use is not addressed.

I urge you to consider the special nature of the Hollister Ranch when considering this plan. Joni Mitchell said it years ago, They paved paradise and put up a parking lot. Some places deserve to be maintained as they are, and Hollister Ranch is one of them. Isn't the Coastal commission also about protecting the coast, which this plan clearly does not.

I thank you in advance for considering my comments and opposition to the draft access plan.

Sincerely,

Gerry Costa

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**Gerry Costa Agency**

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## Stop development

lianne.mech@gmail.com <lianne.mech@gmail.com>

Thu 10/7/2021 9:33 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am writing to express concern and dismay about the coastal commission's attempts to make Hollister Beaches more open to the public. There's a huge state park right next-door. I do not understand why a Hollister Beaches should be disturbed. Thank you

Sent from my iPhone

**Support for the DRAFT Hollister Ranch Coastal Access Program (09/24/2021)**

Lucy Fuller <lucyfuller0@gmail.com>

Thu 10/7/2021 9:15 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I want and NEED to be able to walk, run, or bicycle the coastal trail across Hollister Ranch in my lifetime. This is crucial for everyone! The goal of completing the Hollister Ranch bluff-top trail, a segment of the California Coastal Trail, poses many challenges, as outlined in the DRAFT Hollister Ranch Coastal Access Program. However, the trail is of statewide significance, and now is the time to complete the trail and access routes to beaches along the way.

I support the public access and recreation policies of the California Coastal Act and the Gaviota Coastal Plan (Local Coastal Program). I believe the proposed program should conform with stated objectives that include providing safe, equitable, and inclusive access for all Californians and minimizing impacts to natural and cultural resources while protecting private property.

Sincerely,  
Lucy Fuller

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## Hollister access

surfsarlo@aol.com <surfsarlo@aol.com>

Thu 10/7/2021 8:50 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom this Concerns:

In this time of environmental disasters happening daily how can this Committee honestly believe that opening up the private property at Hollister Ranch to 100 people a day will not cause irreversible environmental damages to the existing pristine and challenged bio-diverse eco systems that has been protected by the stewardships of the HROA for over 4 decades. In the Workshop's draft the numbers (monies) available for funding do not add up. What the draft formula shows is the perfect opportunity for a disaster (i.e.. Malibu Lagoon Restoration project). Millions of dollars are implemented for parking lots. The contractors will make a huge profit from our tax dollars, and the project will never be what it was intended to be. There will be no monies left to maintain the project (i.e. trash and porta- potty /clean out and pick up). There is no mention of water- safety, I gather its not important, to protect the public from the dangerous rip currents that are present on that strip of the Gaviota coastline. I wonder how many Coastline parks could greatly benefit from this money to improve their existing infrastructures for the inclusive general public. Jalama, Refugio, El Captain, Gaviota just to name a few.

I believe that the Indigenous tribes should have access to the Ranch for ceremonial and cultural reasons , if worked out with HROA, and the property owners. However the idea of 100 people a day stomping around a precious eco system, with no boundaries, and no safely personel is just plain unrealistic and again a formula for disaster. The laissez-faire altitude of the drafts "Lets see how things go, and we can change them they don't work", is wonderful in theory, but we are speaking about the government and a pristine environmental resource and we all know how that plays out.

Here are my questions:

- 1-How is the State going to finance buying the access easements over the private property?
- 2-How is safety personel going to facilitate the public in an emergency? falling off a cliff, gorged by cattle, drowning in rip current, rattlesnake bite, etc.
- 3-How is this plan going to protect and sustain this pristine environment?

## The Public Access Plan

Elaine Tumonis <eftumonis@hotmail.com>

Thu 10/7/2021 8:30 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners:

I have participated in the public forums and reviewed the resulting draft proposed access plan for the Hollister Ranch with great interest because I am a Californian, a resident of Los Angeles, and a property owner at the Ranch. I appreciate the difficulty the state faces in reconciling competing interests as it tries to develop a workable plan.

There is a popular misperception that it is *only* Hollister Ranch owners who are opposed to increasing public access to this wild stretch of the California coast. But in the public forums, I was surprised to hear many statements from *non-owners* who were at best leery of, and often outright opposed to, broader access. These were members of the public who had visited the Ranch's beaches for Tidepool School, surfers who boated or walked in, and others who entered via various other means, and who, having been there, recognize what a pristine and fragile place it is. They understand the need to limit access in order to preserve it. <sup>[1]</sup>

To its credit, the current draft of the plan acknowledges that the "overwhelming sentiment" conveyed to the HRCAP Working Group by the public over two years "is to balance public access along the Hollister Ranch coastline with protections against impacting the Ranch's resources or substantially diminishing the rugged, mostly undeveloped characteristics of the area." (Draft HRCAP dated 9/24/2021, p. 8; all further references are to this document.)

But the current draft plan fails to strike that balance.

It envisions the eventual installation of *seven* parking areas accommodating hundreds of cars, bathrooms, trash and recycling receptacles, other amenities, and road signage, and widening the treacherous Rancho Real Road despite its sharp turns and steep drop-offs through often fragile terrain, so that from 100 to 500 people every day can enter the Ranch in their own cars and go to the beach. (See pp. 82, 93; Appendix A.) It considers the possibility of a trail atop bluffs which are constantly eroding (pp. 39-43, 67) and where native flora may support sensitive species (see, e.g., pp. 52, 54, 58, 60). It proposes a trail along Rancho Real Road -- possibly constructed with concrete barriers and retaining walls -- despite the steep and fragile terrain and the fact that in some places, there is no room for a roadside trail. (See pp. 71-72, Appendix B at pp. 116-117.)

If a developer approached the state with a proposal to install that much infrastructure in such a fragile and pristine part of California's precious coast, I'd expect much of the public would be outraged. At the very least, the state would require exhaustive CEQA environmental review, culminating in an EIR report, *before* approving a plan to develop such facilities. <sup>[2]</sup> This, the current draft does *not* do. (See pp. 9, 81-82.)

There *has* been public access to Hollister Ranch beaches for decades. The HRCAP plan scarcely acknowledges this, instead merely appending to its report a list of public access programs the HROA *already provides*, programs which serve and educate schoolchildren, autistic youth, wounded veterans, Audubon Society and Natural History Museum members, and others, letting them have an experience at

the Ranch that they cannot get at more crowded, more degraded beaches along California's more populated coastal areas.

The current draft plan seeks to establish *easy* access. But some places are better precisely *because* they are hard to get to. This part of the coastline, from Hollister Ranch to the Dangermond Preserve and beyond it to the Vandenberg Air Force base, has remained pristine *because* it is hard to get to, and because those who do access it take care of it. Developing the infrastructure necessary to allow for easy access by up to 500 people a day will inevitably result in the degradation of this stretch of coastline and the loss of what makes it so special.

Nevertheless, Hollister Ranch owners understand that public access to this coast *is* important, and there *are* solutions here. The HROA has engaged in discussions with state agencies about various ideas for increased access, such as periodically using shuttles and guides to bring in members of the public, prioritizing groups from underserved communities. It has worked with the Chumash to coordinate their access to the Ranch and to preserve cultural sites important to the tribes. The state can expand upon the good work the Ranch has been doing for decades to increase such programs, allowing more members of the public to visit these beaches without incurring the damage that would result from the development proposed in the current draft access plan.

As a Californian, I'm opposed to the state spending millions of dollars to develop a remote stretch of the coast when the state has so many other unmet needs: housing the homeless, improving our public schools, combatting wildfires, addressing our perpetual drought, cleaning up oil spills, and remedialing the economic and social impacts of fires, floods, mudslides, oil spills, and other disasters.

As a resident of Los Angeles who visits the public beaches near our urban areas, I am loath to risk the damage that comes from increased human presence, however well-intended, on one of the few remaining stretches of wild coastline the state still has.

And as someone familiar with the Hollister Ranch beaches, I understand how precious they are. We should, and can, share this coastline; the public should have an opportunity to experience it. But we must do so in a way that allows visitors to have the kind of experience they can only have in a wild and pristine place, and in a way that ensures that those who come after them can have that same experience.

Otherwise, we will all have failed.

Sincerely,

Elaine Tumonis

[1] The draft plan acknowledges that boat-in access is possible (Draft HRCAP at p. 62). It fails to note that the Gaviota State Park pier, the most convenient public boat launch site, has been closed for years due to unrepaired storm damage.

[1] "State and local public agencies must comply with CEQA *before* making a discretionary approval of a project." (<https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA> [italics added].)

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[1] The draft plan acknowledges that boat-in access is possible (Draft HRCAP at p. 62). It fails to note that the Gaviota State Park pier, the most convenient public boat launch site, has been closed for years due to unrepaired storm damage.



[2] "State and local public agencies must comply with CEQA *before* making a discretionary approval of a project."  
(<https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA> [italics added].)

Submitted via email to [Hollister@coastal.ca.gov](mailto:Hollister@coastal.ca.gov)

**Th4**

October 8, 2021

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

Honorable Commissioners,

The California Cattlemen's Foundation (CCF) appreciates the opportunity to provide comments on the Hollister Ranch Coastal Access program. CCF represents the interests of all ranchers in California, many of which have been ranching in coastal communities for generations, including the active ranching operations at Hollister Ranch. As century long stewards of the land, California ranchers' reliance on the land inherently demands respect and support of the natural land. It is this land and ecosystem along the coast that the Coastal Act seeks to protect, and while we are encouraged that the public sees the value in the land that ranchers at Hollister Ranch have been working on and protecting for centuries, it is imperative that the California Coastal Commission (CCC) and the agricultural community at large work together to ensure that California can continue to have agriculturally productive open space for generations to come.

Within the Coastal Act (Act), there are three clear priorities: the preservation of agriculture, increased public access, and protection of resources. The Act is clear in its identification of the importance of agriculture on the coast and goes to great lengths to express certain flexibilities for agriculture to ensure the continuation of open space that agriculture naturally produces as a co-benefit of sustainable food production.

In fact, Public Resources Code Section 30610.1 (b) prioritizes "agricultural lands currently in production" in the same way that it does "highly scenic resources of public importance," "environmentally sensitive areas," and "public access to or along the coast." Despite the clear valuation of agriculture, current interpretations of the Coastal Act misrepresent the original intent to place the preservation of agriculture, resource protection, and enhanced public access on par with each other. Instead of supporting these three tenants wholly, the Coastal Act has been misconstrued to the point that many think resource protection and agriculture are mutually exclusive, when in fact, resource protection relies on the sustainability of agriculture.

Farmers and ranchers are in the business of protecting their land and ensuring its continued productivity. In so doing, they are likely to make decisions that promote both the health of the land and the sustainability of their businesses. When considered from this perspective, it is evident that the CCC and CCF share the same overall goals of preserving open space and viable agricultural land. Although both the CCC and the agricultural community share a very similar vision, many CCC-developed regulations prohibit farmers and ranchers from continuing to manage the land and provide the habitat, open space, and agricultural products that we all love. CCF encourages the CCC to consider the ramifications of these regulations on agriculture and the larger goal of open space maintenance. While CCF understands that public access is one of the priorities of the CCC and equitable methods for public access must be ascertained, we would

like to remind the CCC that agriculture is an equal priority and the interests of the two must be balanced before action is taken.

Cattle grazing is a key conservation strategy that provides significant benefits to wildlife and the local ecology. Rangeland is a unique ecosystem with important environmental tools such as carbon sequestration and soil regeneration, among others. Ranching is often an under-utilized and perhaps misunderstood industry, but it is a significant part of California's character and legacy. CCF would like to emphasize that ranchers are able and willing to aid the CCC in its conservation efforts as experts in land management. In order to maintain this valuable partnership, CCF strongly urges the CCC to make certain considerations when developing access plans.

It is of vital importance that the CCC consider the public safety concerns of allowing the public on active grazing lands as well as the concerns for the health of the cattle and the land they reside on. For example, typical uses of the pastures included in the Plan that the public will be using are areas for bulls during the off season for breeding and a large area for first-calf heifers where they are monitored at all times in case of difficulty of calving. Using these lands for public access is inappropriate not only because of potential danger to the livestock, but also to the public particularly with the trail-based access and bicycle-based access. Additionally, water supplies for cattle along this section of the coast is scarce, especially during drought. The public facilities contemplated in the Plan are likely to use far more water than is available for livestock.

These are just a few of the considerations that should be included in the CCC's analysis when determining a balance of agriculture interests and public access interests. Balancing is part of the core mission of the CCC and CCF is concerned that the land interests of ranchers are not being considered in these decisions. We implore you to continue to partner with agriculture when interpreting and developing policy and take the time to understand the issues important to ranchers and farmers in California's Coastal Zone and throughout the state.

Sincerely,



Victoria Rodriguez  
Public Policy Advocate

## Support for the Draft Hollister Ranch Coastal Access Program

James Fuller <jamesfuller@ucsb.edu>

Thu 10/7/2021 8:16 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

My name is James Fuller and I am a passionate supporter of public access to Hollister Ranch. Despite its many difficulties, the proposed trail through this property is of great importance to our community and now is the time to complete it.

I have dreamed of being able to walk, run, or bicycle the coastal trail across Hollister Ranch and would love to see that become a reality in my lifetime. I support the public access and recreation policies of the California Coastal Act and the Gaviota Coastal Plan (Local Coastal Program). I believe the proposed program should conform with stated objectives that include providing safe, equitable, and inclusive access for all Californians and minimizing impacts to natural and cultural resources while protecting private property.

Thank you for your time.

sincerely,

James Fuller

--

**James Fuller** | Project Analyst | Design & Construction Services

Design, Facilities & Safety Services

**c.** 805.451.1023 | **e.** [Jamesfuller@ucsb.edu](mailto:Jamesfuller@ucsb.edu) | **w.** [facilities.ucsb.edu](http://facilities.ucsb.edu)

 <https://www.ucsb.edu/>

## Hollister Ranch Development Plan

Dave Edington <dedington@rimrockcapital.com>

Thu 10/7/2021 7:42 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>; Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: Dave Edington <dave@edington.net>

I am David Edington writing as a private citizen. I have been in just about every job and business there is. I have been broke and rich at different times in my life. Currently I own/operate an investment management business, a tech start up in the sleep improvement space, a surf lodge in Indonesia, a resort hotel in Mexico, and a small but delicious tequila brand. I have been an owner at the Hollister Ranch for over ten years. I am passionate about surfing and nature. I have a deep and abiding love for this land, and it is a top priority to me to continue to be a good steward – and yes SHARING is an important part of this stewardship.

I am STRONGLY OPPOSED to the plan as written. I do support many things in the plan, and I especially support the overall mission of the Coastal Commission as stated on their website:

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

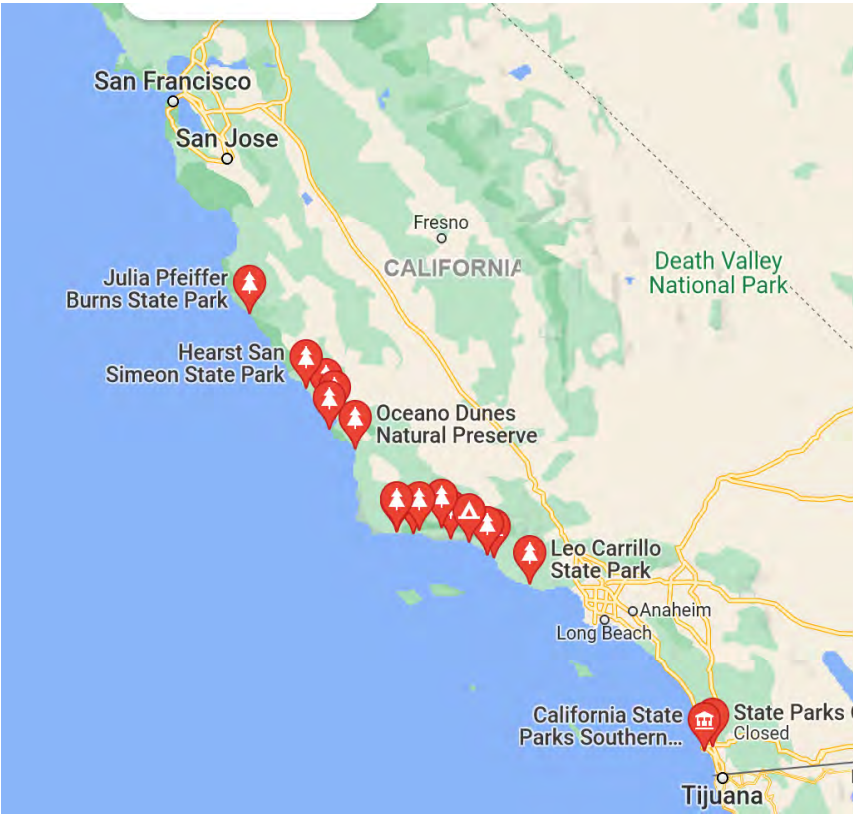
*It strikes me that this plan is diametrically opposed to this stated mission.* It is NOT protecting and enhancing, and in fact may will destroy this precious museum piece of California history and amazing sensitive biodiversity. If the plan goes forward as written, there is a high probability that this special place will be LOST to future generations.

Further, it is most certainly NOT carefully planned! Proposing a development of this scale, ***without an Environmental Impact Report***, is in fact the ***opposite*** of careful planning!!!

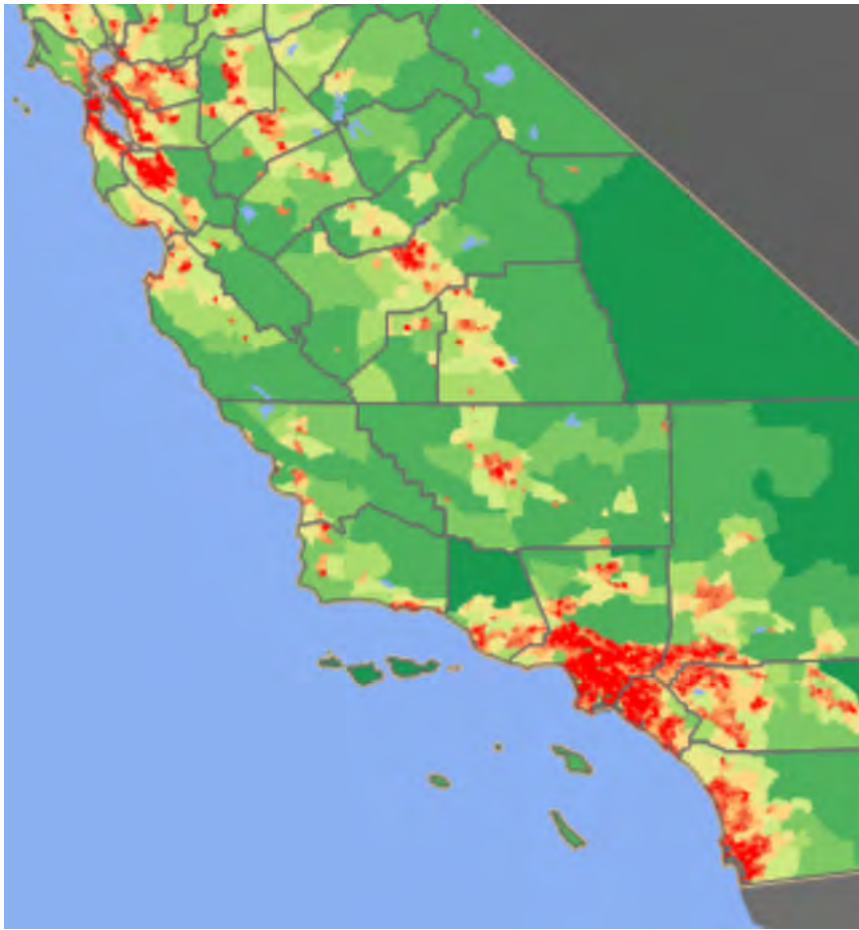
There are many, many reasons to oppose this plan. I think other writers will highlight most of these, so my main point here will be to question the ***need*** for this project.

I am in the midst of what I hope will prove to be an exhaustive and definitive study of public beach access vs population density in California. My preliminary results can be summarized in these two maps:

California Public Beach Access via State Park System:



California Popula on Density



Even a casual inspection of this graphic data suggests that the Gaviota Coast is already overparked and has EXCESSIVE beach access, and there is just not that many people in this area!

In point of fact, the Hollister Ranch is pretty much ADJACENT to a state park. To reach the Hollister Ranch, one must drive right past the Gaviota State Park!!! And it is often empty when I drive by.

To illustrate my point here, I just drove over there and took a couple of photos. It took seven minutes to drive there from my parcel here on the Hollister Ranch. Seven minutes! Seven minutes away from where you are talking about government shuttle buses, a BIG development without EIR, and potential hundreds of millions of taxpayer dollars. so ya is public beach access, right here already! It was quite beautiful there:



And quite empty!:





So, if ya really think more public beach access in California is a good spend for the taxpayers, I would suggest – and the facts support – that these dollars would be much more effective if redirected to increasing and upgrading public beach access in other parts of California where there is high population density and a dearth of public beach access.

In closing, I again thank the Coastal Commission for their efforts to protect California beaches. I beg you to consider my comments here. I would love to partner with you on this. I will devote any resource I have, or can access, to working with you to develop a win-win solution to all of this. please do not hesitate to reach out to me if I can help in any way.

Sincerely,

David Edington

## Strongly oppose the draft Hollister Ranch access plan

Britt Mosby <brittmosby@gmail.com>

Thu 10/7/2021 7:29 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commissioners,

I am a current resident of Santa Barbara County. I have thoroughly examined the current draft access plan, submitted by the Coastal Commission Staff.

I strongly oppose the access plan for multiple reasons, but the most important to me is the plan will destroy a rare and limited natural recourse within California.

There is no mention of guided, escorted, or enforced supervision to the public. I would hate to see the beaches of the Hollister Ranch become what most state parks are today, a trash pit continually littered with garbage and public disrespect of natural resources.

I urge the commission to reject the current terms of proposed access, and modify the volume and nature of access after a series of environmental studies are conducted.

Thank you,

Britt Mosby

Sent from my iPhone

## Public access to the Hollister Ranch

john bolitho <ohtilob55@gmail.com>

Thu 10/7/2021 7:17 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Aloha,

Although I am no longer a full time resident of Santa Bárbara County, I am very interested in the above referenced issue.

I am a former owner in the Ranch, a former member of the Hollister Ranch Design Committee, a licensed California Real Estate Broker, and after a twenty year career, a retired Santa Bárbara High School teacher. I am also a graduate of U.C. Santa Bárbara and Pepperdine University School of Law. My wife and I still spend several months a year in Santa Bárbara County.

I believe the only reasonable way to facilitate public access to the Ranch, considering the expense of acquiring property from Hollister Ranch owners, and to prevent overburdening Rancho Real Road, and endangering the cattle operation, is to follow the model set in San Clemente.

Concerns about safe public access to the beach across the railroad tracks in San Clemente led to the development of a trail. There was community resistance to the construction of the trail, but now that it is complete, it has become a very well used and enjoyed public good.

No motor vehicle usage is allowed, but bicycles are. The surface is mostly decomposed granite, and the landscaping is mostly succulents and native plants. It is beautiful. Further, there are warning sounds at managed railroad crossings.

Such a trail could be built near the tracks through the Ranch, and paralleling the road where necessary. People could walk in, or ride their bicycles, but the overburdening of the road easement with vans would be avoided and danger to the cattle operations would be mitigated.

Aloha,

John Bolitho, J.D.

Sent from my iPad

## Hollister Ranch CAP

Doug Hendry <dshcay@gmail.com>

Thu 10/7/2021 6:48 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Good morning

I have been accessing surf spots in the Hollister Ranch via boating and hiking since 1971. I strongly oppose the draft HRCAP for several reasons:

Introducing up to 500 people per day will ultimately degrade the local environment and outdoor experience

There is no practical approach to access other than via a shuttle. The concept of private vehicles, manual or electric bicycles operating on the Rancho Real Road is fraught with tragic results.

The issue of public safety, especially for those entering the ocean, is unworkable unless you station qualified first responders at each beach access location.

Lastly, the cost of creating and maintaining the infrastructure noted in the CAP is substantial. Look at the amount of deferred maintenance to facilities at Gaviota, Refugio and El Capitan State Parks due to lack of sufficient funding then ask yourself if the goal of preserving the existing state of Hollister Ranch wild lands will be maintained.

Please revise the CAP to limit access to no more than 100 visitors per day, access provided via a shuttle and visitors pay a fee that will cover the shuttle, porta potties, trash removal and first responder expenses.

Respectfully Submitted,

Douglas S. Hendry

Sent from my iPhone

October 7, 2021

California Coastal Commission  
Sacramento, CA  
Via Email: [hollister@coastal.ca.gov](mailto:hollister@coastal.ca.gov)

RE: Draft Hollister Ranch Access Plan

Dear Commissioners:

I am an owner and full-time resident of the Hollister Ranch. My wife and I have owned our property here since January of 1978. Prior to purchasing our property, beginning in the late 1960s, I would walk in to the Ranch along the beach to surf. In the 1970s, I began accessing the Ranch by boat, launched from the Gaviota Pier. Over this 50+ year period of time, I have been able to observe the private and public struggles over access to the Hollister Ranch beaches like few others. I also have a unique perspective due to my many years of service as a member of the Hollister Ranch Conservancy Committee, as a long-time board member and chair of the HR Cattle Cooperative, as chair of the Ranch's former Rangeland and Watershed Committee, and since 2006 as a board member and now Executive Director of the Coastal Ranches Conservancy ([coastalranchesconservancy.org](http://coastalranchesconservancy.org)). I led the effort to create and get adoption of the Hollister Ranch Conservation and Restoration Plan in 2006. In addition, I have explored the Ranch's natural areas for many years and conducted extensive camera trapping on my own property and others. I am thus familiar with the many plants and animals that are common here and rare or extirpated elsewhere.

### **The HRCAP Draft Plan is Missing Key Information and Analysis**

In order to provide decision makers with all the information necessary to make a wise decision about access to the public beaches along the Hollister Ranch, the Draft Plan must address the following issues:

1. **Visitor Services-** The Plan does not address how wildfire protection, trash and sanitation service, and policing of HR visitors will be provided. Will these be the responsibility of the "managing entity" or another subcontractor? How do these get funded over the next 20 years? Will that funding be subject to changes in priorities by the legislature?
2. **Managing Entity-** Finding an organization that will perform the tasks of the managing entity will likely be difficult. State Parks normally would be the most likely managing entity but they have apparently declined, citing lack of resources. What does State Park's inability to perform on their mission say about the State's ability to manage this access plan? The criteria for selection of a managing entity should be discussed in the Draft Plan, especially if it looks like no governmental entity is prepared to do this.
3. **Visitor Numbers-** The Draft Plan fails to provide any support or reasoning for the selection of the "100 visitors per day, growing to 500 per day" goals. The Commission must explain why the Draft Plan apparently ignored the direction, provided in section 3.1 of the Plan, to reconcile visitor impacts with the need to protect sensitive resources. This is the central issue for the Plan

and any implementation of the Plan will require further environmental review, which will, of course, examine the basis of this decision.

4. **The Elephant in the Room: The Cost of the Easement**- The other major issue that the Draft Plan must consider and elaborate on is the cost to condemn an easement for public travel across private Ranch properties. While I realize that the cost of this condemnation cannot be known accurately at this time, the Plan can certainly describe a range of values and could thereby examine a range of possible “cost per visitor day” to see if it is at all reasonable. The cost of condemning this easement may ultimately become the State’s major consideration in what sort of a plan to implement, as increased access will mean a higher cost to acquire the easement. We are all aware that our State has other places to spend the taxpayer’s money and that this Plan has to “pencil out” in order to get implemented.

### **Keep Gaviota Wild**

While the Hollister Ranch is not technically a wilderness, many of the issues raised by the public access controversy are the same issues that come up about wilderness designations. In our increasingly crowded state, there is a need for places that are not managed for easy access and the maximum recreational access. Should we allow elevators to the top of Half Dome or permit motorized access to the Dick Smith Wilderness? Of course not. There is plenty of precedent for protecting public natural areas from expanded access that would harm their natural resources. The Ranch is of course private but we can apply the same wilderness standard for the same reasons. Most of the remaining open spaces and good wildlife habitat in California are on private cattle ranches and maintained at no cost to the public. So, the wilderness/private cattle ranch model of conservation is a good fit for the Hollister Ranch and the State, in my opinion. Already the Dangermond Preserve, just to the west of the Hollister, has declared the management goal for their beaches to be “keep it wild”.

### **A Mutual Benefit to Limiting Access**

In our experience, not everyone loves the Ranch once they are exposed to it. Our friends and family all know they can come to the Ranch as our guests at any time; they only need to ask. And yet we host fewer than 5-6 guests each year, and these are mostly family. Even allowing for good surf days, I cannot imagine 500 people using the beaches fronting the Ranch. In fact, at 500 people, the beach experience would no longer be unique and visitors would likely prefer to can go to Refugio or El Capitan and have a better experience, with all the amenities like flush toilets and showers. The more the Plan asks for in terms of access, the more it will cost. By keeping the number of visitors low, the sensitive resources will be protected, the beach user experience will be more unique and of higher value, and the cost to acquire the right-of-way will also likely be lower. That is the way to a successful outcome.

Sincerely,

Doug, Patty, and Erin Campbell  
dcampbellhr68@gmail.com  
68 Hollister Ranch Rd  
Gaviota, CA 93117  
805-567-5957

**Fwd: Proposed HR Public Access Plan -**

Thomas Mosby <tmryder52@gmail.com>

Thu 10/7/2021 5:19 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Coastal Commission:

I am registering my disapproval for and disappointment with the Coastal Commission for the State proposed draft Hollister Ranch Public Coastal Access Plan. The proposed plan does not take into consideration the adverse impacts of public access to public health and safety resources including fire, police, available potable water and sanitation as well as the lack of public management oversight to public access over private property.

The proposed plan does not address or follow the basic concerns outlined in the CEQA process for development of what would appear to be a new quasi State Park development plan over private property. The lack of management oversight has been documented and not recognized by the Coastal Commission. Funding of this plan has also not been thoroughly vetted with lack of funding for essential services State wide including the existing State Park system.

In Order to consider a Plan of this magnitude, a complete CEQA process must be conducted to identify all impacts. The conceptual plan of initiating a phased in pilot access plan is in total disregard to the overlying foundation of the development process in the State of California. The proposed public access plan is in violation of State development guidelines and should not be approved.

Tom Mosby

## Hollister Ranch comment

rablack@mcn.org <rablack@mcn.org>

Thu 10/7/2021 5:17 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The Coastal Trail is an important element of the HRCAP. Currently, the California Coastal Trail (CCT) is limited to only 5 miles on the beach between Gaviota State Park and Point Sal Beach State Park. A Coastal Trail through the 11 miles of Hollister Ranch coastline would further the Statewide vision of a continuous interconnected public trail system along the entire California Coast. Coastwalk/CCTA would like to ensure that a thru-trail that supports pedestrian access is prioritized in the initial phases and throughout the public access plan. Your comments are vital to making the Coastal Trail a reality at Hollister Ranch.

Best,

Ann Blacker, long time Coastwalk member and Volunteer- Sonoma County



## public access

Steve Pezman <steve@surfersjournal.com>

Thu 10/7/2021 4:17 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

> The current value of HR is because it has and should continue to be a "closed zone". Significant public access will destroy one of the very view remaining relatively pristine coastal lands. For the sake of current and future generations please don't do it! Sincerely, Steve Pezman, The Surfers Journal

## Hollister Ranch access plan comments

Mark Morey <mark805@protonmail.com>

Thu 10/7/2021 4:05 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commisioners,

I am a 30 year resident of Santa Barbara and frequent beach goer. I have been volunteering to protect the Gaviota Coast for nearly as long, including part of the community's efforts to establish a National Seashore in 1998. This stretch of coast still qualifies to be included in the National Park System due to the efforts of the community to preserve it. The Hollister Ranch (HR), while not part of the proposed National Seashore, still has many of the features worth preserving. The current plan of access to the HR is moving forward, by law. Since access is currently restricted to owners and boaters, the tidepools are teeming with marine life and the beaches are nearly free of litter.

With access comes people. And people have proven themselves generally incapable of respecting nature.

So I have five requests:

- 1) No private vehicles.
- 2) Establish a baseline through surveys of tidepool life and beach litter to assess impacts of the access program.
- 3) Establish the coast as a no-take zone (stripping tide pools). BUT, you can still fish from shore.
- 4) If someone is caught littering, they are banned for life, \$1000 fine, and 120 hours of community service doing ... beach clean ups.
- 5) Repair the pier at Gaviota.

Best regards,

Mark Morey, PhD

Santa Barbara, CA

805-698-8244

Sent with [ProtonMail](#) Secure Email.

Guner Tautrim

Gaviota Ca.  
Orellaguner@gmail.com

October 3, 2021

John Ainsworth, Executive Director  
Alison Dettmer, Chief Deputy Director  
Sarah Christie, Legislative Director  
Linda Locklin, Public Access Program Manager

Coastal Commission  
725 Front Street,  
Suite 300, Santa Cruz, CA 95060

Re: COMMENTS FOR: HOLLISTER RANCH COASTAL ACCESS PROGRAM  
COASTAL COMMISSION WORKSHOP (virtual) for OCTOBER 14, 2021

Dear Commissioners:

My name is Guner Tautrim and I would like to comment on the Draft Hollister Ranch Coastal Access Program document that just came out (late September 2021). Firstly, I'd like to introduce myself and my connection to this topic.

I am a six generation land steward on the Gaviota Coast. My family has owned the Orella Ranch for 155 years. The Orella Ranch is due east from Hollister Ranch about 10 miles. In my time growing up here (I am 47 years old) I have had the pleasure of enjoying the Hollister Ranch (HR) and the ocean out front of it many many times. I have never however, had any formal access to HR other than the occasional "guest status" resulting from an invite from an owner. I believe that my familiarity of the land in question, my outsider/non owner status, combined with my belief that managed coastal access is overdue, provides me with a viewpoint that I very much hope you will listen to.

To say it bluntly I am very disappointed in the document that lay before me. It goes way way beyond responsible coastal access. When stating that managed access was overdue at Hollister Ranch, this is not what I had in mind. I believe that a coastal trail from Mexico to Canada is an incredible vision. Here in California we are doing our part of that vision with the California Coastal Trail. This is what should be receiving the bulk of attention. Below I will make my case for this, and I hope you can see where I am coming from.

As stated on page 2 of the document, I am being asked to express my ideas, concerns, comments as well as pose some questions regarding the Draft Coastal Access Program prepared by the State Agency Team.

Stated within the Executive Summary: the “overwhelming sentiment is to balance public access along the Hollister Ranch coastline with protections against impacting the Ranch’s resources or substantially diminishing the rugged, mostly undeveloped characteristics of the area”. Let us remember this as we analyze what’s before us.

The HR is such a special place because of its limited visitation. Its biological diversity is also due to its limited visitation. Where is the wisdom in thinking we need to provide all these various forms of transportation to access this “remote, rugged” location- shuttle based access, drive-in access, trail access, bicycle based access, equestrian access, guided access, independent access, etc? - It’s all a bit much, isn’t it?

Section 2 of the document : Vision and Objectives states that the “Hollister Ranch coastline offers a unique experience along this portion of the State’s coast. The relatively undeveloped landscape and ruggedness of the coastline, the high quality of the natural environment, surf conditions, and the lack of crowds are all aspects that make the Hollister beach experience special”. This paragraph states it clearly and succinctly. And what is also clear and succinct is that this plan, if only a fraction of it implemented, would alter, destroy and forever change that which this vision document states makes it so special.

When you read the amount of development that this plan will sanction, it baffles my mind that you, the California Coastal Commission, will have this amount of development on your hands. In the name of “upgrading” you will be cutting new parking lots, widening roads, littering the landscape with signage, developing new rail crossings, building bathrooms, and, to top it off, bringing in 100 people a day for two years. Then, when this impact is analyzed, the “managing entity”, which will surely be reliant of visitation numbers for revenue, can suddenly increase visitation up to 500 a day? Where is the wisdom in that? How did we get from analyzing the impact of 100 a day to suddenly after 2 years up to 500 visitors? How could this possibly be justified? In all my times up at HR I never have seen more than 20 people at any one beach and that is usually an occasion (a holiday, etc.) Even without all the development, these numbers alone would change the landscape forever. But add all these “improvements” (aka development), and that will surely ruin the place forever.

Alternative Idea:

As stated on page 27: “...all property south of the railroad is owned by the HROA.” That land along with segments of beach trail and a few Union Pacific easements will be the lions share of a coastal trail alignment. Why do we think that this place needs to be so overly accessible. Why can’t it be like summiting Mt. Whitney, hiking the JMT, or watching a sunset at Big Flat on the Lost Coast? Getting an affordable permit to hike a

primitive coastal trail along the HR would be a huge success! This combined with an expansion and enhancement of the existing public access programs already in place (Walk on Water Program, Tidepool School Program, Recreational Access for Individuals with Disabilities, Field Days etc.) stands a much better chance of satisfying the “overall sentiment” as stated in the Executive Summary (and quoted above).

The cost estimates for the trail are absurd. This is a remote, rugged, relatively undeveloped coastline that does not need “option 1” - a 10’ wide multi-use paved path with two 4-foot travel lanes and a 2-foot buffer, cable rails, lane dividers, etc. Nor does it need Option 2 or Option 3 for that matter. “Developing” 5 -11 million dollars worth of trail development (not counting the cost of easements) is insanity. In fact, on page 125 (Appendix C,) you have a perfect photograph of an existing “primitive trail” that could serve as an example of the majority of the trail infrastructure.

I strongly encourage you to think twice about going forward with a plan that sanctions so much coastal development. Instead, focus on a primitive trail that is managed through a permit process. This will mitigate what we call the “surfline mentality”. That is that surfers are driven by hype and when surf forecast entities hype a swell, people will flock to HR more than ever. Providing managed access, year around, through a permit process mitigates this issue. And let us all remember that if you want it, it’s there- access to HR by boat has always and will always be on the table, as is walking in on the beach- I know, I’ve been doing it for decades.

In conclusion, I support public access to Hollister Ranch through a permit run primitive coastal trail. I support the expansion and enhancement of existing public access programs as well as direct access considerations for members of our Indigenous Community that called these lands home for thousands and thousands of years. I do not support this overdevelopment of this pristine coastline.

Sincerely, Guner Tautrim

## Hollister Ranch Coastal Access Program

Lynn Laumann <lLaumann@yahoo.com>

Wed 10/6/2021 11:20 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

My family are long-time residents of Santa Ynez from 1975 to 1990, which is located less than 20 miles from Hollister Ranch. We considered Gaviota State Beach to be our closest local beach. I attended Santa Ynez Valley Union High School from 1980-1984 during the time when the FIRST Hollister Ranch Coastal Access Plan (1982) was supposed to be implemented. My brother, friends, and I spent most of our weekends and summers at the local beaches. While we treasured the Gaviota Coast between UC Santa Barbara and Gaviota State Park, the real gems of outdoor recreation lay just out of reach on the playground of the rich, Hollister Ranch. Our family was of modest means, so we could neither afford Hollister Ranch property nor a seafaring "Ranch Boat" to access the fantastic waves just a few miles up the coast. After literally 40 long years of waiting, I implore you to approve and implement the Hollister Ranch Coastal Access Plan.

Again, I implore you. The Commission should expeditiously approve and implement the HRCAP. The DRAFT HRCAP phases in and limits access to prevent damage to natural and cultural resources, and provides details on how to manage equitable access and protect private property rights. The DRAFT HRCAP provides for a reasonable managed access pilot program, allowing up to 100 people a day to access up to six Ranch beaches by land and could be expanded subject to the protection of natural and cultural resources.

The Commission and State Agencies should open responsible access to Hollister Ranch promptly. Hollister Ranch owners have benefitted by developing their parcels over many decades with the condition that the Hollister Ranch Owners' Association (HROA) provides public access through the Ranch to the public beach areas. However, the public has been prevented from safely exercising, without undue burdens, their constitutional right to access the public beach areas at Hollister Ranch for over 40 years.

Thank you for your kind consideration,

Mr. Lynn Laumann

**RE: Hollister Ranch Public Access Plan****Mark Rinkle** <[mrinkle@lee-associates.com](mailto:mrinkle@lee-associates.com)>

Wed 10/6/2021 11:20 PM

**To:** Coastal Hollister Ranch <[Hollister@coastal.ca.gov](mailto:Hollister@coastal.ca.gov)>

To whom this may concern,

I am writing this to give my perspective on Hollister Ranch and why I think it is wrong to force Hollister Ranch to grant easy beach access to the General Public. In full transparency I would like to note that my father does own a 1/3 share of a parcel at the Ranch so I'm intimately familiar with Hollister Ranch and its' many beaches. From what I know about land ownership law, private land can only begin at the point where the highest tide reaches so anything along the beaches is pretty much public land for the public to enjoy. I fully agree with this law that no one can own the ocean and therefore anywhere where the ocean reaches should be enjoyable by the general public.

That all being said, my belief is that anyone who truly wishes to access the beaches at Hollister Ranch already have full capability to do so by taking either a short boat ride from Gaviota state beach or anywhere else along the central coastline if they so wish. There is nothing stopping the general public from doing this and enjoying all that the beautiful beaches at Hollister Ranch have to offer. I would also suggest that if there is a lot of interest from the general public to bring people to these beaches then a private company should start an excursion business bringing people into the Ranch each day. Why this doesn't already exist is beyond me given how much debate there has been over the decades. It is apparent to me that all that is needed to access the Hollister Ranch beaches is a little effort and planning from someone with the will to do so.

I also fully believe that, thanks to the many years of more challenging access, the shoreline/eco-system at Hollister Ranch has been saved from the mass hordes of people who don't respect nature or the beauty of California prior to mankind destroying it with overdevelopment. Making it easy for people to access the beaches at the Ranch will most assuredly turn them into just another run-of-the-mill crowded beach that becomes trash laden and uninspiring, similar to many other beaches in California these days. I believe that the beauty of Hollister Ranch along with one of the last remaining sanctuaries for many of California's native species will eventually become ruined if this public access is allowed to go through as planned. Anyone who truly appreciates nature is most likely going to be willing to make the extra effort to gain access to Hollister Ranch via boat access. And, in my opinion, anyone who truly believes in saving our planet from the destructiveness of what mankind has shown it is capable of should be against enforcing easy access to this last oasis of California beauty.

Take care,

**Mark Rinkle**

Principal

**Lee & Associates | East Bay, Inc.****D** [925.737.4145](tel:925.737.4145)**O** [925.460.6200](tel:925.460.6200)**F** [925.369.0309](tel:925.369.0309)[mrinkle@lee-associates.com](mailto:mrinkle@lee-associates.com)

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## Comment: Hollister Ranch Coastal Access Program

TJJ <jevenst@gmail.com>

Wed 10/6/2021 8:55 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

California Coastal Commission

To Whom It May Concern:

I am writing in unqualified support of the proposed Hollister Ranch Coastal Access Program (HRCAP). Please review, approve and facilitate the implementation of the HRCAP as soon as possible. The owners at the Hollister Ranch (HR) have excluded basic public access to the HR public beaches for far too long. I fully appreciate that they desire to preserve the HR environment. But their endless delays have come at too great a public cost. The HR owners have benefitted for years from the access to the coast granted to them. They have excluded the public for their tremendous benefit. The exclusion must stop. The Coastal Trail must be included in the final agreement as well.

Thanks for your time and consideration.

Tom

--

Tom Jevens

408-355-4501

**JB of MonarchQuestAZ weighs in...**

J Billings <sw.dplex157@yahoo.com>

Wed 10/6/2021 8:35 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Greetings!...I have experience with the Hollister Ranch area, as a seasonal monarch butterfly field researcher--tagger & tag-tracker...My name is Joe Billings, though I often go by just "JB"...During my overall field experience I explored over 75 monarch overwintering sites along the California coast between Ventura & Santa Cruz...Joining up with biologist & monarch regional count coordinator Charis van der Heide, I had the opportunity to visit many of the sites within Hollister Ranch in 2017, that are not normally accessible to the public...Historically, these have been significant monarch winter roosting sites; despite the lower counts of the last several years...I was able to return the following year and independently visit sites, accompanied by a fine gentleman & ranch foreman of the area...

I'm very grateful to have had the opportunity to visit these important sites & I think it is critical to maintain some sort of controlled access to them & other places within the Ranch...Thank you for reading & considering my thoughts...I hope things can be worked out so there is greater access, while still protecting residents' privacy..JB

P.S.: I will follow-up by sending the PDF of my first major peer-reviewed research article for further verification...



Joe Billings

**Field Researcher/Tagging Specialist**

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Vail, AZ 85641

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Sent from my iPhone





## **Opening a Window on Southwestern Monarchs: Fall Migrant Monarch Butterflies, *Danaus plexippus* (L.), Tagged Synchronously in Southeastern Arizona Migrate to Overwintering Regions in Either Southern California or Central Mexico**

Author: Joe Billings

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OPENING A WINDOW ON SOUTHWESTERN MONARCHS:  
FALL MIGRANT MONARCH BUTTERFLIES, *DANAUS PLEXIPPUS* (L.),  
TAGGED SYNCHRONOUSLY IN SOUTHEASTERN ARIZONA MIGRATE TO OVERWINTERING  
REGIONS IN EITHER SOUTHERN CALIFORNIA OR CENTRAL MEXICO

JOE BILLINGS

MonarchQuestAZ, 13050 Maryanne Cleveland Way, Vail, Arizona 85641 (P. O. Box 253) Email: sw.dplex157@yahoo.com

**ABSTRACT.** During 2014–16, extensive field studies were conducted on wild migrating monarch butterflies (*Danaus plexippus*) at origin (southeast Arizona) and destination (California) locations. From a total of 3194 monarchs tagged, 44 (1.4%) were recovered at distances from 789 to 1193 km (California) and 1631 to 1736 km (Mexico). Thirty two (1.0%) monarchs were recovered in California and 12 (0.4%) in Mexico. In 2016, the year with the majority of tagged butterflies, 1810 monarchs were tagged and 23 (1.3%) recovered: 14 (0.8%) in California and 7 (0.4%) in Mexico. For the first time wild monarchs tagged in the same location and on the same day, were recovered at overwintering sites in both California and Mexico. This discovery indicates that monarch migration dynamics in the western United States are more complex than previously known and is supportive of a long-held hypothesized connection between eastern and western populations.

**Additional key words:** Monarch butterfly, MonarchQuestAZ, migration, synchronously tagged monarchs, overwintering regions, concentrated nectar resource areas, *Asclepias subverticillata*, *Helianthus annuus*

Every fall across much of the North American landscape, monarch butterflies, *Danaus plexippus* (L.) in the east and west, begin migratory flights to two main overwintering regions in the United States and Mexico (Urquhart & Urquhart 1977, Brower 1995, Howard & Davis 2009). The use of adhesive tags applied to the wings of captured butterflies allows individuals recovered at overwintering destinations to be traced back to a specific tagging locality. Previous and ongoing tagging studies have attempted to track western monarchs through their flyways during both fall migrations and spring remigrations (Nagano et al. 1993, Marriott 1994, Morris et al. 2015, James et al. 2018). Additionally, isotopic analyses of butterflies continue to provide indirect evidence of the origins of both eastern and western monarchs (Yang et al. 2016, Flockhart et al. 2017).

Until recently, the dynamics of monarch migration in southeastern Arizona had been poorly known. Abundant and stable seasonal populations have consistently thrived during mid-to-late summer and throughout the fall (Bailowitz & Brock 1991, Brower & Pyle 2004, Morris et al. 2015). During fall, monarchs in this region enter reproductive diapause and exclusively consume nectar rather than mating prior to their migratory flights (Herman 1981, Brower et al. 2006). As part of the Morris et al. (2015) study I tagged more than 5000 monarchs individually from 2006–2013 resulting in numerous recoveries from both Mexico and California, including the first wild monarchs recovered in California (237V in 2009) and Mexico (157X in 2008) from Arizona (Billings 2008) (Morris et al. 2015, p100, Table 6).

MonarchQuestAZ was established in 2014 and fieldwork commenced with the principal objective of extensive tagging in southeastern Arizona and tracking recoveries in California and Mexico. During the fall seasons of 2014–2018, more than 5200 wild monarchs were tagged. Achieving a better understanding of the unique two-way migratory dynamic and what causes monarchs to fly west-northwest to California or south-southeast to Mexico, is the main goal of this project. On a larger scale, the factors that might influence migratory direction on the basis of demographic connections between the eastern and western population are also emphasized. This present study describes a novel migratory phenomenon that was recorded during the 2016–17 season.

## MATERIALS AND METHODS

### Study sites

Monarchs were tagged at six major localities in southeastern Arizona (Table 1, Fig. 4). This corner of the state features rich upper elevation grasslands, lush floodplain habitats and seasonal nectar corridors adjacent to the Santa Cruz and San Pedro River watersheds. These localities account for nearly 95% of all monarchs tagged during the 2014, 2015, and 2016 seasons, and are the origin of all MonarchQuestAZ recoveries. Of these six localities, four (hereafter primary sites) accounted for 89.5% of all monarchs tagged since 2014, and 99.1% of monarchs tagged in 2016 (Table 1, Fig. 4). Three of the four primary sites are major breeding habitats and all are concentrated nectar resource areas. Each is characterized by a unique flora, with a dominant nectar plant species emerging



FIG. 1. Large, dense monarch butterfly cluster on Monterey Cypress, at Lighthouse Field State Beach, Santa Cruz, California.

during the migratory period. Primary sites (with nectar plant spp.) include Elgin (*Bidens laevis* (L.) Britton, Sterns & Poggenb.), Canelo (*Carduus nutans* (L.) K. Zouhar), Saint David Cienega (*Helianthus annuus* (L.) and Hereford (*H. annuus*). All are located in Santa Cruz and Cochise counties. It should be noted that the milkweed host plant (*Asclepias subverticillata* (L.) A. Gray) also provides ample nectar at three sites during the early portion of the fall season (Fig. 2). These four sites comprise approximately 315 hectares and occur between elevations of 1115–1509 m. The two non-primary sites in the study area are Marijilda Wash, Pinaleno Mountains (Graham County) and the Lazy J2 Ranch, Santa Rafael Valley (Santa Cruz County) (Table 1, Fig. 4).

### Fieldwork

Monarch tagging and recovery occurred during August 2016 through January 2017. Forty-two days (0700–1730 h on average) were spent tagging monarchs in southeastern Arizona (28 Aug–12 Oct) (Table 2). A total of 71 field days were spent in coastal California from Ventura to Santa Cruz, during the tag tracking and recovery season (9 Nov–15 Dec, 24 Dec–26 Jan). The first of these tag-tracking missions began in 2015. It should be noted that all fieldwork methodology and protocols during the 2016 season remained consistent with those of 2014–2015. California's coastal overwintering region served as an effective training ground for developing skills at finding, scanning, and counting monarch clusters at over 75 sites (Nagano & Lane 1985, Lane 1993, Frey 1995, Meade 1999, Leong et al. 2004, Monroe et al. 2014, Pelton et al. 2016). All tag recoveries from the overwintering sanctuaries in Mexico were reported by third-party collectors purchasing tags, from the United States (Wikle 2016).



FIG. 2. Lush patch of the predominant host milkweed species in southeast Arizona, *Asclepias subverticillata*; shown here at Saint David Cienega.

The MonarchQuestAZ tagging system utilizes highly visible, bright fluorescent orange tags produced by the Miles Label Company of Cortaro, AZ, applied ventrally to both hindwings (Fig. 3). These are based on an adhesive-backed, circular fluorescent paper tag measuring 9.525mm in diameter, weighing 0.01g, and sealed with a laminate film. Large, bold lettering of serial numbers, plasticity to conform to the butterfly's wing and good adhesion are additional attributes. Wild monarchs were tagged during the portion of the fall season immediately preceding and following the southeastern Arizona migration window. This period ranged from the third week in August through the end of October. The collective earlier experience of tagging monarchs through summer and fall helped to roughly establish this “migration window”, as recoveries accumulated over time (Morris et al. 2015). Only fresh, robust butterflies deemed capable of successful



FIG. 3. Close-up view of MonarchQuestAZ B488, a female, with fluorescent orange tags.

migration were tagged. Visual surveys were conducted with binoculars, or a zoom lens, without disrupting butterfly behavior. Field days rotated between primary sites as much as possible to avoid consecutive visitation of particular sites and minimize disturbance to local monarchs. Monarchs were handled with care and released at the same location of capture.

## RESULTS

### Fall 2016 monarch tagging season.

A total of 1810 field-collected monarchs were tagged during fall 2016 which was substantially greater than the number tagged in each of the previous two seasons. (Table 1). This resulted in an average of 43.1 monarchs tagged per day in 2016 compared to 32.2 (2014) and 6.8 (2015). The strong resurgence of monarchs in 2016 was in sharp contrast to the apparent population crash of 2015 (Billings 2016) and amounted to 56.7% of the total of all monarchs tagged over three seasons (3194) (Table 1).

### Fall-to-winter 2016–2017 tagged monarch tracking and recovery season.

A total of 23 monarchs (1.3%) were recovered from the 2016 fall tagging season (Tables 2 & 3, Fig. 4). The majority of these recoveries (14) were found along the California coast at overwintering cluster sites, west-northwest of their release points in southeastern Arizona. Eleven coastal recovery sites ranged from the

Ballona Wetlands near Marina Del Ray in the south, to the Monterey pine forests of Cambria to the north, spanning a distance of 304 km (Table 3, Fig. 4). Eight of these 14 recoveries occurred in San Luis Obispo (SLO) County, from Arroyo Grande north to Cambria. Five were found along the southern section of the central coast, to Carpinteria, in Santa Barbara (SB) County. The 2016 recovery total also included the first and only monarch ever recovered in Nevada originating from southeastern Arizona (C0947), and a short regional flight (C0468) (Table 3).

Flights to the south-southeast in 2016 resulted in seven recoveries at the overwintering sites in the Transverse Neovolcanic Range of central Mexico. Of these, four were recovered at El Rosario, two at Cerro Pelón, and one at Sierra Chincua (Tables 3 & 4, Fig. 4). These flights measured between 1631–1704 km, compared with California flights of 789–1117 km (Table 3, Fig. 4). All four primary sites of southeastern Arizona recorded migratory recoveries from these widely separated regions of the United States and Mexico during 2016–2017 (Tables 2, 3 & 4, Fig. 4).

The winter 2016–2017 MonarchQuestAZ California coastal tag tracking mission found eight of the 14 recoveries from California with the remainder found by other site visitors. Seven of these recoveries were made on the first expedition (9 Nov–15 Dec) at sites in San Luis Obispo County. From the north, two were found in

TABLE 1. A comparison of the 2014, 2015, and 2016 MonarchQuestAZ tagging seasons, showing the four primary sites, within the six major monarch-tagging localities.

Tagging Site	Tagged Monarch Butterflies				Site Totals			
	2014	2015	2016					
A. Elgin	356	152	546		1054			
B. Canelo	345	76	357		778			
C. St. David	72	44	473		589			
D. Hereford	3	17	418		438			
E. San Rafael V.	88	2	—		90			
F. Marjilda Wash	—	80	—		80			
<b>Totals for Six Major Localities</b> (+%>)	864	99.3% of Total	371	72.2% of Total	1794	99.1% of Total	3029	94.8% of Total
<b>Totals for Four Primary Sites A–D</b> (+%>)	776	89.2% of Total	289	56.2% of Total	1794	99.1% of Total	2859	89.5% of Total
Percentage of Overall Totals	<b>2014 Season Totals</b>	<b>2015 Season Totals</b>	<b>2016 Season Totals</b>		<b>2016 Season Totals</b>	<b>Overall Totals</b>		
		27.2%	16.1%		56.7%		100%	
<b>Tagged Monarchs:</b>	870	514	1810		3194			
<b>Field Days:</b>	27	75	42		144			
<b>Tags per Day:</b>	32.2	6.85	43.1		22.2			



TABLE 2. Summary of tagged *Danaus plexippus* through MonarchQuestAZ 2016 field season from the four primary sites of south-eastern Arizona {Bracketed numbers are re-sighted/re-captured monarchs tagged on the previous day, or earlier}. Recovered monarchs' destinations: CA = California, MX = Mexico, AZ = Arizona, NV = Nevada. Tagged monarchs from other sites: <sup>1</sup> Bog Hole Wildlife Area (12), <sup>2</sup> Bog Hole Wildlife Area (3), <sup>3</sup> Canelo/private ranch (1). These 16 + 1794 (from A–D) = season total of 1810.

Tagging Date	Site A Elgin	Site B Canelo	Site C St. David C	Site D Hereford
30 July				-Site Recon-
28 August <sup>1</sup>		5		
30 August			16	
1 September				68
2 September <sup>2</sup>		18		
5 September				41
6 September		15	22	
8 September				45 (3)
9 September		13 (3)	CA 32	
10 September				46 (4)
11 September			CA 69	
12 September		17	CA 34	
13 September				AZ CA MX CA 49 (1)
14 September			40 (2)	
15 September	MX 17	28 (5)		
16 September				56 (3)
17 September	19	26 (2)		
18 September				CA MX 44 (6)
19 September	15 (1)	34 (3)		
20 September			CA CA 43	
21 September	18 (1)	55 (4)		
22 September	NV 16	43 (5)		
23 September	CA 16		CA 21 (2)	
24 September	CA 10 (1)	CA MX 53 (3)		
25 September	54 (5)			
26 September				-Rained Out-
27 September				39 (1)
28 September			73	
29 September	6	45		
30 September			10 (1)	21 (4)
1 October			MX 50	
2 October	MX 25 (1)			9 (2)
3 October			MX 46 (1)	
4 October	63 (2)			
5 October	CA 76 (4)			
6 October	CA 73 (9)			
7 October <sup>3</sup>		5	12 (3)	
8 October	35 (4)			
9 October	9 (3)		5	
10 October	33 (4)			
11 October	34 (5)			
12 October	27 (7)			
<b>Totals</b>	<b>546 (48)</b>	<b>357 (25)</b>	<b>473 (9)</b>	<b>418 (24)</b>

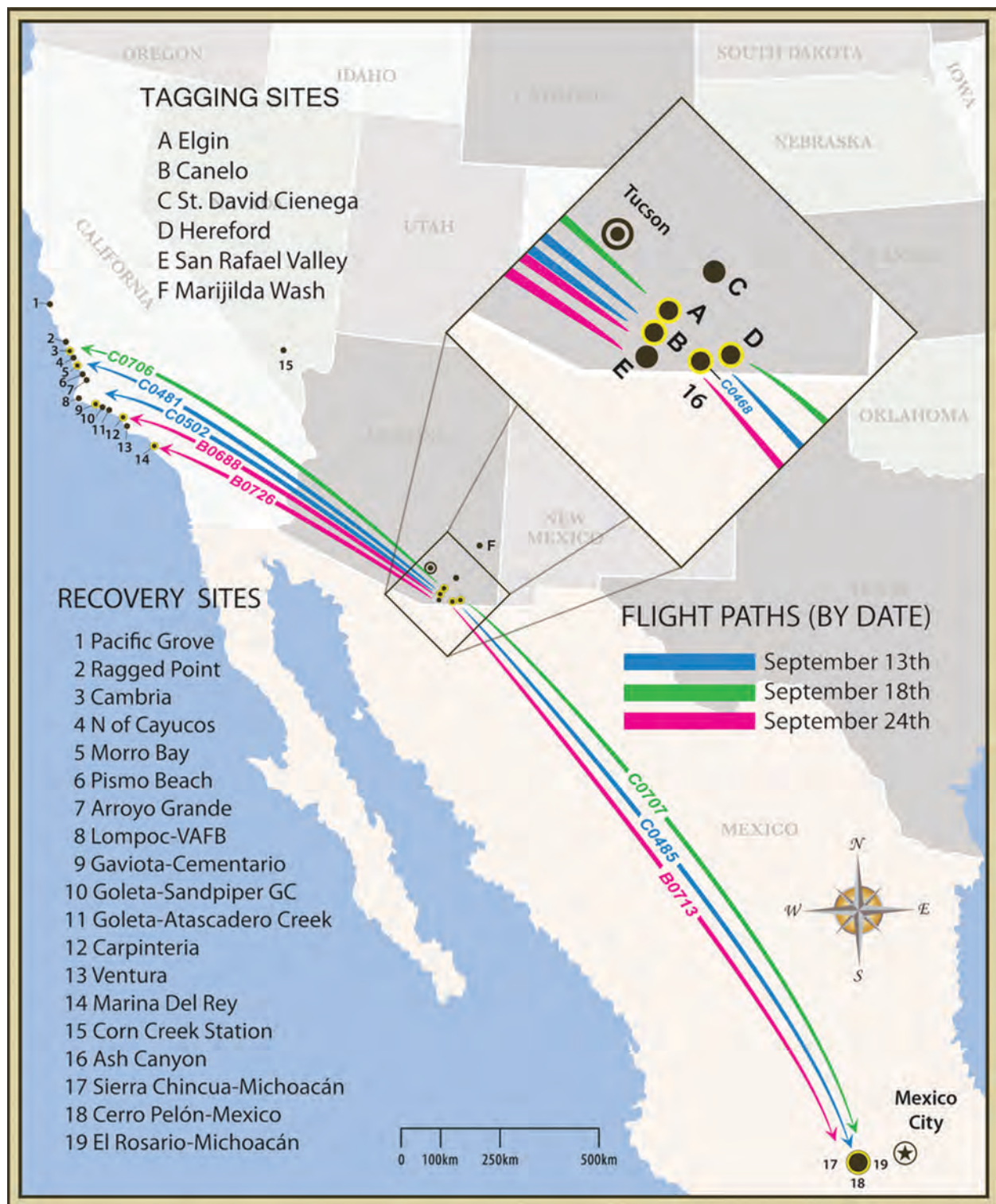


FIG. 4. Map shows southeastern Arizona monarch butterflies' migratory flight corridors to opposite overwintering regions of California and Mexico from the same day and site. The numbers and letters shown correspond to those listed in Table 3.

TABLE 3. Summary of monarch migration recoveries of tagged *Danaus plexippus* from southeastern Arizona for the MonarchQuestAZ 2014, 2015, and 2016 seasons. A total of 46 tagged monarchs were recovered out of the total number tagged (3194), for an overall recovery rate of 1.44%. Tagging and recovery data in representative colors designate the same day/same site migratory flights to both opposite overwintering regions of California and Mexico, as shown in Figure 4. Arizona counties: Cch = Cochise, Ghm = Graham, SC = Santa Cruz. California counties: LA = Los Angeles, Mnt = Monterey, SB = Santa Barbara, SLO = San Luis Obispo, Ven = Ventura. Nevada counties: Clark, as shown. Mexican states: Mex = Mexico, Mch = Michoacán. (All the sites within the Tagging and Recovery Site columns are identified in the site legends of Figure 4). Text with colored bars corresponds with flight paths (by date) on Figure 4.

Tagging Date	Tagging Site (Fig.4)	County (Arizona)	Tag	Sex	Recovery Site (Fig.4)	County or State	Recoverer	Recovery Date	Distance Flown (km)	Compass Bearing (°)	Direction
2Sept14	B	SC	A0061	M	2	SLO	Cynthia Dunn	24Oct14	1104	295	WNW
9Sept14	B	SC	A0147	M	10	SB	Jessica Griffiths	18Dec14	931	290	WNW
9Sept14	B	SC	A0170	M	1	Mnt	David James	2Jan15	1191	298	WNW
9Sept16	C	Cch	C0286	F	3	SLO	Joe Billings	24Nov16	1089	292	WNW
11Sept16	C	Cch	C0405	M	11	SB	Charis van der Heide	20Oct16	938	288	WNW
12Sept14	C	Cch	A0254	M	6	SLO	Cal Poly-SLO	14Nov14	1031	291	WNW
12Sept16	C	Cch	C0450	M	5	SLO	Joe Billings	18Nov16	1057	292	WNW
13Sept14	E	SC	A0259	M	6	SLO	Paul Cherubini	5Nov14	1019	294	WNW
13Sept14	C	Cch	A0268	M	6	SLO	Paul Cherubini	27Oct14	1031	291	WNW
13Sept16	D	Cch	C0468	M	16	Cch	Mary Jo Ballator	20Sept16	14	255	WSW
13Sept16	D	Cch	C0481	F	5	SLO	Joe Billings	17Nov16	1087	294	WNW
13Sept16	D	Cch	C0485	M	17	Mch	Diego G. Martinez	2Mar17	1631	143	SSE
13Sept16	D	Cch	C0502	M	9	SB	Jessica Griffiths	20Dec16	1001	290	WNW
15Sept16	A	SC	C0589	M	19	Mch	Alvaro G. Martinez	1Mar17	1681	143	SSE
18Sept16	D	Cch	C0706	M	3	SLO	Joe Billings	25Nov16	1117	294	WNW
18Sept16	D	Cch	C0707	M	18	Mex	Pato Moreno	Jan2017	1660	144	SSE
20Sept14	A	SC	A0480	M	6	SLO	Paul Cherubini	27Oct14	1020	292	WNW
20Sept16	C	Cch	C0786	M	7	SLO	Joe Billings	6Dec16	1026	290	WNW
20Sept16	C	Cch	C0795	M	8	SB	Jessica Griffiths	16Jan17	1014	288	WNW
22Sept14	B	SC	A0533	F	6	SLO	Robert Mancuso	1Nov14	1019	293	WNW
22Sept14	B	SC	A0536	M	6	SLO	David James	31Dec14	1019	293	WNW
22Sept14	B	SC	A0551	M	12	SB	Jessica Griffiths	7Jan15	900	291	WNW
22Sept14	B	SC	A0554	M	6	SLO	Cal Poly-SLO	14Nov14	1019	293	WNW







FIG. 5. One of four recovered monarchs tagged at Hereford on 13 September, C0481 in a cluster at the Morro Bay Golf Course, on 17 November 2016.

Cambria, one above Cayucos, three at sites in Morro Bay and one to the southeast in Arroyo Grande (Table 3, Fig. 4). A single tagged monarch sighted in Santa Barbara County, near Gaviota (Jessica Griffiths, pers. comm.) was tracked down during the return trip (24 Dec–26 Jan).

#### **Migratory flights of synchronously tagged monarchs to California and Mexico.**

##### **September 13, 2016**

Of the 49 butterflies tagged on this day at Hereford, Arizona, (tagging site D, Fig. 4) three made long distance flights to overwintering destinations in California and Mexico. C0481 was recovered in Morro Bay, California on 17 November (1087 km) (Table 3, Figs. 4 & 5). C0485 tagged several hours later, flew 1631

km south-southeast to the Sierra Chincua monarch sanctuary of Michoacán, Mexico (Table 3, Fig. 4). The last recovered monarch tagged late in the day (C0502) was sighted on 20 December, in a stony seaside canyon east of Gaviota State Beach, California, after a flight of 1001 km west-northwest (Table 3, Fig. 4).

##### **September 18, 2016**

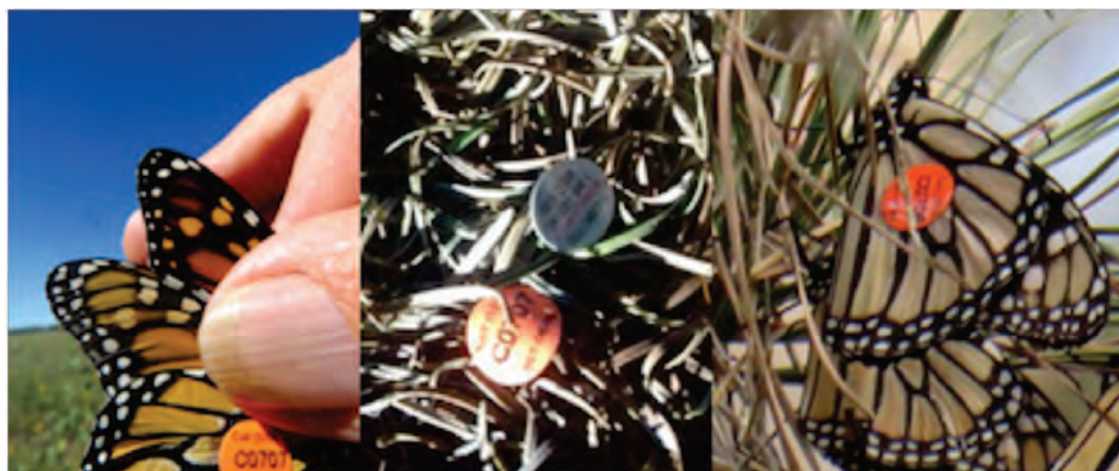
Two monarch butterflies of the 44 tagged on 18 September at tagging site D (Hereford), were recovered in California and Mexico: At 0929 h C0706 was released and recovered 1117 km west-northwest, more than nine weeks later (25 November) in the Monterey pines of Cambria, California. The fate of C0707, tagged at 0940 h, was not known until January 2017. It was found 1660 km south-southeast of Hereford, at the Cerro Pelón monarch sanctuary of Mexico by a horseback patrolman (Tables 3 & 4, Figs. 4 & 6–8).

##### **September 24, 2016**

Two monarchs of 53 tagged at Canelo (tagging site B, Fig. 4) were recovered in California and Mexico. B0688 was discovered on 19 November in an overwintering cluster along a creek behind an apartment complex in Carpinteria, California, after a west-northwest flight of 896 km. The fate of B0713 was not known until the tag was returned in March 2017 through a third-party collector (Diane Pruden, pers. comm.). This butterfly flew 1678 km south-southeast to reach the El Rosario monarch sanctuary of Michoacán (Table 3, Fig. 4).

#### **DISCUSSION**

Southeastern Arizona lies in an area of North America where there is a unique migratory dynamic of monarch butterflies. Fall flights of wild monarch butterflies to both coastal California and central Mexico



FIGS. 6–8. Left-to-right: Pre-release photo of C0707 at Hereford on 18 September 2016 / C0707 tag found at Cerro Pelón, Mexico in January 2017 (Photo by Pato Moreno) / C0706 discovered in pine stand at the Fiscalini Ranch Preserve of Cambria, California on 25 November 2016.

TABLE 4. Migratory destinations of recovered tagged *Danaus plexippus* from southeastern Arizona over three MonarchQuestAZ seasons (2014–2016). Values in parentheses represent 2016 season recoveries. \* Includes single recovery from Nevada (C0947). \*\* Includes single recovery from Arizona (C0468).

Major Tagging Localities	California Recoveries	Mexico Recoveries	Totals
<b>A) Elgin</b>	9 (4)	2 (2)	12* (7*)
<b>B) Canelo</b>	9 (1)	3 (1)	12 (2)
<b>C) St. David</b>	8 (6)	2 (2)	10 (8)
<b>D) Hereford</b>	3 (3)	2 (2)	6** (6**)
<b>E) San Rafael</b>	1 —	1 —	2 —
<b>F) Marijilda</b>	— —	2 —	2 —
<b>Generic Tags</b>	2 —	— —	2 —
Totals:	32 (14)	12 (7)	46 (23)

\* Includes single recovery from Nevada (C0947).

\*\* Includes single recovery from Arizona (C0468).

have been recorded sporadically from 2008–2013 (Morris et al. 2015) and every season since 2014 (Tables 3 & 4, Fig. 4). In 2016, 14 individual tagging dates in September produced recoveries from both of these regions (Table 2). Multiple recoveries from a single tagging date at the same site occurred on seven occasions from 2014–2016 (Table 3, Fig. 4). Prior to 2016, there were three separate events of two to four recoveries recorded from the same date and site. All were found at California coastal overwintering sites. However, not until 2016 were synchronously tagged monarchs discovered flying to opposite overwintering regions. To the best of my knowledge, this is a unique and unprecedented phenomenon, undocumented among wild tagged monarch butterfly records.

The primary goal of the MonarchQuestAZ project in southeast Arizona is to tag as many wild monarch butterflies that fit migratory-eligible criteria, over the length of the fall season. The timing of migration in this case, has been shown to influence overwintering flight destination. Monarchs tagged during the early period (2 Sept–20 Sept) were more likely than those tagged during the middle (22 Sept–6 Oct) or late (7 Oct–27 Oct) periods, to be recovered in California (Table 3). Two monarchs tagged near the end of October that made it to Mexico, were the only ones recovered during the late period. Interestingly, in 2016, three Mexican monarch recoveries showed up in the early period, for the first time (Table 3, Fig. 4). These represented a portion of the highest number of recoveries (7) from the Mexican sanctuaries to-date (Tables 2 & 3, Fig. 4).

Besides the timing of migration, there are several other factors to consider in interpreting this phenomenon. Because the number of recovered monarchs is so small (1.3%), it may not accurately represent the migratory behavior of the overall population. One of the inherent limitations is in the comparison of recovery data from Mexico versus California. The difficulty and uncertainty of recovering tags in the alpine fir forests of the Mexican preserves becomes overwhelming due to the teeming millions of monarchs converging in dense masses upon cluster trees. In stark contrast, the far more compact and sparsely populated sites of coastal California can be thoroughly explored given substantial time and effort. Therefore, the ratio of recoveries between the two overwintering locations cannot be evaluated to produce meaningful comparative results.

Pyle defines the concept of “vanishing bearings” as: “the direction of disappearance that enables observers to plot or follow an animal’s movements” (Pyle 1999). Vanishing bearings of released monarchs are always recorded in instances when butterflies demonstrate gradually ascending directional flights sustained until no longer visible. However, these definitive flights are not observed often enough to be given significant consideration. The bearings of the two latest tagged monarchs (26 & 27 Oct) that flew up high on a southward vector above the Marijilda Wash in 2015, were later confirmed by returned tags from Mexico (Billings 2016) (Table 3, Fig. 4). However, none of the eight monarchs making dual regional migratory flights

in 2016 (Table 3, Fig. 4) exhibited clear vanishing bearings. The overwhelming majority of monarchs tagged in the field resume their normal behaviors upon release. After a brief escape flight, they usually return to nectaring, or sometimes take refuge in a temporary roost tree.

Recent genetic studies of monarch populations indicate gene flow and some mixing of butterflies from east and west, with very little genetic differentiation found between monarchs of both regions of North America (Lyons et al. 2012, Zhan et al. 2014). Whether monarchs may be genetically predisposed towards a west-northwest or south-southeast flight direction from southeastern Arizona is unknown. Further advancements in the use of isotopic analyses may help to shed light in this area (Yang et al. 2016, Flockhart et al. 2017). In terms of natal origin, it is strongly suspected that the vast majority of monarchs from this region arise from local breeding habitats. While small numbers of monarchs from elsewhere, passing through, are likely to be present. There has never been a tag recovered from within these primary southeastern Arizona sites, from another region.

It is simply not possible to know with any clarity all of the factors that may have an influence upon flight direction. While weather conditions are recorded daily on fall tagging sites, there is no way of knowing local conditions at the exact time of departure for each tagged butterfly. One aspect of long-term recovery data is abundantly clear: monarchs tagged in southeastern Arizona have never been resighted nor recaptured at the original locality beyond the initial day of tagging. The consistency of this trend suggests a departure soon after release, but whether that occurs later the same day, or the next morning, is unknown.

Examination of all the factors, and possible explanations for this unique phenomenon of monarchs migrating to both overwintering regions from the same day and site, it is important to emphasize the value of the methodology employed: a maximal full-time field presence tagging monarchs over an entire season, followed up by rigorous searching and tracking tagged monarchs in California, has been essential in enabling this phenomenon to be revealed. Therefore, I believe the continuation of these sustained efforts, along with related field studies, will provide the best possibility of attaining a fuller understanding of this two-way migratory dynamic of wild monarch butterflies in Arizona. It is hoped that a nano-transmitter, with negligible weight can someday be installed underneath tags, or otherwise attached, to show real time dispersal of all monarchs. The long-term continuation of effective

fieldwork, together with research results should ultimately provide a major contribution towards the fulfillment of the further goal of conservation of southeastern Arizona primary monarch sites.

#### ACKNOWLEDGEMENTS

The MonarchQuestAZ project has been entirely self-funded to-date. Full-time fieldwork and collaboration within and between two states and two countries would not have achieved the current level of accomplishments without the involvement of many people. The most heart-felt thanks and gratitude for all those who became a part of or contributed to this project and whose continued positive interaction is greatly valued and appreciated:

Much gratitude to James T. Verrier, botanical explorer and writer, who provided continuous feedback, wise counsel and periodic editing. All others in order had significant supportive roles: Cathy and Dan Arnit, Robert Miles and Jorge Santos (Miles Label Company), Paul Cherubini, Diane Pruden, David G. James and family, Mary Darling, David F. Marriott, Charis van der Heide, Jessica Griffiths, John Rhodes, Jim Brock, Mark Walker, Dave Wikle, Jennifer Mathis, Joachuin Murrieta-Saldivar, Nahide Aydin, John R. Weeks, Ken Drozd, Mike Crimmins, Greg-Gary-Chris (NWS-Tucson), Jeff Simms (BLM), Marcia Radke (BLM), Shari Ketcham (BLM), Iris Rodden, William Peachey, Russell Davis, C. Vance Haynes, Janine McCabe, John Kaber, "Wildcat Mike" Carmody, Kelly Favre MD, Linda and Jeff Millington, Lucy J. Billings, Frank Rose, Doug Mullins, Trica O. Hawkins, Dennis Caldwell, Laura Lopez-Hoffmann, Phil Jenkins, Liz Manning and Eric Peterman (Sierra Vista Herald), Homer Hansen, Mark Montijo, Brooks Bruneau, the late Elizabeth Willott, the late Thomas C. Emmel, Don Davis, Patricio "Pato" Moreno Rojas (Cerro Pelón), Claudia Siri Vinas, Robert Coffan (SOMA), Jean Nave, Susie and Kellen Werts (Sisters, OR). Across southeast Arizona S-to-N: Echoing Hope Ranch (Hereford), Mary Jo Ballator, Russ Hunsaker (Ash Canyon B & B), Sidney Spencer (Lazy J2 Ranch), Zay and Hootie Hartigan (San Rafael Valley), Coronado National Forest personnel, Joe and Amalie Quiroga, Scott and Jeannine Hill (Canelo), Bridget Brophy (Babacomari Ranch-Elgin). Across California S-to-N: Nelson-tennis pro (Camino Real Park-Ventura), Rick Ransom (Harbor Blvd.-Ventura), Larry Huskins (Venoco-Carpinteria), Adam Green (Santa Barbara CC), Ed Weigman, Robert Labbé, and William Lukins (S. Cal. Gas Co.-Goleta), the late Gilbert Perleberg, Mike Rice, and Tracy Koskin (Ellwood Mesa), Ranger Brad Mechling, Mary Thorne, and Darryl Remick (Gaviota), U. S. Air Force personnel, Rhys Evans and Tiffany Whitsitt (Vandenberg AFB), Bryan and Steve Madson (Arroyo Grande), Francis Villablanca and Cal Poly students, Craig Corwin, and docents: Peggy and David Coon, Suzy Will, Cheryl Powers and Roger (N Grove-Pismo), Johnee Gange, and Noah (Strand Beach-Morro Bay), Sean, Nicole and Cassidy, Stewart Skiff (Del Mar Park-Morro Bay) and Kingston Leong (MBGC), Holly Sletteland, Duffy and Cheri Burns (FFRP-Cambria), Susan Perry and Administration personnel (Pacific Valley School-Plaskett Creek), Lucas, Kyle and Patrick (Esalen-Big Sur), Nick Stong, Larry, Phillip, Marcia, and Connie (Pacific Grove Monarch Sanctuary). A deep heart-felt gratitude and thanks to all the people who found tagged monarchs (Table 3). Recoveries are rare and difficult to find, with only a mere handful of people actively looking for them. During the earliest explorations, guidance provided from a distance by Paul Cherubini, D. F. Marriott, and Mark Walker was instrumental in locating many of the overwintering sites. Much appreciation also to Robert A. Behrstock, Jessica Griffiths, David James, D. F. Marriott, Patrick Guerra, Anurag Agrawal, and Walt Sakai for sharing their thoughts on the manuscript and article components, during rough-to-final draft stages.



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## HOLLISTER RANCH COASTAL ACCESS PROGRAM COASTAL COMMISSION WORKSHOP for OCTOBER 14, 2021

Mary Turley <sbmermaid1@gmail.com>

Wed 10/6/2021 8:04 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: gcc@gaviotacoastconservancy.org <gcc@gaviotacoastconservancy.org>

Dear Coastal Commissioners,

I agree that access to the Hollister Ranch should go forward, yet with some changes to reduce the impact of this increased use. To help reach some of the Objectives on page 89 of 169 in the report:

Objective 4: Minimize impacts in order to protect coastal resources, including natural habitats, cultural resources, and agricultural operations.

Objective 5: Respect private property rights.

I suggest that you consider the following options:

1. Start with visits for up to 50 people per day (that is no more than 7 van trips using 9 passenger vans, plus a driver) via escorted tours/groups.
2. Do as some cities in Europe and Japan and Taiwan, DO NOT PROVIDE TRASH CANS! It's not that difficult to ask folks to only bring what they need and to take home what they brought!! Trash and trash bins are just attractants for seagulls and rodents. And providing trash cans "allows" folks to bring 'stuff' to this area, which then becomes 'trash'.

In order to meet the objectives of minimal impact, make it a POLICY to have this area treated more like a wilderness area and you pack out what you brought, including any/all food packages, trash etc... We need to 'walk the walk, and talk the talk' when it comes to single use plastics, containers for food etc..

There are different reasons for limiting trash cans, yet the effect is the same... Reduced litter!! This will reduce litter on land and sea and protect the marine environment as well.

<https://www.bbc.com/future/article/20200526-how-taipei-became-an-unusually-clean-city>

<https://www.bloomberg.com/news/articles/2019-05-23/where-are-all-the-trash-cans-in-japanese-cities>

3. Please somehow include in your proposal, a way to work with the State to obtain funds to repair the pier at the Gaviota State Park and to fund operation of the Boat Hoist!! This is needed for access by boaters who would like to visit the Hollister Ranch area via the ocean.

Thank you for your consideration of these issues.

Sincerely,

Mary Turley

SB County resident

## Opposing comments Draft Hollister Ranch Access

Robert Hotten <doghotten@gmail.com>

Wed 10/6/2021 8:02 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

October 5, 2021

Coastal Commission  
Hollister@coastal.Ca.gov

Re: Opposing Comments on the Draft Hollister Ranch Coastal Access Program

Dear Coastal Commissioners,

The Hollister Ranch and Sea Ranch are two large scale and effectively essentially environmental conservation projects on the coast of California. Both have operated for more than 50 years and while having opposite ideas about their scale of site planning, one with residences one per 100 acres and the other with residences clustered on a coastal plateau, both have gained international fame for their many aspects of environmental success. The Hollister Ranch is part of the “Western Gateway” from where Chumash traditionally can migrate to heaven.

These are also evolving sites, with dynamic geological interaction with the ocean, wind and waves, coastal processes and coastal oak woodland and forested plant communities.

It could be said that they are already developed to a “highest and best use” condition.

An agency such as The State of California Coastal Commission proposing a draft recreational access to Hollister Ranch must recognize the existence of a finished and highly successful project such as Hollister Ranch or Sea Ranch and would not try to add or superimpose another incompatible or higher density project on top of them. Such is also known as over burdening, and must be avoided by law.

There are plenty of undeveloped sites The State of California already owns that could begin to open to the recreational uses proposed for Hollister Ranch.

Note: The trade wind regime on Hollister Ranch is severe and makes recreational use of the beaches somewhat impractical. Locals complain that

they often get ear infections from wind exposure driving on The Hollister Ranch with their pickup truck windows open after surfing.

In summary it follows that ideal existing development projects must be treated with adequate care and preservation and also only the most well thought out, planned, and designed new projects are to be added elsewhere to the progressivist futures.

Please oppose the draft unnecessary recreational access plan on Hollister Ranch which over burdens a vastly beautiful, spiritual and nearly pristine section of California coastline.

Yours respectively,

Robert Hotten, Architect  
UC Berkeley M.Architecture, MLA  
California Registered Architect, Number C012081

--

Robert Hotten, Architect  
Office for Sustainable Architecture  
PO BOX 626, Lawai, HI 96765  
(831)229-5976

## Hollister Ranch: Public Access Comment

Tory Patterson <tory@owlvc.com>

Wed 10/6/2021 8:02 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

I am a 5<sup>th</sup> genera. on Californian and full-time resident at Hollister Ranch where I live with my wife and four young children. We moved to Hollister Ranch to enjoy the privacy that this landscape and residential community structure offers as well as the opportunity to immerse ourselves in a very special and sensitive ecological environment. Our family enjoys the pristine coastal environment and works hard to maintain its extraordinary character. We constantly collect trash and plastic that wash up on shore and actively work to support our wildlife habitat every day. Our commitment to the preservation and maintenance of this ecosystem and coastline is something we take seriously as stewards of this land. It is an honor that defines our life. Any moves or adjustments to the approach to preserving this landscape and sensitive environment is not surprisingly highly concerning and quite offensive to us. The suggestion that 500 visitors per day would be visiting this sensitive environment is shocking and heart breaking to say the least. It would impose irreparable damage to this landscape that would poison one of the final wild coastal lands in California. For anyone who has even a modest care for the environment and the preservation of wildlife ecosystems, this proposal is clearly unacceptable – never mind its broader implication on private landowner rights. The destruction of private property rights is on a steady march to irrelevance in the United States and this would be another sad milestone in the destruction of private property and civil democracy, but honestly that is a secondary concern relative to the implosion of our coastal ecosystem in California. Whether you have chosen to live at Hollister Ranch or not, this change in access represents an absolute destruction of one of the last remaining wild spaces in our treasured California.

The volume of garbage and the destruction of the environment that occurs at public beaches is heart breaking. Visit the shores of Donner Lake on a Sunday afternoon or take a stroll down Refugio Beach campgrounds on a weekend day and tell me you aren't saddened by the utter lack of care that individuals exhibit when it comes to the disposal of garbage and human waste. Unfortunately for all of us who enjoy California, when individuals don't feel an onus of stewardship or ownership of a beautiful space, it is destroyed. Ask any park ranger in any state park and they will tell you the exact same thing. One need only look down our coastline south of Hollister Ranch to see what happens on the beaches where the sense of ownership, stewardship and care is not held by visitors of the shore. There are hundreds of miles of public beaches from Gaviota State Beach Park all the way south to the Mexico border for citizens to enjoy access to the beach. Hollister Ranch is perhaps the final stretch of shore which hasn't been decimated by the lack of accountability that the general public bestows upon our shore. To destroy this final stretch of shore by pushing through an access plan that doesn't take into account the sensitivity of this environment or infrastructure capabilities is irresponsible and totally unacceptable to those of us who live here and pour our heart and soul into preserving this land. For anyone who cares about our collective planetary health and the preservation of pristine wildlife ecosystems, the destruction of Hollister Ranch via poorly managed overly impactful public access is an important milestone. It is another kick to the head of our poor and heavily overburdened planet.

I hope those in power consider the strong sentiment of the stewards of this land (both its current residents and the Chumash people who came before us) as they contemplate the fate of this critical habitat. Nobody who lives here present or past want you to destroy this land. Please don't do it. Your decisions will have very significant impact on environmental conservation efforts far beyond the borders of Hollister Ranch. Please, from the bottom of our hearts and souls, do not destroy this planet any further...

Victor Patterson

**HRCAP**

Janet <janet@gaviotacoastconservancy.org>

Wed 10/6/2021 7:59 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: Doug Kern <doug.kern@gaviotacoastconservancy.org>

Dear Commissioners,

I have been following the Hollister Ranch access plan and have attended public workshops. I urge you to move forward with this limited access program and, specifically, to develop a Coastal Trail.

At one of the first public workshops, a young woman, Sara Welsh, spoke of a program she used to access public lands in a controlled way. Permits were issued that could activate a turnstile gate to let one person enter if they used the key card. This way, the park had control of how many people were allowed access on any given day. As I watch the plan for Hollister Ranch develop, I see that HR residents want to use vans to transport all visitors under the supervision of their HR guide. I would like to see an independent foot access trail or at least to have vans drop off hikers who want to return independently while listening to the sights and sounds of the ocean.

Thank you for taking my ideas and opinions into consideration as a non-HR lot owner. We all want to see the environmental integrity of this special place protected. The experience of being on the land can provide opportunity to respect and protect those goals.

Respectfully,

Janet Koed  
344 Cooper Rd  
Santa Barbara, CA 93109

--

*Janet 805-683-6631*

## Hollister Ranch Access Plan

Jesse Gowers <jesse@turnkeyinspections.net>

Wed 10/6/2021 7:36 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

I would like to express my concern with the proposed access plan at Hollister Ranch. Unfortunately this access plan was delayed to the extent that implementation at this point will be highly difficult and grossly expensive to the California tax payers.

**There are too many concerns to list here but at the top are the following:**

- Management of roads and safety.
- Ungated railroad crossings.
- Capital expenditures for physical buildings and maintenance.
- Preserving the natural beauty of one of California's last natural coastlines.

To address all of these concerns, I offer the following recommendations:

- During the Pilot Phase, spend two years using only the lowest cost access method and see how it is being used before investing in all of the access components. For example, if you were to start with the shuttle-based access to 1 or 2 of the beaches once a week, you would (1) avoid having the negotiate anything with individual property owners, (2) avoid the millions in costs for the coastal trail, and (3) limit the improvements and toilets costs. The O&M costs would also be significantly lower. If usage during this period is high, then it may make sense to start to invest in the other components, or increase the frequency of shuttle visits, number of beaches accessed, etc. This will also allow the commission to evaluate environmental damage before it is too late.

- Prepare a quarterly report which can be issued to the public tracking the environmental impact of the access as it is occurring. What is happening to the populations of key flora and fauna?

- Prepare an annual report that provides transparency on the costs and usage of the HRCAP, so that the public can determine if it is worth the investment or if it should be scaled back. If the state spends millions of dollars and the program draws thousands of visitors each year, taxpayers may be OK with this investment. If the draw is similar to other nearby coastal areas, it might not be worth continuing to pursue all of the planned access components.

In closing, it is important to note that there are many gated coastal communities up and down the California coast that are closed to the public via gates. Here are a few that come to mind: Emerald Bay in Laguna Beach, Smithcliff's in Laguna Beach, Three Arch In Laguna Beach, Escondido Beach in Malibu, Cameo Shores in Newport Beach. If Hollister is to be open as directed in this plan then these should all be subject to the same treatment.

Best regards,

Jesse E. Gowers

## HRCP

Thomas Baker <thomasbakerjr@me.com>

Wed 10/6/2021 7:31 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Commissioners:

I am writing to express my strong support for the implementation asap of the Hollister Ranch Coastal Access Plan. I urge access to be opened as soon as possible also. The coastal trail should include the full length path through the Hollister Ranch.

This has been a long effort to protect public interests, and you should act on this immediately!

Yours,

Thomas H. Baker, Jr. Ph.D.



## **Fw: Hollister Ranch access HRCAP**

Berni Bernstein <bernibernstein@hotmail.com>

Wed 10/6/2021 7:26 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Thank you for your long-term work on this.

I am a businesswoman in Santa Barbara and have watched this challenge for years.

It is . me to open this up carefully and thoughtfully to the public as is now proposed.

Sincerely,

Berni Bernstein

Santa Barbara Realtor

## Public access plan for Hollister Ranch

Clavin Harold <hclavin@yahoo.com>

Wed 10/6/2021 7:14 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am strongly against public access in this situation unless safety concerns are met besides the potential environmental impact,

The scenic view from Hollister Ranch Road will totally distract the driver not realizing that any slight distraction could cause a major accident. As a physician I can tell you I'm very concerned with safety and have seen and taken care of emergency room trauma accidents as a plastic surgeon all my life.

Hollister Ranch Road is winding, on steep hillsides, very narrow in many places, cattle roaming around on the roads, and does not have proper barriers to prevent cars or vans from dropping down a cliff.

The following will happen, I'm convinced, it's just a matter of when. There will be head-on collisions. There will be cars that drive off the road with significant injuries. There will be collisions with cattle. There will be many collisions with other cars. There will be a car or van or bus hitting a pedestrian, animal, or bicyclist. There is high probability of collision with a train at multiple unprotected train crossings. An adventuresome young teenager may decide to walk one of many tempting train trellises that are totally accessible with catastrophic consequences. At dusk or dark the roads are extremely dangerous unless someone is very familiar with these roads as are the Hollister Ranch owners or staff. These roads were built as private roads for limited traffic and certainly not built for the General Public. There has to be signage, guards, paint striping on roads, Etc. The list goes on and on. Safety concerns of all types on the ranch roads have to be addressed. Landslides on the beach and even on the roads are common. It's a guarantee the State of California will have litigation from the **public** involving significant problems and injuries happening because of the public access. Who is going to be responsible? The improvements and the Staffing by the State have to be huge. Right now the state doesn't handle the Gaviota State Park very well. Now they are going to take on parts of the 14,000 Acre Hollister Ranch and 8 1/2 miles of the Hollister Ranch Road plus 100 miles of side roads that the public may wander up?. Where are the lifeguards for the beach.? Beach walking is really dangerous especially around certain high cliffs and at high tide. People can get trapped . Volcanic rock is very slippery. I have seen rattle snakes and scorpions on the beach. Where's the signage, where's the warning signs, etc. Taking on Hollister Ranch is a lot different than taking on Malibu or other areas to get access to the beaches. This is a big Ranch and a lot of thought has to go into Public Access that has not even been addressed and the state knows this. This takes a long time and a lot of thought to figure this whole thing out. Rushing to public access is extremely dangerous with lots of liability problems and potential lawsuits flying all over the place. I'm not talking as a self-interested owner on the ranch. I'm talking about a concerned individual like myself and other concerned owners about the ramifications to the State of public access. Reading comments on this action from the public and the State are somewhat encouraging, because they also realize some of the real pitfalls present in this unusable setting. All of us on the ranch love to have people visit us and we would love to share some of our wonderful scenic use and beach recreation with the public but in a safe well thought manner. Most of the ranch people are really good people and they do have controlled Public Access which the State is aware of, for example the charitable ways Hollister Ranch already helps different organizations and

groups. Please put some more time and thought into this because rushing into it could be a huge, huge, mistake.

Thanks for your reading of this email.

Harold Clavin MD

Owner on the ranch for 35 years.

## Hollister Ranch Matter

George Relles <grelles@gmail.com>

Wed 10/6/2021 6:27 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

TO: California Coastal Commission:

I am writing regarding the Hollister Ranch matter before you.

First, I urge your Commission to approve and implement the HRCAP. DRAFT HRCAP will limit access to prevent damage to natural and cultural resources, and will balance fair public access while protecting private property rights. It includes a pilot program from which you will learn much. Once you learn from the pilot, you will be able to adjust the program to meet the needs of the public and land owners alike.

Your Commission and State Agencies should open such Hollister Ranch access promptly. After years of adequate public access, of late the public's constitutional right to gain access the public beach areas at Hollister Ranch are being violated. You need to take action to restore and enhance public access in a way that is fair to all.

The coastal trail is an important element of the HRCAP. A trail through Hollister Ranch would further the Statewide vision of a continuous interconnected public trail system along the California Coast. Currently, the California Coastal Trail is severely limited to only 5 miles on the beach between Gaviota State Park and Point Sal Beach State Park.

Thank you for your consideration.

George Relles and BL Borovay  
Goleta, CA 93117

## Hollister Ranch Public access

Amy Corey <amy@mellowmilitia.com>

Wed 10/6/2021 6:24 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello. I have several friends who are owners at Hollister Ranch and have had the opportunity to visit several times. Our family recognizes its unique beauty, and its significance as one of the last undeveloped tracts of coastline in California. We consider it vitally important to keep this land pristine and we agree with the proposals below to help manage this. Thank you for your consideration! - Amy Corey

- I appreciate that the coastal commission is giving people like me an opportunity to visit the land through a public access plan
- However, I am concerned that the plan as drafted will cause irreversible damage to the area
- Based on my experience at other California State Parks, I find it hard to imagine that access for up to 500 people per day could do anything other than upset the ecological balance at the Hollister Ranch
- I am concerned about the state's ability to manage and control the actions of the public if too many people are allowed in at once
- The plan does not contemplate how to handle medical assistance for visitors. This is important as there is no cell service on most of the Hollister Ranch and the nearest hospitals are an hour away from the beaches. The Ranch is a dangerous place with unfenced cliffs, erosion, and wild animals.
- The plan contemplates exploring all of the access points at once during the Pilot Phase. This will involve the expenditure of millions of dollars. As a California tax payer I am also concerned about the low usage scenario where the program won't have sufficient usage to justify the investment. Right now, the public has access to most of the 20 or so miles of coastline that runs from Goleta to Gaviota, and it doesn't draw that many visitors. How many people will travel the extra amount to visit Hollister Ranch each year when they have other empty beaches that are closer? What if it is only a few hundred surfers when there is a swell? Will that be a good investment for state taxpayers?

To address all of these concerns, I offer the following recommendations:

- During the Pilot Phase, spend two years using only the lowest cost access method and see how it is being used before investing in all of the access components. For example, if you were to start with the shuttle-based access to 1 or 2 of the beaches once a week, you would (1) avoid having the negotiate anything with individual property owners, (2) avoid the millions in costs for the coastal trail, and (3) limit the improvements and toilets costs. The O&M costs would also be significantly lower. If usage during this period is high, then it may make sense to start to invest in the other components, or increase the frequency of shuttle visits, number of beaches accessed, etc. This will also allow the commission to evaluate environmental damage before it is too late.
- Prepare a quarterly report which can be issued to the public tracking the environmental impact of the access as it is occurring. What is happening to the populations of key flora and fauna?

- Prepare an annual report that provides transparency on the costs and usage of the HRCAP, so that the public can determine if it is worth the investment or if it should be scaled back. If the state spends millions of dollars and the program draws thousands of visitors each year, taxpayers may be OK with this investment. If the draw is similar to other nearby coastal areas, it might not be worth continuing to pursue all of the planned access components.

*Amy*

707.684.9289

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[www.playtikitoss.com](http://www.playtikitoss.com)

## Hollister Ranch Public access

Kyle McGetrick <kyle@mellowmilitia.com>

Wed 10/6/2021 6:13 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello. I have several friends who are owners at Hollister Ranch and have had the opportunity to visit several times.

Our family recognizes its unique beauty, and its significance as one of the last undeveloped tracts of coastline in California. We consider it vitally important to keep this land pristine and we agree with the proposals below to help manage this. Thank you for your consideration! - Kyle McGetrick

- I appreciate that the coastal commission is giving people like me an opportunity to visit the land through a public access plan

- However, I am concerned that the plan as drafted will cause irreversible damage to the area

- Based on my experience at other California State Parks, I find it hard to imagine that access for up to 500 people per day could do anything other than upset the ecological balance at the Hollister Ranch

- I am concerned about the state's ability to manage and control the actions of the public if too many people are allowed in at once

- The plan does not contemplate how to handle medical assistance for visitors. This is important as there is no cell service on most of the Hollister Ranch and the nearest hospitals are an hour away from the beaches. The Ranch is a dangerous place with unfenced cliffs, erosion, and wild animals.

- The plan contemplates exploring all of the access points at once during the Pilot Phase. This will involve the expenditure of millions of dollars. As a California tax payer I am also concerned about the low usage scenario where the program won't have sufficient usage to justify the investment. Right now, the public has access to most of the 20 or so miles of coastline that runs from Goleta to Gaviota, and it doesn't draw that many visitors. How many people will travel the extra amount to visit Hollister Ranch each year when they have other empty beaches that are closer? What if it is only a few hundred surfers when there is a swell? Will that be a good investment for state taxpayers?

To address all of these concerns, I offer the following recommendations:

- During the Pilot Phase, spend two years using only the lowest cost access method and see how it is being used before investing in all of the access components. For example, if you were to start with the shuttle-based access to 1 or 2 of the beaches once a week, you would (1) avoid having to negotiate anything with individual property owners, (2) avoid the millions in costs for the coastal trail, and (3) limit the improvements and toilets costs. The O&M costs would also be significantly lower. If usage during this period is high, then it may make sense to start to invest in the other components, or increase the frequency of shuttle visits, number of beaches accessed, etc. This will also allow the commission to evaluate environmental damage before it is too late.

- Prepare a quarterly report which can be issued to the public tracking the environmental impact of the access as it is occurring. What is happening to the populations of key flora and fauna?

- Prepare an annual report that provides transparency on the costs and usage of the HRCAP, so that the public can determine if it is worth the investment or if it should be scaled back. If the state spends millions of dollars and the program draws thousands of visitors each year, taxpayers may be OK with this investment. If the draw is similar to other nearby coastal areas, it might not be worth continuing to pursue all of the planned access components.

Thanks,

-Kyle

Kyle McGetrick  
Founder  
Mellow Militia, LLC  
625 E. Haley St.  
Suite A  
Santa Barbara, CA 93103

o/f. 800.409.7098  
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kyle@mellowmilitia..com

[www.playtikitoss.com](http://www.playtikitoss.com)



## Please open the coast

Ed Cogan <cogan.ed@gmail.com>

Wed 10/6/2021 5:55 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Please open the coast north of Santa Barbara.

The public has a right to access the coast.

For years, the ranch owners have prevented access.

Please open the coast from Santa Barbara to Pismo.

Thank you,

Ed

## DRAFT Hollister Ranch Coastal Access Program(HRCAP) dated September 24, 2021 - REVIEW COMMENTS

Jack Lee <jack@tuckerleeassociates.com>

Wed 10/6/2021 5:20 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: hroa@hollisterranch.org <hroa@hollisterranch.org>

Sir/Madam

What follows is intended to reiterate my opposition to Assembly Bill 1680 (Limon) that was expressed to Governor Gavin Newsom in a letter dated September 16, 2019; and, to provide review comments on the HRCAP Conceptual Program document dated June 10, 2021 and DRAFT Hollister Ranch Coastal Access Program document dated September 24, 2021, both developed and issued by the State Agency Team, SAT. To be clear, my opposition to AB 1680, since signed into law, remains strong, perhaps even stronger, after reading these efforts by SAT, to develop an acceptable public access plan for Hollister Ranch.

In short, the proposed plan is to allow 100 daily visitors onto the property with an increase to 500 visitors in the future with the simple suggestion that the California Coastal Commission: "Try it and see if it works." There is no plan to deal with the property owners grazing cattle, private individual property boundaries, inadequate restroom facilities, parking, or the public's use of the main road through the property that is currently owned and maintained by the Hollister Ranch Owners Association. Increased fire hazards (including ignition sources) created by the plan need to be addressed in detail as do other such impacts anticipated by global warming.

The plan as written and modified places considerable liability on the ranch property owners and way too much faith in the general public. A property owner recently stated: "The ranch has remained pristine due to minimal impact from people over the years combined with good stewardship practices put in place by the ownership". Shouldn't the State clearly show how impacts of the plan will be mitigated as part of the plan, now, rather than adopt a "We'll work out the details later" approach?

Finally, there needs to be a detailed Timeline/Schedule included in the plan that indicates start dates and durations for each phase of the plan. Cost Estimates to implement the plan must be generated for each phase as well, including infrastructure and maintenance costs per phase. Of equal, or even greater, importance is a clear assignment of responsibility for these costs initially and in the future.

Credit where due, I believe the documents issued, to date, are inadequate but do serve as an acceptable "starting point". There should not be a rush to make up for lost time (with no fault assigned) in developing the plan. Simply extend the current deadlines so that those charged with creating the plan can work towards one that is reasonable and acceptable to the private property owners of Hollister Ranch as well as the general public.

Very truly yours,

Jack Lee, AB, MA, RPT  
Santa Rosa, CA  
95406  
707, 721.2105



## Hollister Ranch public access

stevie farmer <stevefarmer1988@gmail.com>

Wed 10/6/2021 5:08 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I am strongly opposed to public access to Hollister ranch. I can't even begin to tell you how overwhelmingly magnificent this land is, and it really deserves to be left alone and preserved. There are so many beautiful beaches that the public can access in the area. It is irresponsible to turn private ranch lands into a public area without adequately respecting the private rights of those who live there, or the wilderness that is extremely rich in biodiversity.

With out doing more environmental studies it is careless to allow up to 500 people a day into preserved land. I believe there need to be more environmental studies done to truly assess the land and possible negative affects of public access. Preserved land is constantly under attack with people trying to "gain access" due to its rural nature and uniqueness, but the irony with gaining access is it leads to the deterioration of why it is so special.

Apart from the environmental impact of the public deteriorating the rural land, the Hollister ranch is a working cattle ranch with homeowners who live there. Allowing public access would be a violation to the rights of the private property owners and the working cattle operation.

The world is changing before our eyes due to human impact and it is our choices moving forward that will directly effect the future of our land. Please do the right thing by weighing the pros and cons of this project and save what little preserved land we have left.

Thank you,  
Steve Farmer

**NO on Hollister Ranch Public Access Plan**

stuart thornton &lt;stuartthornton@me.com&gt;

Wed 10/6/2021 5:07 PM

To: Coastal Hollister Ranch &lt;Hollister@coastal.ca.gov&gt;

Cc: dirklayer@mac.com &lt;dirklayer@mac.com&gt;

Commissioners

In regards to the stretch of beach that is referred to as "Hollister Ranch" I would like to ask that you please limit the amount of public access to this beautiful pristine part of California. I would assume that the one thing we can all agree on is that this part of the California coastline has been preserved to a pristine level by its caretakers and should remain in the current condition, if not better for future generations to come. I was first introduced to the Hollister Ranch over 20 years ago. At that time I was a guest and had the opportunity to see all it had to offer. It felt like going back in time and seeing how California was before the large influx of population growth. All I knew was I wanted to be part of this community and help maintain and preserve this piece of land from any sort of over development or potential environmental catastrophes. It took many years but after a lot of commitment and incentive I finally became part of the HR. You obviously realize, like I did so many years ago at how majestic and beautiful this part of coastline is. If you didn't, we wouldn't be discussing the current proposal. Just because there is a section of coastline that you feel "could" be opened to larger public use does not mean that it "should". Portions of the coastal waters have been set aside from fisherman and divers so the ocean floor can be restored. This preservation system for restoring wildlife is working very well. Why not use the same principals and model for this stretch of beach so it can be further enjoyed and maintained as it has to this point? If this section of coastline is made public to greater use, there will only be a "negative" impact on the environment. The roads, the cliff tops, the trails, the beach, the water, the trash, the cattle operation, the rights of private property will all be impacted. There will be a large amount of Infrastructure that will need to be built to accommodate for the trash and toilets and that's just the beginning. The roads and trails will require updating and annual maintenance not to mention the potential of private property issues and liability that will arise regarding the working cattle ranch. It is impossible to believe that this area can be opened to a greater number of people and expect the pristine character to be maintained as it has. The ever growing population of the regions near the Hollister Ranch do not justify opening this area up to the public. There are many other areas for recreation at beaches in California, and to be honest they are being neglected by the State of California. Maybe your focus should be to preserve what you are already responsible for and not force your will on those who own private property and maintain the environments better then the state has ever done. I quite frankly expect the "coastal" commission to applaud and acknowledge that this pristine, yet small stretch of beach (Hollister Ranch) has been maintained to the highest caliber in all of California and to be used as a example of what to do regarding environmental conservation. What public beach/coastline in all of California has been maintained better? We should be awarded for our success, not punished.

To be honest, I feel this is nothing more than an infringement on Private Property rights.

Americas founders understood clearly that private property is the foundation not only of prosperity but of freedom itself. Thus, through the common law, state law, and CONSTITUTION, they protected property rights, the rights of people to acquire, use, and dispose of property freely.

It's ironic, because the statement below sounds like we have a lot of the same interests in common. I believe if we look at the science and the impact of what opening the small stretch of coastline and private cattle ranch that is "The Hollister Ranch" to the public, we would all be in agreement that this is not in the best interest in protecting and enhancing California's coast and Ocean for future generations to come.

## Coastal Commission Mission Statement

### Protecting & Enhancing California's Coast

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

Regards  
Stuart Thornton

## HRCAP

Florence Klein <kpriya72@gmail.com>

Wed 10/6/2021 4:43 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

I am in full support of HRCAP for the following reasons: As a hiker #3 is especially important to me.

1. **The Commission should expeditiously approve and implement the HRCAP.** The DRAFT HRCAP phases in and limits access to prevent damage to natural and cultural resources, and provides details on how to manage equitable access and protect private property rights. The DRAFT HRCAP provides for a reasonable managed access pilot program, allowing up to 100 people a day to access up to six Ranch beaches by land and could be expanded subject to the protection of natural and cultural resources.
2. **The Commission and State Agencies should open responsible access to Hollister Ranch promptly.** Hollister Ranch owners have benefitted by developing their parcels over many decades with the condition that the Hollister Ranch Owners' Association (HROA) provides public access through the Ranch to the public beach areas. However, the public has been prevented from safely exercising, without undue burdens, their constitutional right to access the public beach areas at Hollister Ranch for over 40 years.
3. **The coastal trail is an important element of the HRCAP.** Currently, the California Coastal Trail (CCT) is limited to only 5 miles on the beach between Gaviota State Park and Point Sal Beach State Park. A trail through Hollister Ranch would further the Statewide vision of a continuous interconnected public trail system along the California Coast.
4. Sincerely, Florence Klein

## HRCAP

Deborah Rogers <theredroom@mac.com>

Wed 10/6/2021 4:12 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

Please approve the draft HRCAP, a judicious and public-spirited solution to the problem of creating more coastal access for Californians. The beaches belong to all of us.

Sincerely,  
Deborah Rogers  
255 Por La Mar Circle  
Santa Barbara CA 93103

## No public access to Hollister Ranch

Gary Simpson <surfsimpson3@gmail.com>

Tue 10/5/2021 9:02 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

As a born and raised Santa Barbara local I believe the opening of Hollister Ranch to the public is both heinous and egregious. It is the last bastion of private lands along our coastline that should be kept that way and enjoyed solely by the private parties that purchased/invested there believing that by doing so they were in an ownership cooperative solely for their mutual use and guests at their choosing. I would be livid if I owned there and the State was looking to flood my heretofore pristine Ranch with the general public. Just where or why does the State believe they are entitled to 'take' others land through this tactic just because there are a bunch of jealous individuals drooling to snoop onto their habit?

Lastly, as a surfer I heard mention by your advocates that once open to surfers they would loose interest after a while. I can attest that nothing is further from the truth as they would gladly make the drive everyday they could to escape the crowds down in Santa Barbara. There is a regular cadre of surfers that will make the longer drive from Santa Barbara to Jalama State Beach, about twice the distance, to surf swells during summer months when the Channel Islands block all southerly swells. Summer surf can be had at the Ranch and I can assure you all those surfers driving the longer distance to Jalama will flood the Ranch along with many others searching for surf both summer and especially winter leading to a virtual nightmare for all Hollister Ranch property owners/surfers!

Gary Simpson



## Public access

falinescoma@gmail.com <falinescoma@gmail.com>

Wed 10/6/2021 3:54 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I do not feel it is appropriate for the public to have access to private property. That would be like letting the public into your own home. Hollister Ranch is and has been a privately owned ranch, everyone who owns it has to pay taxes on land that you want to open up and have people ruin it.

This is not fair to any of us, and I do not agree it should be open to the public! If you open it to the public our land and beaches will be ruined with litter our beaches will no longer be beautiful, and the amount of traffic will increase significantly.

I do not under any circumstance believe it should be opened to the public!!

-Fay Hoegerman

Sent from my iPhone

## HRCAP

Carol Sklenicka <carolsklenicka@gmail.com>

Wed 10/6/2021 3:46 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I wish to add my voice in favor of the access plan for the Gaviota Coast. I grew up in Santa Barbara County many decades ago and was never able to see that coastline except perhaps from Amtrak. Please approve the new plan for all Californians.

Carol Sklenicka  
PO Box 13  
Jenner CA 95450

## Public access to Hollister beaches

Jack Clymer <solvang604@gmail.com>

Wed 10/6/2021 3:40 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear all,

I sincerely believe giving the public access to the Hollister Ranch private beaches to be a very, very bad idea. Once given access past the guards gate there is no way to monitor and keep the public from straying to other areas at the ranch. What's to keep them from driving into the canyons at the ranch and past private properties? The roads are also hilly and curvy as they climb and drop from canyon to canyon. How do you control speeders and prevent car accidents ? I wonder if the wildlife that exists there has also been taken into consideration. Wild pigs, deer, coyotes and different species of wild cats.

Then, there are the legal issues. When someone gets hurt, who gets sued ? The County or the Ranch owners ?

I worked at the Hollister Ranch for 5 years in the mid 70's. It's a pristine property that will be ruined by the number of public people who will trespass on this beautiful ranch.

I hope the HROA continues to fight against this terrible idea.

Sincerely, Jack Clymer II

## Hollister public access plan

Henry Hoegerman <hhoegerman@gmail.com>

Wed 10/6/2021 2:49 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hollister ranch should remain closed to public access. The public has absolutely no rights to private property. This is just the coastal commission's attempt at land snatching and reappropriation of property. You're not entitled to everything you want, some things are just the way they are. Perhaps the coastal commission should try accessing vanderberg or Pendleton, they might be more accepting.

Keep your greedy hands out of my pockets and off of my property.

-Henry Hoegerman

Sent from my iPhone

## Hollister Ranch access review

Michael Turner <turnerma46@gmail.com>

Wed 10/6/2021 2:30 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Sirs & Madams,

Having had the pleasure of walking in and boating in, please allow such to continue. As to full mass access by the roads to and within the Ranch I would question the impact to the area and also the liability the state must take on if it promotes & runs say bus load access to certain areas of the Ranch; the beaches being the main area in question.

There are cattle walking in the roads, fences that can cut off certain areas walking out on the beach, and needless to say things in the water that can cause issues.

If a medical crisis occurs for an accident by a visitor, who will pay for the helicopter in and out of the Ranch to the hospital in Santa Barbara. I doubt people coming in have purchased air med insurance for instance.

In short the homeowners of the Hollister Ranch have been good stewards of the Ranch environment and access should be on a very, very limited basis to others going forward.

Again, this is private property and the State needs to look at its cost regards access and liability. I would counsel to keep its access in its current state.

Kind regards,

Michael A. Turner  
Maturner.421@gmail.com

Sent from [Mail](#) for Windows 10

## Hollister Ranch Access

Pion, Jeff @ West LA <Jeff.Pion@cbre.com>

Wed 10/6/2021 1:21 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am opposed to granting access to the public at Hollister Ranch. There is plenty of California coastline accessible to the public. Much of it is county and state land. Many of the state parks that are on the coast are currently not kept up adequately and the state does not have the budget or resources to maintain the properties that it already has.

Hollister Ranch is private property that its owners have paid for. "Changing the rules" on the current owners and providing access to the public is a "taking" and should not be allowed.

Jeffrey S. Pion  
Vice Chairman  
CBRE Inc.  
1840 Century Park East #900  
Los Angeles, CA 90067  
310-550-2537 (o)  
310-383-5181 (c)  
jeff.pion@cbre.com

## Support for public access to Hollister Ranch - hearing Oct. 14th

suzanne Verge <vergesuzanne@me.com>

Wed 10/6/2021 7:51 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

My comments for public hearing on Oct. 14th:

1. **The Commission should expeditiously approve and implement the HRCAP.** The DRAFT HRCAP phases in and limits access to prevent damage to natural and cultural resources, and provides details on how to manage equitable access and protect private property rights. The DRAFT HRCAP provides for a reasonable managed access pilot program, allowing up to 100 people a day to access up to six Ranch beaches by land and could be expanded subject to the protection of natural and cultural resources.
2. **The Commission and State Agencies should open responsible access to Hollister Ranch promptly.** Hollister Ranch owners have benefitted by developing their parcels over many decades with the condition that the Hollister Ranch Owners' Association (HROA) provides public access through the Ranch to the public beach areas. However, the public has been prevented from safely exercising, without undue burdens, their constitutional right to access the public beach areas at Hollister Ranch for over 40 years.
3. **The coastal trail is an important element of the HRCAP.** Currently, the California Coastal Trail (CCT) is limited to only 5 miles on the beach between Gaviota State Park and Point Sal Beach State Park. A trail should be longer and accessible to the public.

Peace,

Suzanne Verge

434 Euclid Street, Santa Monica CA 90402

Email: vergesuzanne@me.com

Sent by my rotary phone via carrier pigeon so please excuse any typos or grammar errors

## Hollister Ranch Access Plan

Ian Cronshaw <ianbcronshaw@gmail.com>

Wed 10/6/2021 7:41 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

The plan to provide public access to the pristine beaches of Hollister Ranch is a mistake.

People ruin a place. We do not respect plants and animals.

The Hollister Ranch is such a pristine and magical place with such an interesting history.

I am a native Santa Barbarian in my late 60s and have enjoyed the Ranch since attending Santa Barbara High School in the early 1970s. We went to the Ranch by walking in on the beach from Gaviota, or boating in, or later we would go as guests of owners. What a special area of California with no people! It is like California was in the 1800s.

Please think clearly and make the right decision. Leave the Hollister Ranch alone.

Thank you,

Ian Cronshaw

Santa Barbara resident

Sent from my iPhone



## Hollister Ranch

Kevin Curren <krcurren@gmail.com>

Wed 10/6/2021 7:12 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern,

I have watched with increasing dismay over the recent years as the things we hold as priceless and irreplaceable have indeed been devalued and replaced by nothing short of trash. I am referring to all areas of public access that have been abused, not just used, in increasing numbers, by careless masses who do not think about or consider how they will leave pristine areas for future generations. Everything from my local beaches, local hiking trails, local campgrounds, state parks, national parks, etc., have been transformed from something out of an Ansel Adams picture into an overcrowded, polluted, trash filled disgrace. The difference in the last two years alone, when everyone discovered that it is safe to go outside again (or for the first time), is staggering. I cannot go on a simple hike without being disgusted by all the trash and graffiti I encounter every single time. My car was broken into and everything stolen a month ago when I parked at a trailhead to go for a short hike. At the Hollister Ranch, one does not even need to close the windows, shut the doors, or lock the car because land owners still have respect for each other and the land they live on and own. I can only imagine what a travesty this small piece of land will suffer if the masses are allowed to enter and do as they will, as they have on the rest of the public areas that have suffered despicable consequences. Finally, it is incredible to me that in this time of unprecedented homelessness, raging wildfires, and pandemic problems in the state of California that we are choosing to waste millions in taxpayer dollars to open an 8.5 mile stretch of private beaches in a state which boasts approximately 840 miles of stunning coastline. Thank you,

Kevin Curren

**Concerned citizen**

No Dug <noduh88@gmail.com>

Wed 10/6/2021 6:15 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To the California Coastal Commission,

In the Cost Estimates section of the recent Proposed Hollister Ranch Coastal Access Program, "Acquisition of Property Rights" does not have a cost estimate associated with it. As a California taxpayer, I am concerned about the state approving a plan that does not detail the inherent costs to the taxpayers. I am very concerned that many taxpayers are not able to accurately estimate a rough order of magnitude for the cost of such property acquisitions, and that even on the lower end of estimates, the costs will be extensive and unfeasible.

Under "Developing a Resource Management Approach," the proposal lists "Avoid intrusion into natural and undisturbed areas" as a best management practice. As the land near the beaches at Hollister Ranch is natural and undisturbed, I am concerned that you will not be able to uphold this crucial best management practice.

Finally, your proposal to provide public access first, then worry about the impact to the environment at an undefined later date seems to prioritize the desires of human beings over restoring and then maintaining a healthy ecosystem. Similarly your action to pass a law first, then worry about the exorbitant cost to the taxpayer much later is untenable.

Will you please include realistic cost estimates for property acquisition in your proposal? Also, will you please assess the impact to the biological resources first, then identify visitor numbers aimed at keeping the impact to an absolute minimum? Finally, will you please strike the parking lots from your proposal?

Sincerely,  
Norah Duhn

## Concerns regarding Hollister Ranch access plan

Jacob Curren <jrcurren@ucsc.edu>

Wed 10/6/2021 5:52 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I am Jacob Curren, a third year bio-molecular engineering and environmental science major at UCSC. I am privileged enough to have visited Hollister Ranch and recognize the beauty as well as ecological significance of the place. I am not a property owner and have never been one. I recognize the importance of providing equitable opportunities to enjoy this landscape and ocean, and sympathize with the efforts of the coastal commission. Despite this, I believe the path currently being taken is not truly concerned with providing access to the public as their main goal.

Were public ocean access the main goal of the coastal commission, numerous other stretches of coast which could provide far more access with far less investment. examples include parts of big sur, lompop, and many more. As a taxpayer, I am troubled by the idea that California is investing such a significant amount of money into a project that seems to be fueled by a petty feud.

In addition to the questionable intentions behind the project, there will certainly be far more troublesome issues surrounding the execution. The Hollister Ranch does not have the infrastructure available to host many people. With blind corners while driving, large cows and other wildlife on roads, and the infinite dangers in the ocean, safety must be at the forefront of this plan. Serious injury and death are common along the powerful coastline of California. Given the weak infrastructure and lack of nearby hospitals or other safety mechanisms, I foresee the ranch having to bear responsibility for injuries or deaths.

The most important impact that must be considered is ecological. The Ranch is essentially a model for what the Southern California seascape must be. The only seascape far enough away from dense populations to maintain the biodiversity and prevalence that was once common on all Southern California coastlines. Without an example for the rest of our damaged coastline to strive for, the accepted baseline for a healthy local ecosystem falls, digging a deeper hole. This has occurred in numerous fisheries. Many of the species that thrive here will be profoundly impacted by even a marginal increase in traffic.

I would get into the logistics of getting people into and out of the area, but I'm sure you are all aware of how impractical that is.

Best

Jacob Curren

## Comment on Hollister Ranch Access Plan

Daniel Husserl <day1dan@gmail.com>

Wed 10/6/2021 5:40 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern:

Thank you for your consideration and for reading this in detail. I am a full time resident on Hollister Ranch. It is my home. It is where my family has its stories, where my dog plays, where my garden is. My family has been here since 1974. I have an incredibly deep and personal connection to what is undoubtedly one of the most special places on Earth.

I am also a proponent of early and frequent exposure to nature in human development. Allowing people, especially underprivileged people, to experience raw natural beauty is of the upmost importance. That is not our disagreement. What I take issue with is the haphazard, rushed execution of a recklessly overzealous public access plan which amounts to a government rush on privately owned land.

In the interest of clear communication, I will keep my comments brief with salient points. However, please do not mistake my brevity for lack of passion, lack of perspective, or lack of willingness to defend my constitutional rights to the extent that any patriot would.

I implore you to consider the following:

**1. Hollister Ranch is a community with less than 100 full time residents.** Please re-read that and let it sink in. Hollister Ranch is a community. This community has less 100 full time residents. You are proposing to allow up to 500% the permanent residents at Hollister Ranch...on a daily basis. In other words, you are proposing to allow 125,000 people per year onto private land that currently is designed as a permanent residence for 100 people.

In perspective, this is akin to me inviting 4,000 people a year to your house where 4 people live. The financial and infrastructural resources required to support anywhere close to 125,000 people annually is not at all considered in your plan.

**2. Hollister Ranch is an extremely remote self policing community.** Hollister Ranch's residents know each other's parents, grand parents and great grand parents. Residents keep their house doors open and cars unlocked. **There are no police at Hollister Ranch** and the beaches are empty nearly all day every day.

Oversight will undoubtedly be required when 500 people a day visit beaches that typically have 0 (zero) people on them. Additionally, adding 125,000 people per year to a miniscule, private community of 100 will undoubtedly result in an increase in crime.

There are no public resources at Hollister Ranch as it is private land. No police? Who will prevent public drinking? No bathrooms? What about public urination? Cars left unlocked? Who stops petty theft? Injuries and no cell service? Who manages the emergencies? This is the tip of the iceberg. You are building a city on top of a village. Who will keep the city you are creating in line with the law? And most importantly how will it all be paid for?

3. Hollister Ranch is an environmental time capsule. The coastline here is pristine California coastline. This is in part due to its rugged remote terrain. It is also due to the incredible work Hollister Ranch has done to preserve this natural environment. Everyone living at Hollister Ranch has agreed to abide by a written and unwritten code of conduct to live and interact with a minimal environmental footprint. Homes are built so they can hardly be seen. Less than 2% of a property can be developed. Beaches are completely pristine and have no human trash aside from what washes up from nearby cities infrequently.

The general public has no knowledge of the customs, agreements and steps taken to preserve this pristine environment. It is not their fault, but this is a community and they need to agree to abide by Hollister Ranch's environmental standards before they enter our home.

It is incredibly reckless and selfish of you to do otherwise, and it would very quickly altering destroy that which has been preserved since the 1700's. Additionally, you will be undoing one of California (and America's) last great ocean wildernesses. This could never be undone.

4. Lastly, there is very clearly no budget available to support the outlandish public access goals of this plan. Ambitious plans without allocated budget will result in failure and disaster for all involved. Let's work together to make this a success instead of another 40 years of pointless conversation.

The plan as written will immediately destroy a multi-generational community and culture with stories going back nearly 100 years. In the word of our Chumash friends from the last public call: "this feels like colonization again in real time".

Thanks for your time,  
Daniel

Hollister Ranch Owner and Full-Time Resident

## Draft Hollister Ranch Coastal Access Plan

Geoff Yarema <[gsyarema@gmail.com](mailto:gsyarema@gmail.com)>

Wed 10/6/2021 5:39 AM

To: Coastal Hollister Ranch <[Hollister@coastal.ca.gov](mailto:Hollister@coastal.ca.gov)>

I am a resident of Hermosa Beach and have been a Hollister Ranch owner for over 10 years. By profession I am an attorney with a national practice in advising government agencies on effectively planning, building, financing and managing public works improvements. This email is being sent in my personal capacity.

Please count me as a vote in opposition to the HRCAP as presented and proposed.

First, allow me to point out several statements in the report with which I'm in full agreement:

- that overwhelming sentiment of stakeholders supports increased public Ranch access only if it is properly balanced with protections against impacts on Ranch resources and damaging the rugged, mostly undeveloped area
- that implementation of the plan as proposed will negatively affect Chumash archaeological interests and threatened and endangered flora and fauna to a degree as yet entirely unknown
- that the rugged terrain that would be relied upon for access presents difficult and as yet unsolved physical and safety challenges, including those from major, free-range cattle operations, regular and dramatically increasing storm and tidal surges across only a narrow and shrinking beach and ever-present real dangers from the collapsing bluffs lining the entire Ranch coastal frontage
- that implementation of any initial plan will require voluntary Ranch cooperation
- that any permanent plan will require expensive and very complicated condemnation litigation

The draft plan's clear shortcoming is its complete failure to face the exact concerns it puts forward. Before going final, the report must be revised to correct these obvious deficiencies. Just a few of them are:

- absolutely no analysis or assessment whatsoever of the impacts the proposed 10-20 fold increase in proposed human traffic levels will have on these sensitive natural and cultural resources or what would be required to mitigate them.
- no analytics of any kind presented to support the numbers of people the draft plan specifically proposes to accommodate
- no statements about the potential applicability of CEQA and (given potentially federally listed endangered species, NEPA) to the adoption of the plan and its implementation
- despite the Governor's recent pronouncements of the importance of taking Native American interests into account in state policy-making, the lack of any plan for archaeological survey of the sites of spiritual significance to the Chumash tribes, no acknowledgement that the Chumash have actively opposed increased human access to the affected area until such a thorough survey has been completed and no recognition that the access plan must be designed with these impacts in mind
- no discussion of the challenges associated with passing over active railroad lines without safety guards or even the serious challenges associated with securing the rights to do so from Union Pacific
- no discussion of the fact that the intersection at 101 and the road to access the Ranch is one of the State's substandard freeway interchanges featuring the well-documented danger of left turns required to cross oncoming traffic, which would likely require significant upgrading, yet no Caltrans Preliminary Study Report of the issue has been prepared
- the failure to point out the impacts on steelhead trout and other environmental interests that would arise from increased use of the narrow, speed-bumped road from 101 across Gaviota Creek, a necessary

means to provide the proposed access, and the added impacts if, as is likely, the road will need to be upgraded, given its current high propensity for flooding

--the cost estimates the draft plan includes are woefully incomplete, are clearly infected with optimism bias, fail to include key categories of significant costs, do not meet generally accepted standards and are entirely inadequate to rely upon

--a lack of understanding of just how complex, expensive and time-consuming it will be to bring and successfully prosecute eminent domain litigation proceedings against the more than 1100 affected Ranch owners, a challenge that could easily be compared to the California High Speed Rail condemnation challenge

--no benefit/cost policy analysis to compare securing this access to carrying out other coastal access projects that could produce much more value per dollar, particularly for underserved communities

--no clear recognition that the stretch of Gaviota coast where the Ranch exists is already one of the most state-park rich areas of the California coastline, with Gaviota State Park literally a stone's throw from the Ranch's front door, and Refugio and El Capitan State Parks merely a few miles from the Ranch, and no discussion of the woeful condition of these nearby coastal access facilities, the escalating liabilities to the state of their snowballing deferred maintenance and their unrealized potential that could be overcome with only a fraction of the investment limited Ranch access will likely cost and much more easily implemented

--the CCC's unjustifiable rejection of the Ranch's position to prioritize access for underserved communities whom CCC access policies have to date left largely behind

--its CCC's shortsighted and narrow-visioned prioritization of maximizing recreational interests today over the long term benefits of educational, scientific and wild and scenic land preservation for generations to come, despite the growing trend in the world today to do just the opposite, with private stewardship a key component (see, e.g., European Union Natura 2000 Network, Council of Europe Emerald Network, United Nations Convention on Biological Diversity, European Inventory of Nationally Designated Areas, EEA Report on Projected Areas in Europe, IUCN Best Practices Guidelines on Protected Areas Management, Bern Convention on Conservation of Wildlife and Natural Habitats, Europarc Federation Programs on Protecting Wilderness Areas).

There are many more obvious inadequacies in the draft report but I have sought to highlight those that can be addressed by acknowledging the areas that require further analysis and study before any implementation can be arrived at.

Respectfully submitted--

Geoff Yarema  
gsyarema@gmail.com

## Hollister Ranch, Re: public access

Kyra Rogers <kyrarogers@gmail.com>

Wed 10/6/2021 5:38 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom it May Concern Regarding the Draft Plan for Public Access to the Hollister Ranch,

My father, Reed V. Smith, worked for the California Department of Fish and Game for his career. He was a warden, then lieutenant, and before he retired he was on-site commander-in-chief in response to oil spills. In retirement, he served as a biologist working to protect Western Snowy Plovers and California Least Terns in Ventura County, including McGrath State Beach. During breeding season, he walked several beaches daily, monitoring nests, eggs, hatchlings, and setting up enclosure nets to keep dogs and predators away from nests. An inordinate amount of my Dad's conservation efforts involved keeping people away from the nesting sites, despite ample signage. During one such beach walk for which I accompanied my Dad, there was a group of youths lighting fireworks within the roped off nesting area.

When not walking the beaches, my Dad appeared at public hearings to advocate for keeping people out of nesting sites. From his stories, I got the impression that the state is under constant pressure to make beaches accessible for a wide range of recreational activities, most if not all of which are disruptive to the bird and wildlife habitat that comprise our coastline.

A scientist by nature and by education, my Dad was a man of reason. For birds not listed as "threatened" under the Endangered Species Act, my Dad would try to find alternate habitat when a roosting flock proved burdensome to human activity, for example. Unfortunately my Dad passed away 9 years ago. Since that time numerous environmental impact studies have shown that the time for balancing human activity with bird and wildlife habitat is long gone. It is imperative that all of us work together to conserve the rapidly dwindling open spaces such as the Hollister Ranch.

The largely unspoiled beaches of Hollister Ranch are a tremendous rarity. The proposal to pave over sections of land near the beaches for parking lots and to considerably increase human usage and recreation turns a blind eye to the current status quo of the degradation of our natural resources due to human activity.

My Dad also worked to restore the Ventura River Estuary, and the Hedrick Ranch on the Santa Clara River. Unfortunately the Ventura River Estuary was quickly degraded by unhoused persons setting up encampments. Fortunately, the restoration of bird and wildlife habitat at the much more remote Hedrick Ranch is still very much intact. I implore you to keep the bird and wildlife habitat at the Hollister Ranch remote and difficult to degrade by people.

Land conservation and wildlife habitat preservation form a major pillar in the fight to combat ecosystem collapse. Please do not pave over wild land to make more parking lots, and please do not increase human activity and degradation in one of the last remaining stretches of wild coast still existing.

Sincerely,  
Kyra Rogers





## Comments to the Draft HRCAP

Steve Campbell <steve@campbellgeo.com>

Wed 10/6/2021 5:31 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To: Coastal Commission

725 Front Street, Suite 300

Santa Cruz, CA 95060.

Re: Comments to the September 24, 2021 Dra. Hollister Ranch Coastal Access Program document

Dear Coastal Commissioners, State Agency Team, and Other Interested Parties,

The September 24 draft Hollister Ranch Coastal Access Program document (HRCAP) outlines a long list of serious constraints to accessing and utilizing the beaches of the Hollister Ranch (Section 4 – Existing Conditions). The HRCAP also lists a number of potential impacts to sensitive site resources that could occur with increased site use. Archaeological resources and culturally sensitive sites are not known, as the HRCAP team “is still in the process of acquiring the data...” (Section 4.5 page 43). Of the six beaches proposed for access, the two beaches with the least threat to sensitive resources are the two furthest from the HR entrance and are located 8.5 and 10 miles from highway US 101 (page 38).

From these limitations and constraints and the many others described in the draft HRCAP, the obvious only feasible access component among the four components considered is guided shuttles with a minimal number of visitor loads. The other considered access components (hiking trail, bicycles, and self-guided automobiles) are in a much higher level of conflict with site resources and the realities of access and use of remote beaches up to 10 miles from US 101 with no cell phone service, and no emergency services. It should also be noted there is no water supply or restrooms at half of the six beaches, and the HROA owned private water systems at the other six beaches have limited capacities.

If a guided shuttle access program could be developed with the support of the HROA, infrastructure improvement requirements would be minimal, and the process of acquisition of property rights from the Hollister Ranch private property owners could be avoided. A guided shuttle access program would cost a small fraction of the estimated capital cost approaching \$15 million (page 93) for 226 parking spaces, improvements at all six beaches and a coastal trail. That cost element does not include the time and cost to acquire property rights. That process would be contentious, time consuming and could cost several multiples of the \$15 million capital improvement cost.

Steve Campbell

October 5, 2021

## Hollister Ranch

Alex Stephens <rincon@me.com>

Wed 10/6/2021 5:18 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission,

I thought of you a lot this weekend. I had been running along the beach in Santa Barbara. Sadly, during my run I continued to come upon small piece of trash after small piece of trash. It caused me to consider the land up at Hollister Ranch and your proposed plan for public access. Having grown up all along the coast of California, I've seen beautiful pieces of land, namely in my hometown of Huntington Beach, be overwhelmed over and over again.

My concern regarding Hollister is that this has served as a model of conservation over the years. That the land, as it is now, is as it has been for decades and decades. I have great respect for the coastal commission and your charter. And, while I am in full support of all people's access to the California Coast, I also believe that this is an instance where we place conservation and protection ahead of access, at least until we are truly, unquestionably clear on the consequences of opening the land as you propose.

With kind regards,  
Alex Stephens

**Hollister Ranch Public Access Plan\***

Carly Farmer &lt;carly@studioamorfati.com&gt;

Wed 10/6/2021 5:17 AM

To: Coastal Hollister Ranch &lt;Hollister@coastal.ca.gov&gt;

Hello,

*"The single biggest thing I learned was from an indigenous elder of Cherokee descent, Stan Rushworth, who reminded me of the difference between a Western settler mindset of "I have rights" and an indigenous mindset of "I have obligations." Instead of thinking that I am born with rights, I choose to think that I am born with obligations to serve past, present, and future generations, and the planet herself."*

How important it is to treat Sacred Land with Reverence.

Please understand that this land is sacred Chumash Land & that it needs to be protected & preserved. Please also understand that the Hollister Ranch Community is a group of grounded & good humans who love & respect the Earth & the Ocean ~ they do not take living on this Sacred land for granted. They work very hard at preserving it and keeping it healthy, just like the Chumash did. They know they don't own it, but they understand they have an obligation ~ and that is to keep it Sacred & Protected.

Our Earth is hurting so much right now ~ The Earth & all its inhabitants are in crisis! It is so vital that we protect what is pure & sacred at this time ~ it is our only hope.

**Please focus on healing what is dying & crumbling and do not destroy, conquer and contaminate what is healthy. Our Earth & life depends on it.**

Namaste, Sat Nam & So Much Love,  
Carly Farmer

--

Carly Farmer

949.338.5850

[studioamorfati.com](http://studioamorfati.com)

'Love Your Fate', which is in fact your life.

## Hollister Ranch Access Program

Joanne <subsys@aol.com>

Wed 10/6/2021 5:17 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

We appreciate the efforts you are making, even with Covid-19 to delay you, in keeping to a very tight timeline, set for you.

My concern is that there wasn't enough time to do an ecological report on public access limits. The 100 to 400 people a day will not only overwhelm the land, our Santa Barbara county resources, both sheriff and fire, have stated that they would be unable to do their jobs properly to protect that number of people.

Please consider changing the proposal to show a more realistic working plan.

Thank you for your time.

Joanne Williamson  
805-567-1782

## Public Access Plan

Lee Leatherman <rootsdweller@gmail.com>

Wed 10/6/2021 5:02 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern-

I believe this public access plan is extremely flawed. I think the public walk in path and bike path should not be considered at all. I think the numbers 100 and 500 people per day are way too high. If you think about how many permits are issued per day to raft a sacred, scenic and very special waterway like the Grand Canyon or the Middle Fork of the Salmon River, the numbers are very low. I believe 12-25 for the Grand Canyon and 7 for the Middle Fork. These are peak outdoor experiences that have a lottery system in place to preserve the natural habitat as well as the experience for each individual that gets to access the natural habitat. I believe that these numbers: 7- 25 are much more reasonable and would preserve the goals of the public access plan. I believe the following ideas need some consideration... Have a lottery to make it equitable. Minimize the numbers to make the actual experience enjoyable rather than overpopulated and annoying. The lower numbers would also lower the cost of the infrastructure that would be needed to be put into place in order to support a large number of visitors per day as well as preserve the private property rights of the existing HR owners in order to avoid a large payout for condemnation and payback for eminent domain. Keep the programs for underprivileged populations to visit the Hollister Ranch, curated by experts in their fields and managed by non-profit organizations.

These are my thoughts and I respectfully submit them for your consideration,

Lee Leatherman

## Hollister Ranch Public Access Plan

Carly Farmer <carly@studioamorfati.com>

Wed 10/6/2021 5:01 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

*"The single biggest thing I learned was from an indigenous elder of Cherokee descent, Stan Rushworth, who reminded me of the difference between a Western settler mindset of "I have rights" and an indigenous mindset of "I have obligations." Instead of thinking that I am born with rights, I choose to think that I am born with rights, I choose to think that I am born with obligations to serve past, present, and future generations, and the planet herself."*

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Please understand that this land is sacred Chumash Land & that it needs to be protected & preserved. Please also understand that the Hollister Ranch Community is a group of grounded & good humans who love & respect the Earth & the Ocean ~ they do not take living on this Sacred land for granted. They work very hard at preserving it and keeping it healthy, just like the Chumash did. They know they don't own it, but they understand they have an obligation ~ and that is to keep it Sacred & Protected.

Our Earth is hurting so much right now ~ The Earth & all its inhabitants are in crisis! It is so vital that we protect what is pure & sacred at this time ~ it is our only hope.

**Please focus on healing what is dying & crumbling and do not destroy, conquer and contaminate what is healthy. Our Earth & life depends on it.**

Namaste, Sat Nam & So Much Love,  
Carly Farmer

--

Carly Farmer

949.338.5850

[studioamorfati.com](http://studioamorfati.com)

'Love Your Fate', which is in fact your life.

## Hollister Ranch Access Plan

Andrew Robins <sbarobins@gmail.com>

Wed 10/6/2021 4:53 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I am a current resident of Santa Barbara County, an avid surfer, environmentalist and most importantly, NOT a landowner at the Hollister Ranch. I am reaching out to express my concern with the Hollister Ranch Coast Access Program.

I have had the pleasure of accessing the Hollister Ranch via Gaviota State Beach both by boat and foot and appreciate the untouched beauty of this pristine coastline. As I understand the current plan allows for up to 500 visitors per day. This is an outrageous number to me. How will the state maintain the virgin conditions of this coastline? Will the current plan really maintain the status quo or are you just expecting and accepting a degradation of the beach and coast zone. After reading the plan, I am not convinced. Frankly, I'm petrified. The Ranch is one of a kind and unlike any region on the California coast. It needs to be protected.

My hope is that the commission will consider a scaled back plan to test access to the ranch for both environmental and financial reasons. Wouldn't it be best if we tested the program first before jumping in with two feet? As a local resident and surfer, I am torn by this debate. I do believe that the local community should have access to the Ranch but the current plan seems way to aggressive.

I hope you consider my point of view.

Thank You.

Andrew Robins

Santa Barbara, CA



## Public Access Plan

Sophie Goodnight <sophie.goodnight@gmail.com>

Wed 10/6/2021 4:35 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

To whom it may concern. This email is intended to address the Public Access Plan of Hollister Ranch.

As a resident of Hollister Ranch, I have many concerns about public access and the list continues to grow as we get closer to a resolution with the California Coastal Commission. While lack of infrastructure, safety to the public (i.e. residents buy helicopter insurance annually due to the remote nature of Hollister Ranch) and a false representation by the media of what Hollister Ranch actually is are all concerns, my main focus is the environment.

Those who live here are gracious and conscious of the land we live on, can the California Coastal Commission guarantee those who don't live here will respect a place that isn't their home? At a time when beaches are grossly littered with plastic and debris due to human activity, we are lucky to not have this be our reality. Our wildlife program here thrives and is undisturbed, the kelp beds off the coastline are healthy and thus the ecosystem and marine life can live peacefully. It is appallingly audacious that the Public Access Plan boasts the entry of hundreds of visitors daily when there aren't even hundreds of people on the beaches over the course of a week and perhaps not even a month. Clearly the California Coastal Commission has no regard for preservation. Recent lockdowns due to the Covid-19 pandemic forced people to stay home. Data suggests that in protected areas, declines in visitor numbers caused by travel restrictions and park closures have reduced stresses on animals and trampling pressure on trails. The more people here, the less animals, the more people here, the more cliff and beach erosion, the more people here, the more trash, litter and pollution.

This community cares about the environment, given what I've seen at the surrounding beaches in Santa Barbara and San Luis Obispo counties, the public doesn't. How painfully irresponsible at a time when very little of the Earth is protected, to allow for natural land to be injured by the infiltration of hundreds of people daily like a tourist attraction with no concern for the creatures who reside here.

Best,  
Sophie Goodnight

## Public access to California beaches

robin hoegerman <robinh280f@gmail.com>

Wed 10/6/2021 4:30 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>; robin hoegerman <robinh280f@gmail.com>

Coastal Commision Members and all Californians,

I'm in favor of public access to California beaches!

What is happening now at Hollister Ranch (only) is not fair and equal to all. There are hundreds of locked gates up and down the California coast preventing access to public beaches. Hollister Ranch is just one, go further south along LA and Orange County and into San Diego you will have private communities and guards preventing Californians from accessing their beaches.

If the Coastal Commision is going to require Hollister Ranch Owners to allow beach access then the Commission MUST make all limited beach access open to the public as well. Not to pick and choose but every single one! All at the same time!

Now I know Hollister Ranch pretty well, I have been lucky to visit the Ranch beaches since I was 8 years old, I am now 69 years old; that is 61 years total. I have seen changes from when the SANTA BARBARA SURF CLUB paid The Hollister family for access. My Father, Dr. Henry J Hoegerman MD was a SBSC member. Back in 1969 - 1970, If you look in the Coastal Commision records you will see that he headed up the fight to prevent the oil companies from making a 'Harbor of Refuge' at Cojo Point/Bay. He became a Ranch owner in 1972 after the Hollister Ranch was sold and divided. Owners and surfers have always protected the ranch environment.

I do see problems with opening access to the Ranch beaches, and other limited access beaches behind locked gates along the coast.

- 1) Sanitation, The State will have to provide restrooms, trash pick up.
- 2) Access, How are Californians going to cross private property above the high tide line?  
How is the State going to cover access costs?

- 3) Safety, Roads, and life guards and liability, to name a few.  
In regards to Hollister Ranch the roads are better than 60 and even 50 years ago but they are still ranch roads! With potholes, washouts and slides. With cattle and wildlife; deer, pigs, quail, and fox to name a few. Most people are bad drivers around wildlife.  
Who is going to be responsible for visitors? The State? The Visitor? The Ranch?
- 4) Environment, Over my past 61 years of enjoying the Ranch as a working cattle operation I have witnessed regard for the environment.

These are just a few of my thoughts regarding California beach access and it applies to all beaches behind locked gates, not just to Hollister Ranch. but also Three Arch Bay, Malibu and EVEN STATE BEACHES closed to Californians. YES it is time to open up our beaches. But you, the Coastal Commision have to figure out how and do it equally to ALL properties that have a locked gate and/or guards.

Good Luck, Robin Hoegerman



## hrcap comment

n wong <n\_wong\_00@hotmail.com>

Wed 10/6/2021 4:29 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

5 October 2021

California Coastal Commission  
Hollister@coastal.ca.gov

Dear Commissioners,

I am writing in response to the recommendations put forth in the September 24, 2021 Hollister Ranch Coastal Access Program (HRCAP) recognizing that the State has a deadline of October 2021 to develop a public access program for the Hollister Ranch.

The HRCAP recommendations are overreaching and fiscally irresponsible. On a broader scale, this proposal is narrow in its promise to uphold the spirit of the Coastal Act for all the people of the State of California. It can never satisfy access, cultural and recreational opportunities for the numbers of people per dollars spent while keeping the area preserved and protected.

The amount of money allocated just to acquire access for this program could best be spent on maintaining existing coastal public lands for Californians. The Commission has been very specific in its determination to acquire access to the Hollister Ranch, using language in AB 168 (d) which states: "The Gaviota Coast, of which Hollister Ranch is a significant part, is the least accessible stretch of coast in California, with fewer than two miles of publicly accessible shore in more than 60 miles of coastline."

Why is the Hollister Ranch singled out specifically and not the other properties on the Gaviota Coast, excluding Vandenburg Air Force Base, not subject to a legislative proclamation of imposed public access. Why hasn't the Commission explored partnering with the University of California, Santa Barbara's (an entity of the State) purchase of the Las Varas Ranch (situated within the Gaviota Coast) for access that would require less direct funds, and more infrastructure that would be more easily developed. The Dangermond Preserve, certainly has a pristine beach environment to share.

In Section 3, section 30610.81(C): A program that implements specified portions of the program providing land access that includes a first phase of public access to the beach by land controlled by the Hollister Ranch Owners Association. On or before April 1, 2022, the State Coastal Conservancy shall fully implement the first phase of the public access to the beach. Implementation of this subparagraph is subject to appropriation of funding to provide for the specified land access.

In this report there is no discussion of specific amount, or where the funds will be coming from to buy land access, only recognition that access will have to be bought. The plan minimizes the infrastructure needs to implement any plan. Not only at the very least, restrooms and garbage removal, but it is imperative to have an emergency communications system in place before any implementation. Also, who will be monitoring and financing public ingress and egress. How will all these impacts affect the residents of the area? EIR, CEQA?

The HRCAP is overreaching by including the trail based access component in a discussion of the California Coastal Trail. and should not be considered in this discussion,

The Commission has not addressed the specificity of what the coastal resources, including natural habitats, cultural resources and agricultural operations are as the baseline in order to quantify what would be the impacts of any access program. The draft plan highlights the naiveté of the State in its assessment of Hollister Ranch's physical conditions from the roads to weather conditions, and the costs it would take to develop and implement the infrastructure for any access program.

Most importantly, the Hollister Ranch has fully financed and maintained continuously a scientific and educational access program for over 30 years successfully, resulting in preserving the pristine nature of the area. Yet able to inform, educate and allow groups to experience the beauty satisfying public access and preservation of resources on the coast. The Ranch is committed to their program and controlled expansion without any State financial or organizational intervention.

I am opposed to the HRCAP. The Commission should support the continuation of Hollister Ranch's continuous guided access program as the best option satisfying AB 1680.

Respectfully submitted,

Natalie Wong

## HR public access

Kristen Franz <kristenmfranz@gmail.com>

Wed 10/6/2021 4:23 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I am writing to express my concern about the coastal access at Hollister Ranch as a Santa Barbara resident. After reading the proposal and articles it seems clear there is no long term sustainable plan. I strongly disagree with moving forward with a temporary plan. It feels like the whole thing is not thought out and I am concerned it put the undisturbed coastline at risk. The environmental concerns are paramount, and allowing a half million additional people a year to impact this last pristine Southern California coastline is reckless without studies, safe guards and a vetted plan to prevent it from being trashed. This is being done to meet an arbitrary deadline set by politicians out to score political points, instead experts, science, and patient and thorough planning. This goes to show the State is not equipped or willing to commit the diligence needed to safely allow access to this coastline without harming the environmental, the tax payer, and the health of the public.

It's really a shame.

Sincerely,

Kristen Cantor

Sent from my iPhone

## HR Access Program

Nancy Aitkenhead <naitkenhead@me.com>

Wed 10/6/2021 4:10 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

A leading environmental/conservancy organization has determined that the Hollister Ranch is one of 6 uniquely biodiverse environments on this planet. The Coastal Commission's flyover of the beaches shows essentially no one on the beach. Assuming then that most use is on weekends, a 100/500 persons per day every day are huge increases that will effect environmental and cultural resources. As the Coastal Commission often conditions in its permits, a requirement for current, independent baseline studies (vice older studies) of the environmental and cultural status is essential prior to implementation. This will allow access effects to be determined, and mitigated as needed.

Additionally, the HR Working Group has a large component of recreational and public access oriented organizations and is thus unbalanced with regard to environmental concerns. This is readily apparent when one reads the details on the organizations on the working group. The Coastal Commission should now reach out to gain additional input from environmental preservation and university research personnel in the next phases. This would help the Coastal Commission in meeting the Coastal Act requirement to balance both public access and environmental preservation.

Again, Hollister Ranch is one of 6 uniquely biodiverse environments on Earth. Protect it for our grandchildren's grandchildren. It must not be desecrated.

Sent from my iPad

(No subject)

Danny Kwock <kwockadot@icloud.com>

Wed 10/6/2021 4:07 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello California Coastal Commission,

My name is Danny Kwock and I live in Santa Barbara and I am concerned about the Hollister Ranch proposed public access and would love to see as limited as possible the public impact on the environment and eco system at the HR and also the Chumash Indian lands that exist there. I get that many people want to go there and the state is going in to let the public in...and I've seen what has happened in other areas like the HR in CA where to many people trash trample the environment and it saddens me..... so I hope and pray our state keeps that in mind of what a large amount of people can do to a beautiful place like that and the wildlife that currently thrives there in its eco system....as we don't have much left in So Cal. I hope the state will be mindful.....

Sincerely

dk

Santa Barbara home owner resident.

Sent from my iPhone



## Opposed to Draft Hollister Ranch Coastal Access Plan

Debbie Shaw <dshawlandscape@gmail.com>

Wed 10/6/2021 3:55 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

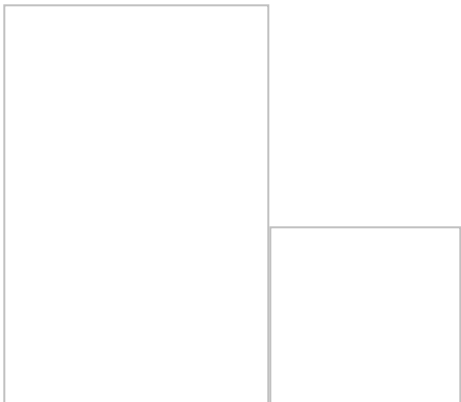
Dear Coastal Commission,

I am a 40 year resident of Santa Barbara County, a UCSB Environmental Studies graduate, surfer, business owner, and environmentalist and strongly oppose the HRCAP Draft Plan.

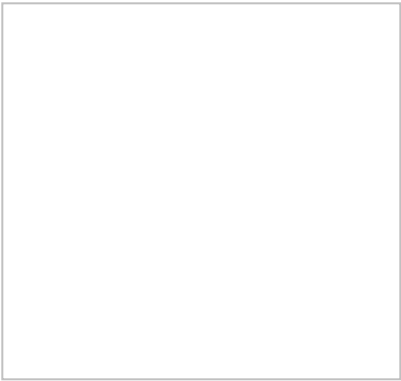
The type of use that is being proposed in the Draft HRCAP will destroy this pristine coastal native habitat.

Protecting the coast is the Commission's mandate and legacy and should remain its top priority. I wholeheartedly reject the HRCAP.

Respectfully yours,  
Deborah E. Shaw Booth



**Debbie Shaw, Principal**  
**Deborah Shaw Restoration + Landscape, Inc.**  
**PO Box 8241**  
**Goleta, CA 93118**  
**(805) 687-1530**  
**Women Owned Business**  
**WBE #17000105**  
**DIR #1000530447**  
**C-27 License #696078**  
**Website: [dshawlandscape.com](http://dshawlandscape.com)**



## Hollister Ranch Coastal Access Program (HRCAP)

Darren Tangen <tangend@outlook.com>

Wed 10/6/2021 3:31 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern:

I have had the pleasure of visiting the Hollister Ranch on multiple occasions and recognize its unique beauty, and its significance as one of the last undeveloped tracts of coastline in California. I further appreciate that the California Coastal Commission is giving people like me an opportunity to visit the land through a public access plan. However, I am concerned that the plan as drafted will cause irreversible damage to what is an incredibly sensitive environmental area. Based on my experience at other California State Parks, I find it hard to imagine that access for up to 500 people per day could do anything other than upset both the marine and land-based coastal ecological balance at the Hollister Ranch. Furthermore, I am concerned about the State's ability to manage and control the actions of the public in such a remote area if too many people are allowed in at once.

The plan as currently drafted does not contemplate how to handle medical assistance for visitors. This is important as there is no cell service on most of the Hollister Ranch and the nearest hospitals are over an hour away from the beaches. The Ranch is a dangerous place with unfenced cliffs, erosion, and wild animals.

The plan contemplates exploring all of the access points at once during the Pilot Phase. This will involve the expenditure of millions of dollars. As a California tax payer, I am also concerned about the low usage scenario where the program won't have sufficient usage to justify the investment. Right now, the public has access to most of the 20 or so miles of coastline that runs from Goleta to Gaviota, and it doesn't draw that many visitors. How many people will travel the extra amount to visit Hollister Ranch each year when they have other empty beaches that are closer? What if it is only a few hundred surfers when there is a swell? Will that be a good investment for state taxpayers?

To address all of these concerns, I offer the following recommendations:

1. During the Pilot Phase, spend two years using only the lowest cost access method and see how it is being used before investing in all of the access components. For example, if you were to start with the shuttle-based access to one or two of the beaches once a week, you would (a) avoid having the negotiate anything with individual property owners, (b) avoid the millions in costs for the coastal trail, and (c) limit the improvements and toilets costs. The operating and maintenance costs would also be significantly lower. If usage during this period is high, then it may make sense to start to invest in the other components, or increase the frequency of shuttle visits, number of beaches accessed, etc. This will also allow the commission to evaluate environmental damage before it is too late. In other words, "walk before you run".
2. Prepare a quarterly report which can be issued to the public tracking the environmental impact of the access as it is occurring. What is happening to the populations of key flora and fauna?
3. Prepare an annual report that provides transparency on the costs and usage of the HRCAP, so that the public can determine if it is worth the investment or if it should be scaled back. If the state spends millions of dollars and the program draws thousands of visitors each year, taxpayers may be OK with this investment. If the draw is similar to other nearby coastal areas, it might not be worth continuing to pursue all of the planned access components.

Darren Tangen  
10 Johns Canyon Road

10/8/21, 3:15 PM

Mail - Coastal Hollister Ranch - Outlook

Rolling Hills, CA 90274  
tangend@outlook.com  
(310) 795-5713 mobile

**Governor Brown v. Governor Newsom on the HR Public Access Issue**

Meg Delis <megdelis@gmail.com>

Wed 10/6/2021 3:30 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Citizens,

It is important to distinguish between the approaches that Governor Brown versus Governor Newsom took to the problem of public access to private property in general and to Hollister Ranch in particular. Governor Brown was presented with similar legislation to allow public access to Hollister Ranch and he vetoed it. He knew that, while signing the legislation would increase his popularity with voters in the short term, it would ultimately cost California taxpayers millions of dollars in legal fees in the long term and would eventually backfire. He knew that the United States was founded on the rights of property owners, and if the government allowed public access on private land without adequately compensating the property owners for the devaluation of their property that public access would cause, then, after spending millions of dollars in legal fees, the State of California would likely lose this legal fight, especially if it had to go to the Supreme Court. Governor Brown was a great leader because he thought more of the long-term consequences for California taxpayers than he thought of his immediate political needs. Sadly, Governor Newsom has taken the opposite approach, and California taxpayers will ultimately be the biggest losers here.

M.D.

## Comments regarding the HR Public Access Plan

Meg Delis <megdelis@gmail.com>

Wed 10/6/2021 3:27 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear homeowners and future homeowners,

Let's assume that you own a home in which immediately behind your house is a public walking trail leading to a beach. It's difficult for the public to access that trail, except it's easy from your backyard. Now let's assume that the local government suddenly passes a law that allows the public to walk through your side gate and your backyard in order to give the public a shortcut to get to that trail and beach. And even though allowing the public to constantly walk through your backyard greatly decreases the value of your property, the government is not willing to reimburse you for your loss in property value. And having the public walk through your backyard also places you at risk for a lawsuit if someone slips and falls and is hurt on your property. And you will have other expenses as well (e.g., clean-up of trash). Not to mention sporadic safety risks for you and your family.

Of course, the general public loves this law because it gives them an easy way to get to a difficult-to-reach beach, even though there are a number of other, equally beautiful beaches in the area that are easy to access and that are often empty.

This is exactly what is happening to the Hollister Ranch property owners. Would you, as a property owner, allow this to occur at your home?

Meg Delis

## Opposition to public access plan

Joel Schock <jschock8@gmail.com>

Wed 10/6/2021 3:25 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Joel Schock and I am a Santa Barbara resident who thoroughly enjoys the serenity of the Hollister Ranch coastline.

I am concerned about the recent decisions around public access at Hollister Ranch and the Commission's plan. The current state of the coastline along the Hollister ranch is an example of how limiting ease of access can create a wonderful natural environment. The limited amount of people keeps the pressure off the environment and allows the area to flourish. It is a certainty that the allowance of an increasing amount of visitors will have a negative impact on the environment. The current level of access still allows people to enjoy the coastline, they just have to put a bit more effort into it. I believe that those who are willing to put in the effort to enjoy this coastline give it the respect it deserves and in turn the coastline shows off what an untouched California coast should look like. I am very concerned that the coastal commissions access plan will lead to the loss of one of the last pristine environments along the California coast.

I urge you to protect this natural resource and limit the exposure of to this area of coastline.

Sincerely,

Joel Schock

## Proposed Beach Access Plan

jesse wooten <jwooten34@yahoo.com>

Wed 10/6/2021 3:21 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern:

After reading the article in the Santa Barbara Independent, I was shocked at the proposed number of daily visitors. 100 people per day would more than double the amount of people that visit the ranch on a daily basis, and 500 would be an absolute disaster, ruining the experience for everyone involved.

As this process started it was clear that ALL constituencies wanted to maintain the natural beauty, sense of peace, and environmental purity of the place. The proposed numbers would destroy all three.

Sincerely,

Jesse Wooten

P.S. Has it ever occurred to this committee that ALL of the people that access this stretch of coastline via boat, car, or walking would prefer to stay the way it is? Can't the commission recognize that some places should be left wild and hard to reach? Can't they also recognize that there are 25 miles of beaches between Gaviota and Santa Barbara that are beautiful and not readily accessed as of today? Can't this commission realize that the state hardly has the funds and wherewithal to keep Gaviota State Beach open year round, or fix the pier that gives so many more people access that are willing to put in the time and effort? Given this, how are they going to manage Hollister Ranch with its difficult terrain, limit of the mean high tide line, and other myriad complications?



## Hollister Ranch access

benplace <benplace@aol.com>

Wed 10/6/2021 2:49 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The Gaviota coast is a very environmentally sensitive and culturally sacred place. I am a Goleta resident and have worked as an environmental consultant in this area of California for almost 20 years. The issue of public access to Hollister Ranch would be detrimental to the environmental health of this area in countless ways. Even if access is guided through the private property there are impacts that will affect future generations in very negative and irreversible ways.

There is currently public access to these Hollister Ranch beaches via walking on low tide or by numerous types of watercraft in the ocean. The fact that this area requires work to get to has kept this area ecological pristine due to the low impact by people over the years. Working hard for something that you really want to see, or obtain, has value on so many levels in life.

Many of California's best natural experiences require planning, knowledge of weather, and desire to put in the effort to reach. Why do we need to make special things in life easy and not require any work to obtain? There are so many amazing places (including beaches) in California only accessible on foot or via the Pacific Ocean. Many people would like to have access to the beautiful coves in Laguna Beach that are restricted by private gated communities such as Three Arch Bay or Emerald Bay.

Even Hope Ranch beach in Santa Barbara is not open to the public. There are also numerous hard to reach beaches on the Gaviota Coast such as Naples, Dos Pueblos, and Las Varas Ranch beaches. Is the plan to one day purchase easements and open all of these hard to reach spots to the "public"?

I understand the Coastal Act's legislation and in spirit it sounds great but in reality the state of the current environment is fragile and we need more restrictions on public access instead of free-willed access to sensitive areas. We have seen increased Marine Protected areas and coastal development restrictions due to sensitive ecosystems and yet we are proposing to allow increased beach visitors in areas where snowy plovers nest and there are sensitive cultural resources.

There are also already incredible public access locations at Gaviota, El Capitan, and Refugio. It is also an unfortunate fact that these State Parks lack adequate funding and resources. There used to be a trail between El Capitan and Refugio that has been in dire need of repairs for years and it has been left in an unsafe condition. The pier at Gaviota is another example of something that is in need of repair and yet nothing has been done. The fact that there is now talk of spending tax payer money on accessing Hollister Ranch instead of first repairing and taking care of existing state parks is alarming and a misuse of our resources. The time working on this effort could be better spent solving our environmental and social problems up and down the coast of California.

The Draft access plan shows very large numbers of people visiting the Hollister Ranch on a regular basis which would have an adverse impact on the health of this ecosystem. Unfortunately people do not always behave responsibly and we have seen this time and time again in public places. There are numerous impacts both fiscally and environmentally, not to mention numerous safety concerns with the access plan.

I strongly urge against any increased access to this stretch of coastline.

Thank you for your time,  
Benjamin Falk

[Sent from the all new AOL app for iOS](#)

## No to haphazard plan

Zachary Cantor <zmcantor@gmail.com>

Wed 10/6/2021 2:43 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern:

I currently live in Santa Barbara, and have travelled to Hollister Ranch with friends and family. I am very concerned about the apparently impulsive, ill-considered and vague plan to allow 100-500 members of the public access per day. The Ranch is a sacred, pristine stretch of land, which has been thoughtfully cared for by Hollister Ranch owners for decades. It provides critical environmental preservation for use in scientific studies and for educational purposes--with school children commonly being able to access the property and see one of California's last pristine stretches of coastline.

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

First, AB 2534 attempted to implement an outdated plan from 1982, when all of the above-mentioned issues were not nearly as critical as today. The plan clearly needs to be updated, and take into account the priorities most Californian's face today. The plan also did not seem to involve input for implementation from Hollister Ranch owners, which seems odd considering they have been responsibly maintaining the land for decades. Indeed, it appears the haphazard and arbitrary 100-500 person access per day was not derived from extensive studies or research, but rather from the original 1984 plan in order to meet an arbitrary deadline. If anything, this sets up the program to fail—and is hardly a good faith attempt to show the State can responsibly implement a sustainable public access plan.

Second, and in this regard, the plan's massive expansion of Gaviota State Park would require an enormous amount of expensive, contentious and complex trail and road easement access of private property--and makes no accounting of the potential costs to California's tax payers. The land acquisition cost alone would be huge. Moreover, the costs in maintaining such an expanded swath of coastline to include trash, water,

sewage, security, safety, transportation, trail and road maintenance seems not to have been considered--and certainly no cost estimates have been submitted. Indeed, the resources necessary to accommodate and maintain such infrastructure without permanently damaging this pristine coastline would be enormous. The costs should be reasonable and affordable over the long term, especially ongoing operations and maintenance, which are needed in perpetuity. The responsible public entities (State Parks, County Sheriff, County Fire) already face significant operations, maintenance, and public safety challenges for this part of the coast. The updated program should honestly and responsibly address the substantial cost and logistical burdens remote Hollister Ranch access would place on these agencies.

Third, given the proposed number of potential visitors mentioned in the plan, it seems naive to assume that almost a half-million additional visitors to this pristine landscape would not have a permanent and devastating affect on the conservation efforts.

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

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

- Zachary Cantor

Sent from my iPhone

## Public Access

Ellie Murphy <emurphe@mac.com>

Wed 10/6/2021 2:33 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hollister Ranch Beach access is important and complex. To be transparent, I am fortunate to be an owner at Hollister Ranch. I am also in support of public beach access, just not as presented in the current plan. Please review and consider my ideas as presented here.

Unfortunately the plan that the Coastal Commission is advising does not take into account all the realities involved.

- An Environmental Impact Study has not been done, which is critical to protect local flora and fauna and required for all HR residents to get permits and build
- Local agencies including the county fire department do not want to be charged with overseeing this plan
- Scientists that have been here have likened Hollister Ranch's importance to the Galapagos and Machu Pichuu
- The plate shift from billions of years ago created Point Conception which is now subject to significant and dangerous cliff erosion
- It is exceptionally biodiverse and home to many endangered flora and fauna. They need to be protected.
- The surf is dangerous and there are no lifeguards.
- Winds can be strong and fires are a perpetual concern.
- Most water on the ranch is from wells, which can and have run dry. Where will the water come from for significant numbers of visitors?
- There is no amount budgeted for the purchase of the property targeted for access
- Perhaps because the amount is high and the public might understand the money could be better spent elsewhere, especially since we have 3 public beaches on the coast below, one above - El Refugio, El Capitan, Gaviota, Jalama
- The roads are dangerous and tight
- To make matters more difficult, it's a cattle ranch and cattle are on the roads
- We've just seen Bruce's Beach returned to its owners after public domain took it away from the family. Now public property is targeted again.

- Unfortunately the state currently can't even take care of the beach property it has, how can they confidently assure anyone this will be better cared for. Think about it, they aren't even starting with an Environmental Impact Study and they don't have a full budget.
- The plan submitted is strikingly similar to the ideas presented in 1982.

### **So how do we get public access?**

There is money budgeted for public access, so let's take that and improve Gaviota State Beach. Which begs the question why hasn't the pier at Gaviota been rebuilt to accommodate surfers/walkers who could have gained access already? But I digress. The pier's launch facilities could be rebuilt. They could also build a science/education center with housing for visiting scientists and groups.

Typically it's surfers that want access when there's a great swell in. And they would be watermen/women knowledgeable about surf and swell conditions. The truth of the matter is my son saved a young woman who knew how to swim, but didn't understand the ocean. Had he not walked by at the right time, she would have. That's dramatic, but true. We need to be careful here. Cliffs falling, fires a threat, evacuations difficult, roads problematic, surf real.

For those trail blazers, it is a beautiful walk on the beaches. Yet private roads and properties wouldn't be an issue.

Please support an improved beach at Gaviota with launch facilities. The surfers could surf, the walkers could walk. Help us all be good stewards of this unique land. Leave HR as wild as it is — that is its draw in the first place.

Thank you for your time.

## Public Access Plan

bruce eisengart <gardenmerchant@gmail.com>

Wed 10/6/2021 2:29 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The Hollister Ranch property and the beaches adjacent are environmentally and Culturally exceptional places to protect and preserve in the present, natural as possible state. The present rules governing the area's limited development potential have proven correct for 50 years to date and are an exceptional example of what to leave alone. Expanding on the EXISTING tidepool school education program, wounded veterans family beach day programs, Chumash sacred site activities and visits for students that could benefit from expanded horizons are ALL good ways to Share the experience on this land.

Extreme exposure from 100 to 500 persons per day would certainly ultimately destroy the Nature and experience the commission is trying to preserve for the public.

Limited group use is the only feasible way to expand use while preserving the land. Grand expansion brings greater public safety staffing requirements, policing, public liability, fire risk , parking lots, and roads and signage visual pollution all which degrade the natural experience.

Very limited change is the only way to protect the area's pristine environment.

My vote is for preservation. Leave it be.

Sincerely,

Bruce Eisengart

California Native.

Sent from my iPhone

## Hollister Ranch - Assembly Bill 1860

David Buehring <db805sb@gmail.com>

Wed 10/6/2021 2:27 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission,

Hollister Ranch is a wonderful place that I fear will be overrun by bad actors who bring poor and unknowing etiquette to a land that must be preserved. The more we overrun our resources, the less chance this entire world has to survive. Please help slow the growth of human interaction in the destruction of pristine California Land. That said, I am not against supporting access to the California Coast. The Coastal Act is one of the keystones of our equal access to experience the California coast.

In reading the drafted plan to open Hollister Ranch, it appears a political prize and represents a wholesale effort to change, ruin and modify the beautiful land that it is, and ultimately what I read is that it does not protect or conserve it. The idea of building a park, paving new roads, creating construction/infrastructure projects that will cost millions and potentially 100's of millions of dollars when all said and done...just feels wrong when so many people also need housing, education and really so many other more important mandates. It reminds me of a bullet train to nowhere.

Beyond the wasteful nature of these costs (\$11M is almost nothing when compared to what really needs to happen)...Has there been any environmental impact reporting that addresses the consequences of opening the land as proposed? 12 people, 100 people, 1000 people? Strangers in a strange land will unknowingly destroy the land. As a tangent, if Sandpiper Golf Course and Ty Warner even put a shovel in the ground to test the grounds to change...they would have regulators jumping up and down for reports, permits and beyond.

Isn't an EIR report necessary for any private developer? When will enough be enough? How many people, what kind of development? 100 is too many. 12 is too many. A state park system? Something as messy as Jalama (disaster), where trash and people live and stay just about everywhere?

The proposed plan seems to go far beyond the stated desire to preserve the land and allow access to the beaches below the mean high tide line. At best, Assembly Bill 1860 feels like a political stunt by Monique Limon for votes. We all can create a story that makes it sound and feel good...and that is mostly what this is, and done for votes. Said differently, this draft plan is less about providing access to the beach, and isn't it an effort to take away private land and give it to the public? And really isn't this just another way of getting around what maybe Chumash Indians and so many others just maybe wanted... which is to preserve the land as it is?



Why, really, why spend the money when there are so many other better ways to spend it. Or is this just another misstep by those given power, when the job is to protect.

Sincerely worried about another bad decision and hope it's not too late.

Dave Buehring

(949) 525-3011

## No to public access at Hollister Ranch

barbfranz02@aol.com <barbfranz02@aol.com>

Wed 10/6/2021 2:16 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am a long time Santa Barbara County resident and avid beach goer. I am writing this letter to share my strong opposition to public access at Hollister Ranch. I feel that the Public Access Plan fails to address the environmental and cultural impacts. Non profits, school groups, scientists and other interests groups have been allowed access to Hollister Ranch in a careful way to preserve the sensitive environment of the coast and it should remain as such.

Sincerely

Barbara Franz

## no public access

Jon macks <dansamrick@gmail.com>

Wed 10/6/2021 2:09 AM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I do not want public access to Hollister Ranch

I live in Los Olivos

Jonathan Macks

## No way 500 people

DENNIS MEANEY <dennismeane@aol.com>

Wed 10/6/2021 2:09 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Are you kidding me? Where did you get that from? What we need is small groups with some kind of an escort like the local Arroyo Hondo Preserve. And NO DOGS!

Thank you.

## No public access

Julie Macks <jmacks35@gmail.com>

Wed 10/6/2021 2:07 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I do not support public access to Hollister Ranch. I live in LosOlivos.

Juliana Macks

Sent from my iPad

## Hollister Ranch Access Program

Amanda Scheidlinger <ascheidlinger@yahoo.com>

Wed 10/6/2021 2:06 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello there-

I've reviewed the public access plan dra. and have the following comments:

- Page 54:
  - The description of Sacate beach says you can walk on the beach from Sacate the whole way to the end of the Ranch. Why should over land access through private property be permitted any farther west than that?
- Page 84:
  - This page says: "Road Improvements (includes signage, surface improvements, and possibly access controls)". Road widening should be mentioned here, and included in capital cost budget proposals.
- Page 88:
  - Public Safety- There is no discussion of emergency response in this section. It also does not address liability issues with the public traversing private property. This section needs to be reconsidered in its entirety.
- Various Pages:
  - In multiple locations the plan mentions that private property owners must "voluntarily" grant access for the pilot program to commence. The plan needs to address why private property owners would want to voluntarily grant access.

Sincerely,

Amanda Scheidlinger

Amanda Scheidlinger, AIA, DBIA, LEED AP BD+C

## HOW TO ENJOY THE HOLLISTER RANCH COASTLINE!

G CLARK <solconinc@msn.com>

Wed 10/6/2021 1:55 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

**PLEASE JUST REPAIR THE GAVIOTA PIER!..... INSTANT COASTLINE ACCESS!  
QUICK AND EASY!**

I am writing this letter for you to become familiar with my situation as an owner at Hollister Ranch, of which I have been an owner since 1976.

I was stationed on Treasure Island in San Francisco in 1966 while attending the Naval Electronic School. I spent time in the Haight Ashbury area during my Liberty, and witnessed firsthand the protest to the war in Vietnam. I was deeply moved and talked to the Treasure Island Chaplain about my feeling concerning the war. When it came time to be reassigned, I was the only one (From our class) sent to the USS Sanctuary in San Francisco which was getting ready for deployment to Vietnam. I ended up serving during the Tet Offensive on this Geneva convention neutral ship. We had no weapons onboard, no protection. I witnessed the devastation of human life/body bags and human remains. I could go on but I'd rather not.... I returned back only to find I had to hide my involvement in the service of our country.

A couple of my Vet friends and myself purchased a boat and started experiencing the coastline above Gaviota. Launching our boat off the pier and heading north, we could forget all our past military issues. Eventually, the opportunity came for a group of us to purchase property at the Hollister Ranch. My family and I spent 20 years scraping together money to make the payments... it was very difficult... I do not come from a rich background. The freedom & peace that I have felt with my family was the best cure for my PTSD.

We have been stewards of the ocean with the highest regard for all the wildlife, our land and beaches. Losing my beach driving privileges has been difficult to deal with.... and now the thought of having to contend with trying to operate our private cattle ranch and the protection of our private property, with the general public would be a nightmare.

I would invite you to visit the area where the public can park before the entrance to the Hollister Ranch....While walking up to the railroad tracks to look at the Gaviota pier... you will notice all the litter and trash.... it's a shame to see the disrespect for our coastline. In addition, there have been reports of vandalism where the vehicles park to enjoy the beautiful scenery and hiking trails.

I encourage you to please don't vote for this...The Hollister Ranch is a safe haven to many. We have access programs for disabled veterans, tide pool walks, seminars, school class tours and more, while protecting the Hollister Ranch.

Sincerely,

Glen Clark

P.S. PLEASE JUST REPAIR THE GAVIOTA PIER!..... INSTANT OPEN COASTLINE ACCESS , SO EVERYONE CAN ENJOY ....FISHING, SURFING, SIGHTSEEING,... AGAIN & AGAIN!

---

Sent from [Mail](#) for Windows



## The Hollister Ranch—please do not approve the current access plan

Pesha Rudnick <pesha@localtheaterco.org>

Wed 10/6/2021 1:54 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern:

I am writing to express my concern at the deeply flawed "Hollister Ranch Coastal Access Program." I am an owner at the Hollister Ranch and the current plan fails to practice good stewardship for the environment, for the Hollister ranch community and for the citizens of California.

The Hollister Ranch is one of few coastal ranches of its kind in California that has not suffered environmental degradation due to over-development and over-use. The Access Program gives a review of biological resources at the Hollister Ranch but does not offer a view on how the access it advocates will impact those resources. We must not destroy what little is left of our coastline simply to provide access. Look what we've done to Gaviota and neighboring beaches? Thousands of species have been destroyed and will never get these environments back.

Furthermore, the Chumash Tribe opposes public access to the Hollister Ranch as proposed in the Access Program because it is sacred land and deserves preservation. As a State we have for centuries destroyed trust and ignored tribal requests. It's important to pause and listen to their reasons.

The Hollister Ranch is a rough place. Without proper safety programs in place, visitors will be in danger that they may not even understand. The beach terrain and tides are rigorous and as a working cattle ranch there are often cows and other animals on the road. This is not an area that can accommodate 100s of people per day without seriously addressing the safety concerns and liability issues.

Finally, the Hollister Ranch is our home and 99 percent of it is private property. Despite popular belief, the State of California has protected property rights. Simply "opening up the ranch" will have huge implications for other private and protected areas. It's hasty and irresponsible to adopt the current Access Plan.

Like many of my neighbors, I do believe a well designed and thoughtful access plan that protects the land and private property is appropriate. I do not believe this plan achieves this goal and I urge us all to reject it.

My best,  
Pesha Rudnick

Pesha Rudnick  
Artistic Director  
Local TheaterCo.org  
Pesha@localtheaterco.org

## input for Public Access plan

Suzanne Rebstock <suzannerebstock@gmail.com>

Wed 10/6/2021 1:52 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Oct 5, 2021

Dear Commissioners,

Thank you for the opportunity to provide input on the Hollister Ranch Access proposal.

My top concerns are:

**Environmental impact.** Any proposal must include a full Environmental Impact Report and the due diligence involved before implementation, not after the fact. A huge change to this sensitive and important coastline requires this at a bare minimum. Preservation of this wild and vulnerable resource – its ecosystems as well as its character, has been an overriding priority with the public and the ranch owners, yet the proposal disregards this. Parking lots, restrooms, trash, road traffic, and the sheer numbers of visitors proposed all are contrary to this stated priority.

**Fire and Safety.** One narrow winding road in and out is the only means of evacuation (within a working cattle ranch with cows on the road). Couple that with steep, inaccessible dry terrain with homes sprinkled throughout --after decades of record drought. Climate change will only make the fire situation more extreme. I feel that the proposal should reflect this reality. Currently the proposed numbers and logistics ignore this. Input from our county firefighters and their ability to manage additional increased risk from this proposal should be paramount.

I believe that this resource can be shared gently and carefully with access for underserved groups by Chumash docents in small numbers. This would allow respect and preservation of this coastal resource without its degradation. It would also allow for a continuing partnership with the Chumash tribes who also share the goal of protecting and preserving these sacred spaces.

Thank you,

Suzanne Rebstock

## Plan for Public Access to HR

Jason Smith <jasonwakesmith@gmail.com>

Wed 10/6/2021 1:37 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern,

I am writing to express my feelings regarding the opening of the Hollister Ranch (HR) to the public as outlined in the current draft plan of Assembly Bill 1680.

In my opinion, the current plan provides excessive access to HR that would be detrimental, potentially destructive, to the delicate ecosystem, way of life and infrastructure. It is the stated goal of all parties to "preserve" this special slice of coast and culture, but the proposed allotment of daily visitors (100) would too gravely alter both.

I am for access. I realize that such a treasure should be shared among all citizens. Therefore, I support increased managed access that recognizes the rare and fragile resources that exist at HR. To allow access per the criteria of the current draft plan is not only cost-prohibitive, but legally challenging, and the state would better spend its time and resources on many, many other projects than creating a public park on the private land at HR.

I am also concerned that the proper steps usually required for any development such as Environmental and other impact studies, do not appear to be part of the campaign to provide public access to HR. And nowhere are these regulations more apt, if not there. I believe the fees attached to building permits (\$33,000) to fund the building of infrastructure, the payment of staff, insurance, etc. is a violation of U.S. constitutional law, and that the courts will ultimately rule to this effect.

Please reconsider the parameters proposed in the current public access plan, reducing the number of people allowed entry, and the number of days per week or month, they are allowed access. If this is not done, HR is facing an existential threat, and the rare and precious elements that are driving this discourse in the first place will disappear for all.

Thank you,  
*Jason Smith*  
310-422-7567

## Assembly Bill 1680

Joh Davey <pajhn@pacbell.net>

Wed 10/6/2021 1:21 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

Thank you for your continued efforts to protect the coast of California from the encroachment of urban sprawl and to enhance the experience of all Californians.

Unfortunately, I am extremely concerned that the current plan to open Hollister Ranch deviates greatly from the mission of the California Coastal Commission to protect and enhance. Introducing thousands of people a month to a semi-closed ecosystem only threatens the coast while "enhancing " the life of a tiny percentage of Californians. And while I am sure due diligence has been served, I am unable to find an environmental impact report for this project. Will someone on the commission kindly direct me to the report?

Finally, while I am no expert, perhaps the \$11 million dollars earmarked for this plan would be better spent elsewhere? Maybe preventing oil spills off the coast of California?

Best,  
John Davey

## No to Public Access at Hollister Ranch

Brian Franz <brianfranz87@gmail.com>

Wed 10/6/2021 1:13 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

As a lifelong Santa Barbara County resident I am writing this letter to express my strong opposition to public access at Hollister Ranch. The Public Access Plan fails to address the environmental and cultural impacts of additional infrastructure and the high number of people that are proposed for daily access. As one of the last remote coastal areas in California, I am very disappointed that the Coastal Commission is pursuing a plan that would lead to additional coastal development when funds could be used to improve existing and deteriorating infrastructure at other nearby popular beaches that will see much more public use and benefit over the course of any given year.

I urge you to listen to my voice and MANY other California and Santa Barbara residents who are opposed to public access at Hollister Ranch.

Sincerely,  
Brian Franz

## Comments re Hollister Ranch Public Access Plan and AB 1680

Miles Delis <milesdelis@gmail.com>

Wed 10/6/2021 12:44 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

The US Supreme Court's recent opinion in *Cedar Point Nursery v. Hassid* (decided June 23, 2021) explicitly and unmistakably confirms that taking away property rights in the way contemplated by AB 1680 is illegal. Indeed, the Supreme Court's opinion makes clear that AB 1680 is a per se physical taking under the Fifth and Fourteenth Amendments requiring just—and given the facts here, astronomical—compensation to Hollister Ranch private property owners. In no uncertain terms, the Supreme Court's opinion in *Cedar Point Nursery* states:

“The upshot of this line of precedent is that **government authorized invasions of property**—whether by plane, boat, cable, or **beachcomber**—**are physical takings requiring just compensation.**”

Since California did not provide for just compensation here, the regulation is invalid.

The central issue in *Cedar Point Nursery* was the constitutionality of a California “access regulation” that required agricultural growers to allow labor union organizers to physically enter the growers’ property to solicit union members. Writing for the majority, Chief Justice John Roberts wrote that when “the government physically acquires private property for a public use,” the Fifth Amendment’s takings clause “imposes a clear and categorical obligation to provide the owner with just compensation.” The CA access regulation, Roberts reasoned, fell squarely within this category: it created a right to invade the growers’ property and therefore was a physical taking of property. By giving union organizers “a right to physically enter and occupy the growers’ land for three hours per day, 120 days per year,” Roberts continued, the access regulation takes away the owners’ right to exclude others from the property, which the Supreme Court has classified as “a fundamental element of the property right.”

It did not matter, Roberts added, that the access given to the union organizers was not permanent or constant; the regulation still qualified as a taking. Nor did it matter, Roberts observed, that the regulation did not create a true “easement” under state law; without the regulation, the growers could have excluded the organizers from their property. Accordingly, similar to the access regulation at issue in *Cedar Point Nursery*, AB 1680 is plainly unconstitutional.

Moreover, AB 1680 does not give anything meaningful to the public. Any member of the public who wants to walk along the northern Santa Barbara coast can do so for many miles. In fact, there are three beautiful state parks—El Cap, Refugio, and Gaviota—and miles of empty and accessible beaches. Those beaches are almost always empty, and there is no significant need for more beach accessible area in this region.

In short, the public has no interest in the state spending and incurring hundreds of millions of dollars of liability to provide access for which no one truly needs and few want or will ever use given the distance from population centers and intervening miles of empty and accessible coast.

Sincerely,  
Miles Delis

## Opening Hollister Ranch to Major Public Access would be an Irreversible Mistake

I think that all parties must agree that Hollister Ranch is a very special place. Some of that is due to location, but a big part of it is because human pressure on it has been minimized. I have generally supported Coastal Commission actions in other ventures, a stairway or path to the beach for all. These actions generally have minimal environmental impacts, unlike the proposal for Hollister Ranch.

As a large animal veterinarian working at Hollister Ranch, I can see many practical pitfalls to public access such as the potential danger of cattle, especially bulls interacting with the public as well as the danger to the cattle with unwary drivers on the road. The proposed plan would exert excessive pressure on the rocky intertidal zone, causing loss of it's special diversity and becoming like so many public beaches in Santa Barbara. Besides this, the project would be an enormous undertaking of safety, fire protection and research of all of the environmental impacts, etc. It is my hope that the Commissioners will seek a plan for this place to be shared but in a way that will be safe, protect, and preserve that unique and delicate environment.

Thank all of you for your caring of the coastal environment,

Karen M. Blumenshine

## access plan

Vicki Crowe <[vicki.mc@cox.net](mailto:vicki.mc@cox.net)>

Wed 10/6/2021 12:17 AM

**To:** Coastal Hollister Ranch <[Hollister@coastal.ca.gov](mailto:Hollister@coastal.ca.gov)>

**Cc:** Vicki Crowe <[vicki.mc@cox.net](mailto:vicki.mc@cox.net)>

October 3,2021

State of California Coastal Commission,

I am writing with my thoughts on public access to the Hollister ranch because I am very concerned about the environmental impact, preserving property rights, safety of the public and who will fund this access. We now also have to include increased fire risks with public access. The Hollister Ranch is a unique piece of property. It is a remote private operating cattle ranch accessible only through one narrow private winding road which has multiple railroad crossings without safety gates and is often shared by cattle. It would be very risky and disruptive to the working of the ranch to have the public sharing this road. I do not see anyway to provide safe access that will also preserve the working of the ranch and the environment except through limited small groups with supervision. The Hollister Ranch Owners association is already providing access with programs with UCSB and other schools and other organizations. Perhaps some of these programs could be expanded. Surfing access has always been available by boat and many of us used this access before owning property. People can also walk on to the ranch on the wet sand at low tide. We have three beautiful state beaches (Gaviota, Refugio, and El Capitan) just adjacent to the Hollister Ranch with provide easy, safe coastal access. The state is already having problems keeping these beaches open. How can they fund and manage access to the ranch ensuring no interference to the operation of the cattle ranch, violation of private property, environmental degradation, as well as, a safe ocean experience with bathroom facilities? I have seen the degradation of many of our beaches in my lifetime and am gravely concerned about widespread use of the Hollister ranch. I ask the Coastal Commission to strongly consider limiting access to small supervised groups so that the environment, property rights and public safety can all be preserved.

Sincerely,  
Vicki Crowe



## Comments on the Hollister Ranch Public Access Plan

Rob Wright <[rwright@greymountain.com](mailto:rwright@greymountain.com)>

Wed 10/6/2021 12:11 AM

To: Coastal Hollister Ranch <[Hollister@coastal.ca.gov](mailto:Hollister@coastal.ca.gov)>

To whom it may concern:

I am writing to express my extreme dismay at the hastily written and poorly conceived "Hollister Ranch Coastal Access Program." I am an owner at the Hollister Ranch. I love the land and am dedicated to preserving it.

The Access Program fails to adequately address a number of issues:

### 1) Environmental Protection

The Hollister Ranch is some of the only coastal land of its kind in California that has not suffered severe environmental degradation due to over-development and over-use. More people on the beaches inevitably comes at an environmental cost. The Access Program gives a cursory review of biological resources at the Hollister Ranch but does not offer a view on how the access it advocates will impact those resources. As a steward of the land, I am very concerned that the Access Program has not even attempted to assess its environmental impact. We must not destroy what little is left of our untrammeled coastline!

### 2) Cultural Resource Protection

My understanding is that the Chumash Tribe opposes public access to the Hollister Ranch as proposed in the Access Program because it is sacred land to them and they do not wish it to be further crowded with people.

### 3) Safety

The Hollister Ranch is a wild place. The beach seaward of the mean high tide line can be a rough and unforgiving place. Without proper safety programs in place, visitors will at times be in danger that they may not even understand. The Access Program's comments about safety are almost laughable and completely inadequate assessments of and responses to the risk. There will be serious consequences without a more thorough job of planning for safety.

### 4) Private Property Protection

You are talking about building restrooms, road expansions, parking, shuttle turnarounds, etc. at multiple beaches on the Hollister Ranch. THIS IS OUR HOME! You cannot build any of these things seaward of the mean high tide line, so that means you will be building them IN OUR YARDS. My response to that is ABSOLUTELY NOT! For one, I will fight these "improvements" with my dying breath. The Hollister Ranch is not a place for your parking lots and restrooms. If you propose to buy the land for these "improvements", we're not selling. If you want to use eminent domain to buy the land, show me a precedent that would allow for such an outrage.

### 5) Costs are Prohibitive

Your plan leaves out the most substantial element of the cost, the acquisition of property rights. The plan proposes coming into our homes, building 226 parking spaces, installing toilets, etc. The land to do so is demonstrably worth over a tens of millions of dollars or more, not to mention the road. Is this really a cost the state is willing to pay to implement this plan? Where will the money come from?

The Access Program is ill-conceived and impractical. It represents the misguided efforts to open access to land that should instead be protected.

Sincerely,

Rob Wright

## HRCAP

Shawn Martin <drtubesocks@yahoo.com>

Wed 10/6/2021 5:24 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Please implement this program as soon as possible. The public has too long waited for equal opportunity to access this beautiful stretch of coastline.

Thank you for your considerations,  
Shawn Martin

Sent from my iPad

## Public access

Nancy <nancyc@impulse.net>

Wed 10/6/2021 1:01 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am not for allowing public access into Hollister Ranch in the way it is currently proposed. That land is a dedicated preserve and the owners do a great job. Even they are restricted in the number of guests they may have. 100 - 500 people a day would be a huge impact. Many groups are allowed at this time for educational purposes. If the public is allowed it should be by docent led activities to further their mission and protect the land

Nancy Callahan

805-252-9231

Santa Barbara

Sent from my iPhone

## State Access Plan at Hollister Ranch

semperlex@cs.com <semperlex@cs.com>

Wed 10/6/2021 5:14 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Re: State Access Plan at Hollister Ranch

I have reviewed the recommendations proposed by HRCAP as to public access at Hollister Ranch. The owners at Hollister Ranch have well established for over fifty years that they are good stewards of this unique and special piece of the California coastline. Their management has resulted in the pristine conditions and natural paradise that has put Hollister Ranch in the spotlight and created the opportunity for local politicians and other constituents to use the ranch as a political tool and media generating platform. If we look beyond the hype these individuals have generated around coastal access at the ranch, there is little reason to pursue a Hollister Ranch public access plan at the state level. The cost associated with doing so versus the number of members of the public that would benefit from any version of the proposed access plan makes no logical sense. One can simply look at the low number of visitors to neighboring Gaviota State Park Beach to see how little this coastal area of California is currently used by the public. Certainly every time I drive by this state park beach, the parking lot is nearly empty and Gaviota State Park Beach is fully open.

Public access is an inefficient use of taxpayer money. The HRCAP plan estimates the cost of a trail at the high end of \$11 million, which already exceeds the current earmarked budget of \$10 million for the entire project not just a trail. The cost of eminent domain alone required for meaningful state funded access would be tens of millions of dollars of taxpayer money and take years to execute even without considering the cost of years of complex litigation and required site and infrastructure improvements. Plus, there will be the added cost of annual maintenance in perpetuity.

The HRCAP plan also has no budget for increased Sheriff and Fire Department personnel to handle the influx of people to Hollister Ranch and the substantial risk of harm to the owners and their property. To date Hollister Ranch provides its own security force, yet I doubt this will continue as why would the owners foot the high cost of private security when the HRCAP plans seeks to make the ranch no longer private?

California has a long history of underfunded and poorly managed coastal state parks already. Therefore, it does not make sense to allocate tax dollars to a Hollister Ranch access project that would benefit a much smaller number of people per annum instead of investing in the existing park system and working towards a properly funded and managed California State Park system to maximize the benefit the existing system can provide to its residents. Gaviota State Park Beach cannot even currently maintain the boat hoist-launch as its official website confirms. The hoist is non-operational due to storm damage. The hoist/launch has been a nearby source for years for visitors to boat to Hollister Ranch, yet the state has taken no action to maintain the current and least expensive means of access for the public to the ranch.

Any public access managed by the state would likely create negative environmental impacts as the HRCAP plan proposes to build multiple structures at every beach, widen existing roads, build turn-arounds for buses, carve trails across the ranch and erect signage directing the public. Today, less than 2% of Hollister Ranch is devoted to residential use. The remainder is a working cattle ranch (one of the fourth largest in Santa Barbara County and the oldest in the state) and is, in effect, a wildlife preserve. The HRCAP plan makes no provisions to protect the public traipsing across Hollister Ranch from either the cattle operation, which includes bulls, and wildlife like bears, mountain lions, wild pigs and boars, badgers, coyotes, bobcats, and rattlesnakes. If medical attention is required, it is over a half hour drive from the gate at Hollister Ranch to Goleta Valley Cottage Hospital. Not to mention, cellular service is basically non-existent or unreliable at best. One can look at any cell map and see that Gaviota is entirely gray.

Hollister Ranch already has a multifaceted public access program in place that successfully manages at no cost to the state or California taxpayers and has done so for years. Hollister Ranch has for years operated its Tidepool School (for local elementary school children), and brought in visitors from the Santa Barbara Audubon Society, the Santa Barbara Museum of Natural History, the Santa Barbara Sea Center, just to name a few. Hollister Ranch's managed access program also brings Veterans and disabled individuals to the ranch to experience its wildness, but in a controlled and safe manner. Again, the existing access program operates entirely without cost to the state or any taxpayer. Additionally, Hollister Ranch has expressed a willingness to continue to broaden these managed access programs at no cost to the state.

There are numerous other options and/or locations to enhance public access to the Gaviota Coast much more efficiently and cost effectively than the HRCAP, which would result in better outcomes in terms of the cost/benefit

analysis and use of taxpayer dollars to fund coastal public access projects.

For all of these reasons I am adamantly opposed to the HRCAP recommendations and will be one of the many Hollister Ranch owners that will be participating in the impending litigation that will likely ensue should the state insist in moving forward and wasting tens of millions of dollars in taxpayer money to provide benefit to very few of its residents. I would be interested to see some analysis of the cost per user that this project would actually benefit. I'm sure the politicians would not.

Yours truly,

Ernest A. Panizzon

## Thoughts on the negative impact of The Public Access Plan

Dylan Markus <dylanjaymarkus@gmail.com>

Wed 10/6/2021 4:35 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern,

I am writing to express my concern regarding The Public Access Plan and its potential negative impact on the environmental and ecological spaces within the Hollister Ranch.

The plan does not properly address the resources necessary to safely and responsibly bring visitors onto the Hollister Ranch without compromising the safety of both the owners and visitors, as well as impacting the unique environmental and ecological space that has been able to flourish simply due to the limited access and development.

Please take into consideration what is in the best interest of this incredibly unique area.

Thank You,  
Dylan Markus

## Public Beach Access

Rory Bosio <rorybosio@yahoo.com>

Wed 10/6/2021 4:19 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I am writing in regards to the public access plan at Hollister Ranch. I disagree with this plan because it strips property owners of their rights and will lead to degradation of the natural habitat that has been so well maintained by said property owners. Please reconsider granting access to the public.

Have a good day,

Rory Bosio

Sent from my iPhone



## **Preserve, not populate the Hollister Ranch**

Rita <dgandrc51@gmail.com>

Wed 10/6/2021 4:08 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Your access plan outlines the process by which a section of coastline will fall into the hands of mindless holidaymakers. The State Parks of California already grapple with a maintenance backlog totaling **\$1.2 billion**.

**Why consider adding to a system that has already become unsustainable?**

**Unaccompanied, tourists and their pets will destroy what has remained a protected and untrammeled place due to its restricted nature.**

**Don't make decisions to destroy it.**

**Rita Cirulis**

## Outrageous proposal will destroy the Ranch !

Dana <dgrcotr@gmail.com>

Wed 10/6/2021 3:59 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

500 unescorted, unsupervised visitors (including pets no less )= destruction of this pristine coast. Try 20/ day selected by lottery, escorted and shuttle bussed in & out.

Dana Meaney

## Opposed

Rachel Barbour <rachelbarbour@cox.net>

Wed 10/6/2021 3:42 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

My name is Rachel and I am a Santa Barbara native. I am opposed to opening public access to Hollister beach because I am concerned about the environmental impact that would have on this preserved land. I urge you to consider this in making your decision.

Rachel

## Hollister Ranch Access Plan

Susan Curtis <sjc2608@yahoo.com>

Wed 10/6/2021 3:25 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I am writing into voice our opposition to public access at Hollister Ranch.

I am a longtime resident at Hollister ranch, I have owned land here for over 40 years. This land, for the most part, has continued to look the same over my 40 years and that is due to the way the owners association has maintained it. We have protected it's environmentally sensitive habitat and we have worked hard to keep it in its pristine condition. It is a special place and should continue to be maintained by those that own it and we have proven our ability to take care of it.

Thank you,  
Robert Curtis

## Thoughts on the 1680 Draft Plan

Kevin Murphy <kmurphy@englemurphy.com>

Wed 10/6/2021 3:03 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

What have we learned?

How interesting that as I write this we are in the midst of another man made environmental disaster. I was a high school student in 1968 during the Santa Barbara Oil spill. It galvanized my interest and involvement in the environmental movement. I have been an ardent supporter of the Coastal Commission since the day it was founded. We are still, to this day, deeply involved in the conservation/preservation movement. We are believers in guided access to the Hollister Ranch. My family are Hollister Ranch owners. We have struggled with how to expand and share the experience that is the Hollister Ranch.

In one of the many invitations that the Ranch has made to regulators, agencies and the scientific community, I was moved by a quote by the director of the Wrigley Institute from Catalina ( an interesting analog I would add ). I paraphrase:

"I'm not into politics but what I would tell you is, this part of the coast, is environmentally significant. It is not just important but fragile and irreplaceable. The focus at the Ranch should be to turn it into a living laboratory. But what ever you do, tread lightly. There are so many examples of the damage done by unfettered access and perhaps more importantly there are many examples of great stewardship; The Channel Islands, Machu Picchu, Santa Lucia preserve and my beloved Catalina island. What we've learned is education is the straightest path to conservation."

This quote has become my north star. I read your draft plan in which you outline the complexity of opening the Ranch: Safety issues, logistics, fire, water, roads, etc. There isn't even an environmental impact study outlining the potential risks. It is truly complicated.

The idea of 100 let alone 500 unsupervised visitors seems counter to everything we have learned over the last few years of planning. With only a few exceptions, it is in direct contrast to the sentiment of the majority of the participants involved in the planning process.

The Ranch already has a number of public access programs, would it not be prudent to start the process of expanding them?

What none of us wants is the repeat of the man made disaster of today's Orange County spill. I implore you go slow, be thoughtful, don't be blinded by political expedience. Tread lightly.

Sincerely,

K. Murphy



## I Do Not Support Public Access to Hollister Ranch

Madison McGray <madisonmcgray@gmail.com>

Wed 10/6/2021 2:54 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

I do not support public access to Hollister Ranch.

Thank you,

Madison McGray

## Input to Comment on Hollister Ranch public Access Plan

James Aitkenhead <jimaitkenhead@icloud.com>

Wed 10/6/2021 2:13 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

One hundred people per day per the plan, let alone the 500 projected in the future, will totally destroy the natural environment at Hollister Ranch. I have seen deer playing in the shallow surf at Hollister Ranch. The deer, snowy plover, osprey, and most beach plants will be gone. The estuaries will be impacted. The wild pigs will probably still be there. But without some environmental studies, no one will know what was there, nor what is gone. It will become Trestles and San Onofre, essentially environmentally deficit.

Jim Aitkenhead

Sent from my iPad



## The Public Access Plan- Hollister Ranch

John bridley <jnbridley@gmail.com>

Wed 10/6/2021 1:15 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Coastal Commision and interested groups, individuals

I have lived and surfed the Santa Barbara/Central Coast area for almost 45 years now. Some thirty five years ago I started boating and walking into Hollister Ranch with the hope of catching uncrowded waves. I will always remember those days as they still remain special. The "Ranch" was always special, challenging and sometimes frustrating. You see it took commitment to have those days with just a few surfers in the water. Some days you made the effort (walking miles on the beach or boating in rough conditions) only to find conditions were not ideal and then other days it was magical. But, everyday was worth the adventure and effort.

The thought that now, under some misguided legislation, it will all become just another public beach is disturbing at best. Why?? My experience is once this happens it will no longer be special. It will be just like every other surfbreak that is easily accessible. Those that seem driven to open this special place to the public, do so because they have the agenda that all of California should be accessible. Well it is and it has been. Ya, you can't drive in and park at the surf break, Ya, you can't hike through the canyons or camp at a designated site. But thats what makes the place special. Granting easy public access will ruin one of the last remaining pieces of our coastline. Why? It works the way it is..... Please step back and realize this isnt broken so dont try to fix it with public access whether its 100 a day or 500 a day..... Please! Thanks for your consideration.

John Bridley Santa Barbara Ca 805 448 0271

## Hollister Ranch Access Letter

Ryan Harrington <ryan@rancho95.com>

Wed 10/6/2021 12:47 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

After review of your recently released Hollister Ranch Public Access Plan, I am troubled by many aspects of the document. As a forty year property owner, and full time resident of Hollister Ranch, I am most disappointed in the daily number of people that you would like to bring to our property. The current average number of people that come to the beach through Hollister Ranch is less than 30 per day. This plan would add 470 more people each day to these extremely sensitive environmental areas. Adding 100-500 people per day will not protect the integrity of the ecosystems.

This plan was written as if the State of California is to own and operate the beaches at Hollister Ranch. This includes roads, trails, parking lots and all the other details of the plan to get the public to the beach. Currently Hollister Ranch owns and operates that complete infrastructure including the beaches above the mean high tide line. The State of California has every right to take possession of that property via eminent domain. That means the State would condemn the property and pay fair market value for it. The access program designed in this document will cost tax payers \$500,000,000 + and have very high ongoing costs. It is baffling that this plan does not account for any of the costs. The public and stakeholders should be able to understand what the costs will be for full transparency. There are more cost effective ways to bring the public to Hollister Ranch Beaches than this plan.

The State allocated \$12,000,000 for this plan in this year's budget. There are ways to use that funding that can produce far better results. In countless communities throughout the state there are unique solutions for getting the public to the beach. I have seen the use of scaffolding and unique walkways created as thoroughfares to bring people over cliffs to the sand of the California Coastal Trail. A solution like that from Gaviota State Park would be far less costly than this current plan.

Additionally, repairing the boat hoist and pier at Gaviota State Park would also create an instant public access point to all the Gaviota Coast Beaches. If the State cannot afford to take care of the basic infrastructure in their Parks, I have very little hope that they can afford to own and operate essentially another State Beach Park at Hollister Ranch.

I am all for sharing the beaches at Hollister Ranch with the world. We are more than willing to provide managed public access though non-profit and guided groups. Using this as an access point will be far less costly to tax payers and better for the local environment. Let us work together to create a public/private partnership that will cost the tax payers much less, and still provide the public access that the State desires.

Thanks for you time and consideration.

Best,

Ryan Harrington

## public access

GARY MCCARTER <gary.mccarter@cox.net>

Wed 10/6/2021 12:29 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: gary.mccarter@cox.net <gary.mccarter@cox.net>

October 4, 2021

Re: Hollister Ranch Public Access

The Hollister Ranch is a private working cattle ranch, being extremely rural and rugged, located in an incredible sensitive zone of biodiversity, an intermediate zone between Northern and Southern California fauna and flora. The rural subdivision design of the Ranch allows for extremely low environmental impact from us humans. The Hollister Ranch Association and Conservancy work tirelessly to ensure this environment is protected and partners with outside visiting groups to promote environmental education and research.

The only road into the ranch is a private winding road through a working cattle ranch, with cattle usually on the road. The road crosses railroad tracks at multiple junctures without safety gates. As with other private ranches to the north, south and east, there are no public roads.

There is already extensive existing public access to the Hollister Ranch via educational and recreational programs for schools, disabled children and veterans, and nature groups and organizations. Public access has been available by foot, on wet sand (low tide), by boat, kayak or surfboard. In my youth, I made many trips on a small boat to enjoy surfing at the ranch. I recognized the private property rights of the owners and never questioned it. Through hard work and education, I finally had been able to buy property at the ranch and now I extend the same courtesy to non-owners to share the beaches that I was given.

There are plenty of beaches on the Gaviota coast, including Gaviota, Refugio and El Capitan, all providing public access to beautiful enjoyable beaches. All of the beaches between the State Parks also have points of access through trails, to completely empty beaches, the same exact type of beach you would see at the Hollister Ranch.

I am a passionate environmentalist, and I am concerned about maintaining the environmental integrity of our coastline. I have seen the ongoing degradation of our beaches throughout my lifetime. Providing public access to our beaches is important but so is maintaining private property rights and our environment. I feel that the State Parks could expand better access to the beaches mentioned above. They also have the resources for lifeguard services, maintenance and potential firefighting.

Sincerely,

Gary S. McCarter

To: Hollister Ranch Coastal Access Program (HRCAP)  
From: Annette Portello Ross (California-born resident)  
Re: Access to Hollister Ranch

Date: October 5, 2021

After reading through the 167 page HRCAP program dated September 24, 2021, I was drawn to a clear conclusion: the report stands as a recommendation against pursuing further public access to Hollister Ranch.

For starters, the photos in the report prove that the area is, as defined on page 8, rugged and mostly undeveloped. And it has a unique variety of vegetation and sea and animal life. The Hollister Ranch Homeowners and their Association do an excellent job of protecting that natural environment. They also share it with visitors who arrive by sea, A Walk on Water, Operation Surf, and the many groups listed in the 90 public access programs detailed on pages 164 – 167.

In contrast, the HRCAP calls for invasive construction to add infrastructure such as wider roads, parking, signage, lights, bathrooms, refuse containers, striping of parking lots, benches, possibly a staging area, etc. None of that meshes with the pristine natural environment and habitat that exists at Hollister Ranch today.

And all of what HRCAP proposes is expensive. As a California taxpayer, I oppose using public dollars to diminish a special, beautiful coastal area. There's sufficient access now; increasing that in the ways proposed by the HRCAP would be environmentally destructive. I can understand wanting access, but getting it comes at too great a cost. The plan is over-reaching.

This issue is akin to a custody battle and begs this question: which party is acting in the best interests of the coastline? The answer is clear and I support the HROA in their opposition.

Frankly, I am surprised and disappointed that the Coastal Commission, which is charged with "protecting and enhancing" California's coast didn't conclude that the HRCAP should be denied.

## The Public Access Plan

Clive Soden <soden@sbcglobal.net>

Wed 10/6/2021 12:05 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Please don't burden the taxpayers with making the Hollister Ranch more accessible to the public because the private property owners are currently doing a very good job of managing the property at their own expense.

Thanks,  
Clive Soden  
Corona del Mar, CA

## Hollister

Erik Zivarts <Erik.Zivarts@atmisales.com>

Tue 10/5/2021 11:55 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern:

I have visited the Hollister Ranch and recognize its unique beauty, and its significance as one of the last undeveloped tracts of coastline in California. I can appreciate that the coastal commission is giving people like me an opportunity to visit the land through a public access plan. However, I am concerned that the plan as drafted will cause irreversible damage to the area. Based on my experience at other California State Parks, I find it hard to imagine that access for up to 500 people per day could do anything other than upset the ecological balance at the Hollister Ranch. Lastly, I am concerned about the state's ability to manage and control the actions of the public if too many people are allowed in at once.

Hopefully, I won't be looking back a few years from now fondly remembering a beautiful, pristine Hollister before the shuttle buses.

**Erik Zivarts**

**PARTNER**

**206 310 2696**



## Hollister Ranch Proposal

Jackie Rhodes <jackiemrhodes98@gmail.com>

Tue 10/5/2021 11:43 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Jackie Rhodes and I am originally from Northern California but have been living at Hollister Ranch with my partner for about a year and a half. I am quite new to the area, but nonetheless have found a wonderful community who cares deeply about the wellbeing of the people and environment.

I'm not a 'local', but I have also seen my fair share of public access projects take place throughout the country and while some of them seem to benefit most, quite a few just leave a landscape scarred and damaged. People want to maintain their rights to access every possible location, but we forget that our responsibility is to take care of these places, to preserve them, not pave more parking lots. Coastal California towns have been subject to over development for quite some time and to build more infrastructure would expose delicate ocean and terrestrial ecosystems and endangered species.

California already has state beach parks lining the entire coast, including Jalama, Gaviota, Refugio and El Cap. Why spend millions of dollars on a new project when it could be put into preexisting locations.

I urge you to protect this natural resource and limit the exposure to this area of coastline.

Sincerely,

Jackie Rhodes

--

Jackie Rhodes  
Prescott College 2020  
Sustainable Agriculture and Food Systems  
Adventure Education

## Hollister Ranch

Marty Gilchrist <Marty@arcticfoam.us>

Tue 10/5/2021 11:38 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners

My name is Marty Gilchrist. My family are long time Ranchers in Ventura County. I have been visiting the Hollister Ranch / Bixby Ranches since 1968. Access to this pristine area has never been an issue (boating or walking in below the mean high tide line). I am not a property owner at Hollister so I have no special interest. These properties are all what's left of original California Spanish Land Grants. Please consider not opening this area to public use. Doing so will ruin the only pristine coastal ranch land left south of Pt. Conception. Hollister Ranch has been privately owned since 1869. The family and ranch hands have done an excellent job maintaining the land, and by doing so they have not only preserved the land but also have preserved the coastline. Once this property is open to the public it will be lost forever please consider saving this area so future generations can see and enjoy original California! Thank you.

Regards,

Marty Gilchrist

CEO



### Arctic Foam

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Facebook/ArcticFoam

Instagram/@ridethebear

**Foam Matters...Ride the Bear**



## The Public Access Plan

Blake Mycoskie <blake@getmadefor.com>

Tue 10/5/2021 11:23 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern:

It is my understanding a hearing is scheduled for 10/14 to discuss the possibility of opening Hollister Ranch to the public. I do not support this initiative for the following reasons:

1. The environmental impact – it's a pristine habitat and that is well stewarded and it should continue to be protected
2. To my knowledge a full ERI has not be conducted to see the true environmental impact that this could have on the land
3. Safety – no cell phone service or close emergency services and windy roads are just a few things that I would be concerned for those who have no experience with the ranch. It takes time to learn the lay of the land.

I do support increased managed access for anyone who wants to learn about from ecological benefits especially those from a lower income background. California has a lot of issues with homelessness, infrastructure, etc. and it seems fiscally irresponsible to put funds towards making the ranch public with there are more pressing human issues we should be focused on.

Sincerely,

Blake Mycoskie

Homeowner of Hollister Ranch

## Hollister Ranch access comments

Leigh Utterback <lsutterback@yahoo.com>

Tue 10/5/2021 11:13 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern:

I am not a Hollister Ranch owner. However, I have been fortunate enough to visit the Hollister, Cojo, and Bixby areas, mainly via small craft, and the surrounding areas via land (camping).

I am deeply concerned with the currently proposed access plan (HRCAP).

My main points of concern are:

1) Access to the coast in the general vicinity is already adequately accessible at El Capitan (multiple camping sites), Refugio, Gaviota Pier, Jalama, and more, and to the Hollister, Cojo, and Bixby areas via water. And school groups and scientists currently have access via land.

2) Increased access to Hollister, and I presume this would extend in the short or medium term to Cojo and Bixby, would bring severe negative environmental consequences to wildlife, the ocean, and flora/fauna in a truly unique and currently protected ecosystem.

3) California has major crises - poverty, underemployment, income inequality, housing shortages, homelessness, food insecurity, decaying infrastructure, underperforming schools, under-supported teachers, increasing wildfires, and more. Why are we proposing to spend millions of dollars on this topic, an area with already adequate access, when we have so many far more important challenges to face ?

4) In addition to the time and costs being spent in the short run on this non-critical issue, what are the costs going to be in order to truly make increased access environmentally progressive and safe to the public ? Who is responsible to keep the area clean ? Who is responsible when someone is injured from an unstable cliffside ? Who is responsible when someone is injured by a cow ? Who is responsible when someone drowns ? Who is responsible if a visitor starts a fire ? Etc.

I find the entire initiative reckless - reckless with priorities, reckless with taxpayer money, reckless with the environment, and reckless to user safety.

Those pushing this initiative, elected and not, are telling Californians that these millions and liabilities are better spent on this issue instead of better schools, better job training and opportunities, safer communities, more affordable homes, more food and housing security, and improved infrastructure such as updated and cleaner roads, highways, and mass transit.

The most responsible course of action is to drop the initiative in its entirety. But if there is a need to save some level of face here, then work with the Hollister owners on a low cost / low impact plan. Perhaps have an electric shuttle bus that runs a few days per week to 1 or 2 beaches within the Hollister area. While not ideal, this would expand access, but at a scale that could be managed in order to ensure the visitors and ecology are protected (i.e. clearly marked areas that are accessible, a lifeguard during those days, trash and human waste is contained, etc.).

10/8/21, 3:00 PM

Mail - Coastal Hollister Ranch - Outlook

Cordially,  
Leigh Utterback  
California Citizen  
[lsutterback@yahoo.com](mailto:lsutterback@yahoo.com)

## Regarding Coastal Access Plan

Eric Pressly <eric.pressly@gmail.com>

Tue 10/5/2021 10:50 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

My name is Eric Pressly. I am a long time county resident and current Hollister Ranch owner for a little over a year.

Prior to ownership at Hollister Ranch, I accessed the surf breaks by boat from Gaviota either by the launch at the pier or beach launching. It has now been several years for the damage of the Gaviota pier which had long given access to this area remains without a repair plan nor funding. It seems irresponsible to me to build new access on private land while the existing access through public lands remain in disrepair. It is this same irresponsibility that disregards the need for an environmental impact plan for the infrastructure needed for 100 - 500 people to access these beaches daily. Waiting to see what happens is not a responsible environmental impact plan. While you can pick up a lot of the trash, you cannot easily undo the impact of parking lots especially if they are build on historical Chumash sites.

Thank you for reading,  
Eric Pressly

## Feedback from Non property owners who have visisted Hollister Ranch

Damien Goldberg <goldbed@hotmail.com>

Tue 10/5/2021 10:46 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

- I have visited the Hollister Ranch and recognize its unique beauty, and its significance as one of the last undeveloped tracts of coastline in California
- I appreciate that the coastal commission is giving people like me an opportunity to visit the land through a public access plan
- However, I am concerned that the plan as dra. ed will cause irreversible damage to the area
- Based on my experience at other California State Parks, I find it hard to imagine that access for up to 500 people per day could do anything other than upset the ecological balance at the Hollister Ranch
- I am concerned about the state's ability to manage and control the acions of the public if too many people are allowed in at once
- The plan does not contemplate how to handle medical assistance for visitors. This is important as there is no cell service on most of the Hollister Ranch and the nearest hospitals are an hour away from the beaches. The Ranch is a dangerous place with unfenced cliffs, erosion, and wild animals.
- The plan contemplates exploring all of the access points at once during the Pilot Phase. This will involve the expenditure of millions of dollars. As a California tax payer I am also concerned about the low usage scenario where the program won't have sufficient usage to justify the investment. Right now, the public has access to most of the 20 or so miles of coastline that runs from Goleta to Gaviota, and it doesn't draw that many visitors. How many people will travel the extra amount to visit Hollister Ranch each year when they have other empty beaches that are closer? What if it is only a few hundred surfers when there is a swell? Will that be a good investment for state taxpayers?

To address all of these concerns, I offer the following recommendaions:

- During the Pilot Phase, spend two years using only the lowest cost access method and see how it is being used before invesing in all of the access components. For example, if you were to start with the shule-based access to 1 or 2 of the beaches once a week, you would (1) avoid having the negoate anything with individual property owners, (2) avoid the millions in costs for the coastal trail, and (3) limit the improvements and toilets costs. The O&M costs would also be significantly lower. If usage during this period is high, then it may make sense to start to invest in the other components, or increase the frequency of shule visits, number of beaches accessed, etc. This will also allow the commission to evaluate environmental damage before it is too late.
- Prepare a quarterly report which can be issued to the public tracking the environmental impact of the access as it is occurring. What is happening to the populaions of key flora and fauna?
- Prepare an annual report that provides transparency on the costs and usage of the HRCAP, so that the public can determine if it is worth the investment or if it should be scaled back. If the state spends millions of dollars and the program draws thousands of visitors each year, taxpayers may be OK with this investment. If the draw is similar to other nearby coastal areas, it might not be worth connuing to pursue all of the planned access components.

thank you

***Damien F. Goldberg, MD***

Wolstan & Goldberg Eye Associates

23600 Telo Ave, Suite 100

Torrance, CA 90505

(310) 543-2611

[www.wolstaneye.com](http://www.wolstaneye.com)

## Hollister Ranch access program

Paul Manchester <med.resource.one@gmail.com>

Tue 10/5/2021 10:44 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Ms./Sir:

I have reviewed the latest version of your DRAFT Hollister Ranch Coastal Access Program September 24, 2021. I note that you have included many different viewpoints into your work to date. Missing from the latest draft is a realistic appraisal of the feasibility of taking control of the private lands that constitute the Hollister Ranch ("HR"). As you say, the process could take years, and the cost would be very high. If this is the case, as it most likely is, the whole Program seems to be so tenuous as to be unworkable. This is not to mention all the other issues (security, liability, maintenance, staffing, etc) that proceed from the establishment of the kind of public access you are considering Proceeding without funding and a workable implementation and buy-in from those who are directly affected is not a good use of time and resources, although that might not be a concern for the State.

In light of the above, access via your proposed, land-based modalities (trails, driving, etc) does not seem to be a fair proposal until the major issues are resolved. Other, much cheaper and more realistic options exist. Use the nearby State Parks that already exist instead of the HR, as the Parks have no hidden and expensive legal and practical issues. And now examine those Parks, with their well-established access and facilities and note the ongoing issues with maintenance, staffing, policing, etc. Does the establishment of a much more complex and expensive HR access program warrant the relatively small benefits that might be achieved compared to what can be achieved by using what is already available in the immediate vicinity? Consider HR access by water, as it already exists and is currently used frequently by private citizens. Continue the current method of pedestrian access at low tide, using expert guides. Establish a pilot access program, with whatever means of transportation you deem necessary for the disadvantaged, to beaches already readily accessible to the public. Benefits include an accurate assessment of the degree of public participation and interest, real time cost accruals, and establishment of infrastructure without the very high cost barrier entailed by starting with the experimental and complex program for the HR.

Many issues are involved as you know. I will hope that those planning the HR Coastal Access Program will take a fresh look and consider what is truly involved. Thank you.

## The Hollister Ranch Public Access Plan

Zach Warren <zachwarren@me.com>

Tue 10/5/2021 10:41 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern,

I have read both versions of the Public Access Plan, including the most recent version that incorporated revisions. I have also participated in the Public Access Plan Zoom calls in recent months. I am an owner at Hollister Ranch. My reactions to the proposed plan:

1. Managed and phased public access to the Hollister Ranch is an achievable goal so long as adequate consideration is given to environmental, safety, implementation and operational costs. It appears the latest draft reflects greater consideration of these factors, but more research and more significant consideration is warranted. In short, there are many issues to consider at the Ranch with regard to safety, environment, and implementation. These factors along with costs and a feasibility analysis require time and thought. Pushing to have a plan in place by April 1, 2022 without adequate consideration of these factors is irresponsible and may damage the Ranch, one of the last undeveloped tracts in California and a place has been managed like a conservancy for years. This is precious resource and it needs to be handled carefully.
2. The guided and managed access already exists on the Hollister Ranch for bird watchers, tide pool enthusiasts, and educational opportunities for school age kids. There is potential to expand these programs to these groups as well as to other interested parties for organized and guided access to the Ranch. In doing so with guided and phased access, there is potential to limit the environmental impact, reduce safety concerns, and reduce overall costs. There are no medical facilities at the Ranch and several beaches are more than an hour from any medical facilities.
3. The high end numbers of visitors contemplated in the plan (500) would be catastrophic for the Ranch, one of the last untouched natural parts of the coastline. There are significant issues for safety (wind, strong ocean currents and lack of lifeguards, huge distances, wild animals, cattle, lack of cell phone reception, lack of water or bathroom facilities, railroad crossings etc), and environmental damage (the average number of daily visitors to the Ranch today is close to 15, the damage created by 500 would be enormous);
4. Managed and guided shuttle access appears to be the safest, least environmentally risky, and lowest cost way to manage access. The walking trail and bike access have challenges due to distance, topography (hills), severe wind, cattle, railroad crossings and wild animals. Not to mention these methods are extremely costly as they require significant usage of private roads. Allowing self driven cars is not realistic as it massively exacerbates the aforementioned risks along with creating enormous private property issues. Start with a pilot program of van shuttle with a few beaches a few days a week for a limited number of people (30 to 50). Get an understanding of costs, risks, operational challenges, public demand etc. and learn over time how to balance the demand for public access with these other important factors. From listening to the feedback to plan from those who are informed, there is very little demand for access for large numbers of people to the Ranch.
5. Lastly, it has been clear from the Zoom meetings, attended by roughly 200 people interested in public access, that only a very small minority (if even that) is supportive of 500 visitors to the Ranch per day.



The feedback was very clear that even 50 people per day was a lot of people and would create significant operational issues for the Parks department, which is already overwhelmed and underfunded as evidenced by the lack of usage and availability at Gaviota, Refugio, and El Capitan over the past 3 years. Access can work. Please test via a pilot program in a responsible way that takes safety, cost, and environmental factors into account in a thoughtful way.

Sincerely,

Zach Warren

310-4698217

## Proposed state access plan

David Madison <david@madisonsm.com>

Tue 10/5/2021 10:30 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I am writing in regards to the proposed state access plan to Hollister Ranch. I am a recent owner of a 1/12th parcel at the Ranch and have been visiting for many years with friends. It is very concerning to see the State's plan regarding the public access. What drew me to Hollister was the undisturbed nature and beauty along the coast that we as Californians rarely get to see any more. I believe that such beauty can be shared if done responsibly. With that point, I have many concerns. I am concerned about the State's ability to manage and control the public access at any level. I am also concerned about safety. Hollister can be a very dangerous place - windy roads, eroding cliffs and the wildlife.

I am also a graduate of UCSB and have spent many years along the coastline. There are miles of unused beaches in Gaviota. Why isn't the State spending its resources in making it easier to access these areas with more amenities? This can & should be done in addition to a minimally invasive program at the Ranch.

The current plan seems to be extremely costly to the California taxpayer (most will never set foot on Hollister) and risk significant ecological damage to the coastline. I suggest starting off with a minimally invasive test program to 1) see how much usage it gets and 2) better understand the impact to environment and costs involved.

It is also critical to have transparency throughout this process with quarterly reports outlining usage, any issues and costs. This should be available to the public.

Thank you for your time

David Madison

**Madison Strategic Management, Inc.**

*President & CEO*

323.314.3799

www.madisonsm.com

## Hollister Ranch Public Access Plan

Liz Hogan <liz.hogan30@gmail.com>

Tue 10/5/2021 10:21 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

This is a very important decision. If it is passed, will set a precedent for private land being taken away for public use. Take your time with this decision as it will have lasting impacts to California property owners everywhere.

Existing laws allow public access along all beaches along the coast of California. I am in favor of this law. I'm also in favor of using public land to access public land. I'm NOT in favor of taking private land for public use.

With planning and engineering, parking and pathways can be constructed from Gaviota Beach along cliffs or the train right of way to provide public beach access east of the ranch. Engineering such as tunnels, bridges, stairs, retaining walls have been done in other parts of California, the US, and around the world, and can be done east of Hollister Ranch to allow public beach access.

Hollister Ranch already has a successful educational access program in place.

The historic Hollister Ranch is a cooperatively run and privately owned working cattle ranch. The roads and driveways are privately maintained, and many roads run through cow pastures. The cooperatively owned facilities are privately maintained. The rules of access are strictly enforced. As a result, there are pristine natural areas, there hasn't been a large man made wild fire in recent years, there haven't been any traffic accidents with cattle or otherwise. Hollister Ranch property owners love and respect the ranch environment, and for the most part adhere to ranch rules.

Please spend your money on engineering instead of lawsuits. Respect private property. Design and build a way for people to walk to the beach from a publicly owned access point east of Hollister Ranch. Change the name of the project to Hollister Ranch BEACH Access from Gaviota Beach or the cliffs east of the ranch. Do not transfer private roads into public use. Do not cross private parcels with a public path. Do not take private property for public use at all. It will set a terrible precedent for the future of California property owners everywhere. Keep Hollister Ranch-lands and roads private!

Thank you,

Liz Hogan  
30 Miramar Ave.  
Santa Barbara, CA  
93108

## Hollister Ranch Public Access Comments

Pat Devaney <pdevaney@ymail.com>

Tue 10/5/2021 10:02 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>; Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I would like to pass on a my comments in relation to the current proposed access plan.

I think that the perception and reality of what Hollister is and could be are somewhat disconnected with current proposed plan on the table.

Unlike other ares of the California coastline ,the part of the coast in which Hollister lies is relatively unique in its quality and character.

The rugged coastal terrain, sensitive habitats ,Chumash sacred sites and lack of infrastructure are what makes it unique.

The lack of accessibility for fires is one thing. Recently called out by fire officials an inability for staffing and funding to support any influx of people that would increase fire danger at Hollister. A related side note is the same difficulty for a medical emergency of any sort.

Add to this it's a working cattle ranch, yes the cattle meander and roam on the roads at their leisure.

My hope is that a limited access, educationally directed with a mind towards protecting resources in common collaborative effort.

Thank you for reading.

Best,

Pat Devaney

## Public Access and Land Conservation at Hollister Ranch

Kelly Smith <kelly@certiscapital.com>

Tue 10/5/2021 10:00 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

October 5<sup>th</sup>, 2021

Dear Members of the California Coastal Commission:

I have followed the long path of li. gation and consideration that has been focused on the Hollister Ranch over the decades. To my satisfaction the Commission has generally executed the mandate admirably, protecting the interests of the citizens of the state along multiple lines. In the area of coastal access the Commission has made a consistent argument in favor of access that is balanced with respecting the reasonable rights of private property owners, a fair understanding of what resources are available from State and private sources to fund access, and a solid assessment of the impact to the landscape and the environment as plans move forward. I would like to encourage the Commission to uphold this track record as you consider the issues identified in the HRCAP Conceptual Program. Specifically I would like to be certain that an environmental impact report be compiled, and that the scope of anticipated infrastructure improvements are in line with continuing the preservation that only a limited access plan will be able to achieve. The beaches and environment around Hollister Ranch and Point Conception are prized on our coast because the influx of people to the area has been limited, and it will only stay that way if access is managed carefully.

Respectfully yours,

Kelly

Kelly R. Smith  
Santa Barbara Native & Resident  
Current or Former Board Member of:  
Heal The Ocean  
The Friendship Paddle  
The Eleos Foundation

## HRCAP comments

JR Johnson <jrjohnson@gmail.com>

Tue 10/5/2021 9:52 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear committee. I've reviewed the plan and have some concerns about the environmental impact on the area. The area is very rural and undeveloped and that's what makes it special from an environmental standpoint. I don't think the plan properly addresses all the issues to preserve the uniqueness of the landscape and the environmental issues. Let's take our time with this and make sure we don't do anything to the environment that can't be undone.

JR

--

JR Johnson

M: 805.750.5700

## Hollister Ranch Access Plan - Comments

Gregory Harris <gregoryscottharris@hotmail.com>

Tue 10/5/2021 9:50 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: Gregory Harris <gregoryscottharris@hotmail.com>

Dear California Coastal Commission,

Thank you for your stewardship of our beautiful California coastline. As I get older (now 50) and see more of the world, the more I treasure our beautiful State. I am not a Hollister Ranch owner, but have visited the Hollister Ranch multiple times and recognize its unique beauty, and its significance as one of the last undeveloped tracts of coastline in California. Here are a few important considerations:

- I appreciate that the coastal commission is giving people like me an opportunity to visit the land through a public access plan.
- However, I am concerned that the plan as drafted will cause irreversible damage to the area.
- Based on my experience at other California State Parks, I find it hard to imagine that access for up to 500 people per day could do anything other than upset the ecological balance at the Hollister Ranch
- I am concerned about the state's ability to manage and control the actions of the public if too many people are allowed in at once
- The plan does not contemplate how to handle medical assistance for visitors. This is important as there is no cell service on most of the Hollister Ranch and the nearest hospitals are an hour away from the beaches. The Ranch is a dangerous place with unfenced cliffs, erosion, and wild animals.
- The plan contemplates exploring all of the access points at once during the Pilot Phase. This will involve the expenditure of millions of dollars. As a California tax payer I am also concerned about the low usage scenario where the program won't have sufficient usage to justify the investment.
- Right now, the public has access to most of the 20 or so miles of coastline that runs from Goleta to Gaviota, and it doesn't draw that many visitors. How many people will travel the extra amount to visit Hollister Ranch each year when they have other empty beaches that are closer? What if it is only a few hundred surfers when there is a swell? Will that be a good investment for state taxpayers?

To address all of these concerns, I offer the following recommendations:

- During the Pilot Phase, spend two years using only the lowest cost access method and see how it is being used before investing in all of the access components. For example, if you were to start with the shuttle-based access to 1 or 2 of the beaches once a week, you would
  - (1) avoid having the negotiate anything with individual property owners,
  - (2) avoid the millions in costs for the coastal trail,
  - (3) limit the improvements and toilets costs.
  - The O&M costs would also be significantly lower. If usage during this period is high, then it may make sense to start to invest in the other components, or increase the frequency of shuttle visits, number of beaches accessed, etc.
  - This will also allow the commission to evaluate environmental damage before it is too late.
- Prepare a quarterly report, with data tracking the pilot process usage numbers, which can be issued to the public tracking the environmental impact of the access as it is occurring.

- We need to know how the additional usage is impacting the populations of key flora and fauna?
- Prepare an annual report that provides transparency on the costs and usage of the HRCAP, so that the public can determine if it is worth the investment or if it should be scaled back. If the state spends millions of dollars and the program draws thousands of visitors each year, taxpayers may be OK with this investment. If the draw is similar to other nearby coastal areas, it might not be worth continuing to pursue all of the planned access components.

Thank you for your time.

Best, Greg Harris

sent from **Greg's Hotmail**  
[gregoryscottharris@hotmail.com](mailto:gregoryscottharris@hotmail.com)



## Concerns and recommendations regarding the Hollister Ranch Coastal Access Program (HRCAP)

William Stavropoulos <wstavrop@icloud.com>

Tue 10/5/2021 9:45 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I am writing to you regarding the Hollister Ranch Coastal Access Program (HRCAP) developed by the Coastal Commission.

I have visited the Hollister Ranch and recognize its unique beauty, and its significance as one of the last undeveloped tracts of coastline in California. I appreciate that the coastal commission is giving people like me an opportunity to visit the land through a public access plan, however, I am concerned that the plan as drafted will cause irreversible damage to the area.

Based on my experience at other California State Parks, I find it hard to imagine that access for up to 500 people per day could do anything other than upset the ecological balance at the Hollister Ranch. I am concerned about the state's ability to manage and control the actions of the public if too many people are allowed in at once. The plan does not contemplate how to handle medical assistance for visitors. This is important as there is no cell service on most of the Hollister Ranch and the nearest hospitals are an hour away from the beaches. The Ranch is a dangerous place with unfenced cliffs, erosion, and wild animals.

The plan contemplates exploring all of the access points at once during the Pilot Phase. This will involve the expenditure of millions of dollars. As a California tax payer I am also concerned about the low usage scenario where the program won't have sufficient usage to justify the investment. Right now, the public has access to most of the 20 or so miles of coastline that runs from Goleta to Gaviota, and it doesn't draw that many visitors. How many people will travel the extra amount to visit Hollister Ranch each year when they have other empty beaches that are closer? What if it is only a few hundred surfers when there is a swell? Will that be a good investment for state taxpayers?

To address all of these concerns, I offer the following recommendations:

During the Pilot Phase, spend two years using only the lowest cost access method and see how it is being used before investing in all of the access components. For example, if you were to start with the shuttle-based access to 1 or 2 of the beaches once a week, you would (1) avoid having the negotiate anything with individual property owners, (2) avoid the millions in costs for the coastal trail, and (3) limit the improvements and toilets costs. The O&M costs would also be significantly lower. If usage during this period is high, then it may make sense to start to invest in the other components, or increase the frequency of shuttle visits, number of beaches accessed, etc. This will also allow the commission to evaluate environmental damage before it is too late.

Prepare a quarterly report which can be issued to the public tracking the environmental impact of the access as it is occurring. What is happening to the populations of key flora and fauna?

Prepare an annual report that provides transparency on the costs and usage of the HRCAP, so that the

public can determine if it is worth the investment or if it should be scaled back. If the state spends millions of dollars and the program draws thousands of visitors each year, taxpayers may be OK with this investment. If the draw is similar to other nearby coastal areas, it might not be worth continuing to pursue all of the planned access components.

Thank you for your consideration.

Sincerely,

William Stavropoulos

680 18th Street  
Manhattan Beach, CA 90266  
(310)415-7142

## Draft Hollister Ranch Public Access Plan

Tom Redwitz <tredwitz@nwhm.com>

Tue 10/5/2021 9:11 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Members of the California Coastal Commission;

I am writing to express my opposition to the Hollister Ranch Access Plan as drafted for the following reasons;

1. Given the many stated sensitive features of the area (environmental and cultural), there are too many visitors and improvements proposed.
2. An environmental impact report has not been prepared for the suggested development to support the number of visitors proposed. The proposed access plan should not be adopted outside the requirements of the California Environmental Quality Act.
3. The recommendation for the State to acquire land for public access from the Hollister Ranch Homeowners Association and individual home owners, either through negotiation or eminent domain, is unrealistic. No amount of money will entice the property owners to sell land to the public. And attempting to force a sale through eminent domain will only produce years of expensive litigation for the state because it cannot demonstrate a public need for additional overland access to this remote coastline.

The Hollister Ranch Owners Association is willing to continue discussions with the state about an alternative plan that expands overland public access in a sensible manner - with nominal cost to the State, with no impacts to the environment and with the support of those interested in cultural resources. The beaches are already public, and they are currently accessed by sports enthusiasts who walk in along the beaches and arrive by boat, and by persons who participate in Hollister Ranch sponsored educational and community groups. Overland public access can be expanded while achieving the goals of preserving the environment, respecting cultural resources, and respecting private property rights through the proposal by the Hollister Ranch Owners Association. This is the plan that should be embraced and supported by the Coastal Commission.

Sincerely,

Tom Redwitz  
Laguna Beach, CA

Tom Redwitz | Founder and Corporate Advisor  
The New Home Company  
85 Enterprise, Suite 450  
Aliso Viejo, CA 92656  
Office: 949-382-7812 | Fax: 949-607-4070  
NWHM.com



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## Public Access Plan - Hollister Ranch

Drew Delis <drewdelis@gmail.com>

Tue 10/5/2021 8:57 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The United States was founded on property rights, and when the government attempts to limit property owner's expression of those rights, especially without just compensation for the damages resulting from such action, it is unlikely to end well for all parties. The California law permitting the public to access private land at the Hollister Ranch is so overly prejudicial, it will most likely be found to be unconstitutional, resulting in millions of dollars of taxpayer money wasted ('The right to exclude is not an empty formality that can be modified at the government's pleasure.' - U.S. Supreme Court (06/23/21): CEDAR POINT NURSERY v. HASSID). Further, in the event the law is upheld, the state of California will be required to financially support the initiative, adding more financial burden to an already strained fiscal budget. Either way, taxpayer money is wasted and the citizens of California lose. The law permitting public access to private land at Hollister Ranch is bad for California and should be abandoned.

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## The Public Access Plan

Evan Turpin <epturpin@gmail.com>

Tue 10/5/2021 8:32 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I do not support this proposed implementation of the Public Access Plan into the Hollister Ranch.

Even though the fight for public access has been ongoing for decades, none of the issues and complexities of management and implementation have been answered. The remote location, the rugged terrain, lack of emergency and public services all point to an expensive and a difficult site for the State to fund and maintain.

The desire to have access to the Ranch's pristine beaches, the creation of a hiking/biking trail, through private property, will only jeopardize the quality of the environment that the Coastal Commission is supposed to be protecting.

Small, guided, educational and recreational trips to the Ranch seem to be one of the surest ways to protect the Ranch's habitat while providing access to the public.

Thank you,  
Mrs Evan Turpin  
Carpinteria, CA

## Hollister Ranch Coastal Access Program (Public Comment) - In Opposition

Hunter Turpin <hunter.turpin@gmail.com>

Tue 10/5/2021 8:14 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

Thank you for taking the time to read my letter. I am writing to express my vehement opposition to the Draft Hollister Ranch Coastal Access Program and Public Access Plan. The Hollister Ranch is one of the last remaining coastal wildlands in existence in our area. It is home to numerous Chumash cultural heritage sites, and is a biologically rich and diverse ecosystem, but also a highly sensitive one.

The Hollister Ranch Owners Association and Ranch leadership have been supreme stewards for this land for nearly 50 years, and the numbers of daily visitors proposed in this Draft Plan are far too excessive. The risks of visiting the Ranch are severe, including fire danger, the sensitive wildlife and terrain, lack of infrastructure or cell service, and also the complications that will arise from having so many visitors interfering with a working cattle ranch – an operation which is best-in-class. Furthermore, the Hollister Ranch is private property, and property owners' rights need to be protected – something which this proposed plan neglects to address in an adequate manner.

Once again, I am strongly voicing my opposition to the proposed Hollister Ranch Coastal Access Program and Public Access Plan.

Thank you again for your time.

Sincerely,

Hunter Turpin

**OPPOSED: Hollister Ranch Public Draft Access Plan**

Brianne Elyse Gaultiere <brigaultiere@gmail.com>

Tue 10/5/2021 8:09 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

Having lived in Santa Barbara for many years and being a Westmont graduate, I am OPPOSED to large numbers of people coming into the Hollister Ranch because of the detrimental affects it would have to the natural environment and the peacefulness and beauty that can be found there. While I am generally in favor of public access to nature, I don't believe it is necessary to provide access to the ranch, nor is the current proposal the right way to do this. There is ample coastal access that is equally beautiful and untouched both north and south of the ranch, and it is not clear to me what benefit opening ranch access will have to the public.

Regards,  
Brianne Gaultiere

## Public access

Randy Meaney <randymeaney@gmail.com>

Tue 10/5/2021 8:00 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

please come to your senses and greatly limit the number of people on holliser ranch beaches every day if it is opened for public access. I used to go there occasionally and appreciated the pristine beaches, unspoiled tide pools, and solitude. I would rather have it permanently closed to everyone than see it turn into another Pismo Beach.



## Opposition to the Draft Hollister Ranch Access Plan

Don Phin <[don@donphin.com](mailto:don@donphin.com)>

Tue 10/5/2021 7:49 PM

To: Coastal Hollister Ranch <[Hollister@coastal.ca.gov](mailto:Hollister@coastal.ca.gov)>

Dear Coastal Commissioners,

I have reviewed the draft Hollister Ranch Coastal Access program and am writing to express my opposition. I have gone to The Ranch on occasion since the early '80s. As you know, it is an amazing place. But it won't be if this plan goes through. Public access is one thing; taking over and changing an entire community is something else altogether. I also don't see how the environment can benefit from the added impact.

I love the concept of open access, but this proposal goes far beyond anything like that. As a taxpayer and environmentalist, I say no, and I have no ownership interest. Those few visits made me realize how unique and special that place is. Please leave it alone.

Thank you,

Don Phin, Esq.

[don@donphin.com](mailto:don@donphin.com)

(619) 852-4580

[www.donphin.com](http://www.donphin.com)

## Opposed to the draft access plan for Hollister Ranch

Blake Danson <blakedanson@gmail.com>

Tue 10/5/2021 7:44 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am opposed to the draft access plan for Hollister Ranch. I am concerned too many people coming into the Ranch will cause traffic problems on Highway 101 and snarl entrance into Gaviota State Park. Has an EIR addressed these concerns? Was one even done?

All the Best,

Blake Danson

## HR Public Access

Kerri Holsted <kerriholsted@gmail.com>

Tue 10/5/2021 7:26 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hi there,

I am writing in opposition to broad public access to the Hollister Ranch. Hollister Ranch is one of the last pieces of land along the California coast that is pristine and protected and it has been kept this way by the proper stewardship of the Hollister Ranch Owners Association. The Hollister Ranch ownership values and cherishes the land, both rich in culture and sensitive environmental habitat. The owners association already does share this special land with the public through managed access. The managed access serves schools, naturalists and also disadvantaged communities; some of which would likely not experience this special place otherwise. By managing the access, they are sure to keep folks safe and protected as well. The Hollister Ranch is rugged terrain with no services or cell phone services & safety becomes a major concern.

In addition to the protections, I feel that it would be fiscally irresponsible for the State of California to spend dollars to pursue lands that are properly stewarded, rather than spend it where it's needed, such as homelessness & oil spills amongst other major issues. It would be negligent for California to embark on any sort of plan without a full Environmental Impact Review.

Anyone can access the Hollister Ranch now, they just have to put in a little more effort to get there by boat or kayak. This is not unlike many other special & unique place, it takes a little more effort to get to the more remote and untouched land.

I appreciate the opportunity to voice my thoughts and share how special place is.

Respectfully,  
Kerri Holsted

## Public Access Plan

Adam Rhodes <adam@rhodestribe.com>

Tue 10/5/2021 7:23 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Planning Commission-

I hope that your process is objective and based on long sighted priorities. As a long time lover and observer of nature I understand that we humans benefit greatly from spending time out of doors and in nature. I also observe that we humans have a tendency to trample hard on nature, asphalt roads, wasteful water use, pollution, noise and crowds all tend to drive nature away and to cause nature to behave very differently than it does if left alone.

I have never seen an example of human activity benefitting nature or enhancing it.

Hollister Ranch, the Dangermon Preserve and much of the Gaviota Coast are still relatively intact open coastal zones that shelter nature along the Gaviota Coast. Human activity needs to be limited in these areas not expanded recklessly with little consideration for the wildlife in the area. I cannot think of a single example of humans taking better care of nature than nature does for itself.

Along the Gaviota coast there exists numerous public access points to the beaches, sadly there are very few facilities to limit the impacts of humans in these sensitive areas. There are no public restrooms, no sanitary facilities for trash/waste and almost no enforcement of wildlife regulations.

How does the planning commission hope to install restrooms, trash handling and security in areas where there are none to date.? The state does a terrible job stewarding public facilities, they are allowing Caltrans to take a million gallons out of Gaviota Creek every year without a permit. Most of the water being taken illegally is used to flush toilets, what a waste? Gaviota Creek is the largest watershed and creek along the coast and has endangered Steelhead trout relying on water flow to gain access up stream to reproduce. Knowingly the State and the County allow bad practices to continue un regulated and with no plan in place to improve the currently unsustainable behavior.

Hollister Ranch and its surrounding area are the "Last Great Place" along the southern California coast. HTe road into the area is private, there are no public restrooms in the area, there is no excess water to be used for flushing more toilets, there is no trash handling service in the area and the issue of public domain and access easements has not even been discussed let alone planned. Please pull back and look at this area as a place to be preserved and sheltered from ever increasing human activity and negative impacts. Please realize that open space and nature go together and that nature and the space it needs to thrive are in ever decreasing supply. Once Yosemite was opened up to campers, retail stores and other human activity it could never return to its natural state. A shortsighted plan to creat public acess to sensitive areas is not good stewardship and in the long run will result in a deterioration of the natural conditions along the Gaviota Coast.

I urge the planners to limit the scope of the plan and to consider the long term negative impacts of more people accessing the pristine coast along Hollister Ranch and the Dangermon Preserve as well as the Jalama coast. THe infrastructure in the area is already under great stress. Leave a smaller footprint please. If nature could speak for itself I am sure it would be saying "Don't Tread on Me!"

Thank you for your consideration

## **2021-10-4 HRCAP-CCC re California's Point Conception- Save the Last Endangered Species of Southern California Coast**

Re : the Hollister Ranch Coastal Access Plan (HRCAP):

Please accept the following PUBLIC COMMENT..... in support of preservation of the natural lands and beaches of the Point Conception area which are directly threatened with proposed development and spoliation described in the Draft HRCAP dated 23 September 2021.

### **Save the Last Endangered Species of Southern California Coast:**

#### **A. California's Point Conception-Preserved by History:**

The beaches, foothills and mountains of California's Point Conception are the last natural pristine preserve of the Southern California Coast. These are the preserved lands of the Hollister Ranch and the Bixby Ranch (now known as the Nature Conservancy's Dangermond Preserve).

Today, these lands live, breathe, and remain essentially the same as they were ..... *when* the Chumash Indians arrived 9000 years ago, and named them the "Western Gate" through which the souls of their ancestors could pass between the mortal world and heavenly paradise; ..... *when* Cabrillo anchored in "Los Sardinias" (Gaviota) and "Coxo" Bay as he sailed the California Coast in 1542; ..... *when* the Spanish explorers of the Portola Expedition arrived in Gaviota 1769 and Cojo Pt. in 1770; ..... *when* the land route from Arizona to San Francisco along the beaches of Point Conception was pioneered by Juan Bautista de Anza in 1775-1776; ..... *when* José Francisco de Ortega was granted his land-grant from the King of Spain in 1791; ..... *when* California became a state in 1850; .....*when* William Welles Hollister, and partners Bixby and Flint, made their grazing land purchases in 1854; ..... *when* the first county road through the Gaviota Pass was constructed in 1860; ..... *when* the Gaviota wharf was originally constructed (as Port Orford ) in 1875 ; ..... *when* the first Gaviota store was constructed in 1877; ..... *when* the railroad arrived in 1901; ..... *when* the Gaviota State Park was donated by the Hollisters to the State in 1903; ..... *when* the Hollister family built their Hollister House residence in 1910; ..... *when* Coast Highway 101 made its fortunate turn north and away from the Gaviota Coast in 1926..... *when* the "new" Gaviota wharf was constructed in 1951; ..... *when* the State took over the Park in 1952-53; ..... *when* the Gaviota tunnel was constructed in 1953; ..... *when* the Hollister Estate Co. sold the ranch property to the Macco Construction Co. in 1968; ..... *when* Macco's attempted mega-resort-golf course subdivision dissolved under the bankruptcy of its parent company (Penn Central Railroad) in 1970; ..... *when* the good fortunes of the bankruptcy-foreclosure resulted in a distant creditor (Milwaukee Guaranty Insurance Corporation-"MGIC"), becoming the new owner in 1970; and ..... *when* these lands became soundly preserved and protected by MGIC's environmentally guided creation of the self-imposed limited use restrictions of the recorded "Covenants, Codes and Restrictions (CC & R's)" of the present-day Hollister Ranch in 1970-1971. These lands remain the same beautiful coastal lands today, as they were *long before* the State of California ever imagined its Proposition 20 or legislated its Coastal Act in 1976. They have withstood the test of time from Native Americans through European explorers, through Spanish colonial status, through the Mexican territory years, and to this point of California statehood .

Today these beautiful lands of Point Conception remain the same, not because of the attempted historical intrusions of foreign explorers, competing nations, federal and state governments, oil and gas industries, state sanctioned utilities, regulators, coastal commissions and developers. Rather, these beautiful lands remain the same in spite of them: Not because of the attempted "nuclear generating

station" sought to be located there by Southern California Edison in 1965; not because of the attempted regulations of the California Coastal Commission and its subsequent legacy (including the present litigation); not because of the subsequent attempted interventions of the State (e.g. 1979 cessation of building permits; the 1982 HRCAP; or the 1983 State entry and access demands for claimed eminent domain pre-condemnation planning that never materialized); not because of the California's enabling legislation for the Western LNG's attempted "liquefied natural gas plant" facilities and four-lane highway to be sited from the Gaviota State Park through to Cojo Point (1977-1986); not because of the California licensed condemnation demands of Big Oil in the failed pipeline of the Point Arguello Pipeline Project (1985-1986); and not because of the attempted intervention of the federal government (1999-2004 -the Gaviota National Seashore Study). Yes, .....not because of these attempted historical intrusions, but rather in spite of them..... All these attempts at spoilation, development and regulation of these beautiful lands have each been unsuccessful. Why?

## **B. California's Point Conception - Preserved Because.....**

Why? Because of nature's historical gifts of geology and resulting steep cliff coastal geography that has protected these beautiful lands from easy entry and passage? Because Padre Junipero Serra and the legacy of his travels on the El Camino Real, went inland from Santa Barbara to Santa Ynez, somehow forgetting to missionize, baptize and colonize Point Conception area? Because the later "modern engineering" of California's Coast Highway 101 (1926) chose to go inland at Gaviota, and north to the San Francisco Bay Area, somehow forgetting to forge and pave its way through, up and around Point Conception? Because Los Padres National Forest (1919 and 1936) later restricted development from the East? Because Vandenburg Air Force Base (1941) later prevented access from the North? Because the 76 mile "Gaviota Seashore" National Park was rejected by federal authorities (2004) due to local opposition? Because of the now preserved lands of the Nature Conservancy's Dangermond Preserve to the West?

Because Point Conception was somehow the forgotten crook in the elbow of California? Because, in the midst of it all, the beauty of the Point Conception lands and beaches were somehow so quiet and serene in their natural state as to be overlooked as the rest of California turned away, chasing the Highway 101 corridor and its attendant sprawl and contagious development disease to other locations? Because the Hollisters, like their Bixby neighbors, preserved their lands as stewards of their natural and pristine state, instead of seeking to subdivide and develop them for profit, subdivisions, tract homes, strip malls, parking lots, resorts, golf courses, highways and cities?

Why? Because many of these blessings and unique events have acted in karmic concert..... Today these beautiful lands remain the same today because they protect themselves through the twists and turns of nature's evolving geology and geography, because California's rich history has coincided with the lands' historical sequence of unique owners acting as stewards, who have been historically both fortunate and dedicated enough to continually embrace and preserve these beautiful lands as they were from the outset.

"..... What matters most about the [Hollister] Ranch is that it's really a 14,000 acre time capsule harking back to an era when California had yet to be royally [f>>>ed]. The first time I went to the Ranch, I looked like one of the paleontologists from *Jurassic Park*, walking around and gaping at something I thought had long ago gone extinct: untrammelled Southern California. That untrammelled quality is the part most worth saving....." [ "From My Cold, Dead Hands" by Justin Hausman (Surfer magazine, November 2014)]

Indians, explorers, ranchers, cowboys, environmentalists, farmers, authors, journalists, surfers, fishermen, sailors, divers, boaters, local residents and landowners have all contributed their fair share at appreciation, stewardship and preservation of the Point Conception lands. Time and again, they have joined together, in historical furtherance of the protection of these lands, taking repeated stands and fighting through many environmental "stop development" campaigns and by maintaining steadfast self-imposed limited use restrictions (on land and sea ) to be carried into the future that have proven, thus far, to have outlasted and prevented the urban sprawl, increased traffic, parking lots, bulldozer developments and high-rises we have witnessed on much, if not all, of the remaining the Southern California Coast.

### C. The 2021 Draft HRCAP-Errors and Omissions

To read **AB 1680** and the **2021 Draft HRCAP**, is to misapprehend the reality of what is not included in the plan and what the HRCAP Draft ignores.

(1) The HRCAP Draft ignores the lessons and repeats the same mistakes of the 1982 HRCAP (that a "public access" should be given to or taken by the State through a "plan" that lacks complete consideration of the first-primary critical analysis of the cost and funding of the acquisition and/or condemnation of the property rights to be taken by the plan. (Such acquisition costs are in addition to the separate critical cost analysis of the true liability for construction, development and maintenance of the access plan itself). Without such critical analysis, both the 1982 and 2021 HRCAP plans remain mere "wish lists" of development dreams on property owned by others;

(2) The HRCAP Draft ignores the historical facts (e.g. the cost findings of the State's 1983 condemnation surveys on the Hollister Ranch). Instead of revealing the acquisition costs of the 1982 HRCAP, either then or now, the present HRCAP Draft now falsely pretends that somehow landowner resistance prevented eminent domain and condemnation proceedings throughout the many decades. Such nonsense reflects neither the truth nor the law. If the costs of acquisition were too much in 1983, they are likely way too much in 2021.

(3) The HRCAP Draft ignores the far more available, efficient and affordable "public access" that can be provided to isolated beaches across the 29 mile stretch between Devereaux Point and Gaviota State Park. Along this stretch of highway, many short reaches (¼ mile or less) are available across private and public lands that separate the Pacific Coast Highway (PCH) from the pristine isolated and seldom used public beaches that exist along the Gaviota Coast;

(4) The HRCAP Draft ignores the many years of the State's disrepair and lack of funding for adjacent California State Park facilities, including the *decades long*-nonfunctional Gaviota State Park Pier and the unrepaired erosion of the failed coastal trail that exists between El Capitan State Park and Refugio State Park (all on State Park property). If the State cannot fund maintenance of "existing" public access through its own facilities on its own lands, it should not be funding a wish list of the HRCAP in a vacuum without first repairing its own facilities, long before attempting any analysis of the costs to acquire, construct, develop and maintain third-party own property and the fictional facilities called for in the HRCAP Draft;

(5) The HRCAP Draft ignores the natural existing environmental characteristics as historical preservation protections of the Point Conception lands. Instead of viewing the natural geology and geography as protections of this environment (e.g. high coastal bluff cliffs). HRCAP Draft mistakenly treats such protections as impediments and obstacles that are to be overcome by vehicles, shuttles, roads, trails, parking lots, restrooms, etc.;

(6) Most Importantly, the HRCAP Draft ignores the most obvious, most efficient and readily available-best option - that continued preservation of the Point Conception lands should continue as a highest priority; and that nature in its natural state is best left alone. The best possible option of the 2021 Draft HRCAP is not included or addressed in the report. The lands of Point Conception should be left "as is" in their natural state. The historical stewardship that has preserved these lands is to be commended. The State cannot improve upon the such stewardship's preservation of the natural resources and pristine status of the Point Conception lands. The State should admit that it should cease seeking to undo such preserved lands. The HRCAP Draft ignores recognition of the Dangermond Preserve, the Nature Conservancy that, in combination with the established history of the Hollister Ranch CC & Rs, have guaranteed continuing stewardship and preservation of these last remaining sacred lands of Point Conception.

#### **D. Southern California, Take a look around..... It is THE LAST.**

To re-state the often heard mariners forecast : "from Point Conception to the Mexican border" there is an "All Crafts Advisory" for heavy prevailing winds of development that have wreaked, and will continue to wreak, heavy damage on the Southern California Coast . Take a look up and down our Southern California Coast, and take your pick of many once pristine coastline locations:

From San Diego to Santa Barbara counties, the only vestiges of natural coastline that still exist do so under the fading pretensions and growing development of the military (Camp Pendleton and Point Mugu). The natural beauty of the undeveloped rolling foothills, mesas, wetlands and beaches of the Irvine Ranch-Laguna Beach coastline are gone; of the Malibu-Point Dume coastline are gone; of the Trancas Beach-County Line coastline are gone; of the Salt Creek, Dana Point, and Capistrano Beach coastlines are gone; of the North San Diego County coastlines are gone..... All gone as the SoCal development fever continually rises, creeps and pushes ever so hard on our coastline, now on the western borders of Goleta and the Gaviota Coast. As the Gaviota Coastal Conservancy describes its mission statement: "Gaviota: The End of Southern California." The double entendre is too meaningful to be mistaken.

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

#### **E. The Coastal Act, the Coastal Commission, and the Private Stewards**

We are reminded that the California Coastal Commission's original and still current mission is: ***"To protect, conserve, restore, and enhance the environment of the California coastline."***



Many have separate and diverse opinions as to the Coastal Commission's legacy on what little now remains of the natural undeveloped shoreline on the Southern California Coast . Sadly, the Coastal Commission occupies the shoes of the developer in its efforts to control and develop the private lands of Point Conception through the HRCAP Draft.

Sadly, much of the natural beauty of the Southern California coastline has disappeared during the four decades of the jurisdiction of the Coastal Commission and the Coastal Act. By contrast, however, where private ownership, *without development*, has conserved and preserved these last remnants of natural beauty on the Southern California coastline, such ownership had already accomplished the goal of the original mission statement, long before the Coastal Commission ever existed. Such historical private ownership has been *best exemplified by the Hollister and Bixby Ranches*, accomplishing for the Point Conception coastline what the Coastal Commission could not, by conserving, preserving and enhancing the environment of this last remaining piece of pristine Southern California coastline.

## **F. Balanced Public Access with the Preservation of the Wilderness Environment**

Balanced public access should not mean "paving another parking lot," authorizing another tour bus, creating pedestrian tunnels, installing trash control and restroom facilities in the wilds of a pristine natural environment. *Preserve the balance and the adventure in public access*. As members of the public, we boat to the Channel Islands. We hike into the wilderness areas of our national forests. We boat or hike or paddle to the lineup in Big Sur and at Mavericks. We hike or paddle to Upper and Lower Trestles. We raft or paddle kayaks into the protected wild river areas. We skin or ski into the snow of the back country. No chair lifts, no cars, no buses, no parking lots, no restrooms, no day use concessionaires, no pollution, and no despoiling nature. Adventure access does not mean that public access is denied, but only consecrated, as it often should be, by those with the adventure "to go" into nature. The adventure of the journey is a significant part and spirit of the destination. The HRCAP Draft ignores the best option-that natural access can go hand-in-hand with balanced public access

### **Disclosures:**

The author is a California surfer of 61 years; a Hollister & Bixby Ranch "beach entry hiker" and "ranch boat" veteran dating from 1964; a seasonal ranger-employee at Gaviota, Refugio and El Capitan State Parks (1967-1970); an attorney of 46 years; a father of two surfers (and a grandfather of four more); and, together with my wife, very proud to claim to be two of the many "stewards" of the California's Point Conception and the Hollister Ranch, since 1978.

Thank you for your consideration.

Tom Schaefer  
Encinitas California

## Hollister Ranch

Michaela Purcilly <michaela.purcilly@gmail.com>

Tue 10/5/2021 6:49 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Michaela Purcilly and I was born and raised in Santa Barbara and have fallen in love with surfing at the ranch for the past few years.

I am concerned about the recent decisions around public access at Hollister Ranch and the Commission's plan to pave infrastructure over Chumash heritage sites and burial ground and expose delicate ocean and terrestrial ecosystems and endangered species to development and pollution.

I urge you to protect this natural resource and limit the exposure of to this area of coastline.

Sincerely,

Michaela Purcilly

## Opposition to Hollister Ranch Public Access

Patch Spine Center <docpatch@gmail.com>

Tue 10/5/2021 6:49 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am opposed to the state of California creating a public park inside of the gated community of Hollister Ranch. This pristine section of coastline would be ruined by creating massive infrastructure to provide access to hundreds of beachgoers daily. There are few places left along California's coastline that are still as natural as they were five hundred years ago. Why ruin it?

My wife and I have enjoyed Oso Flaco park on the coastline between Santa Maria and Pismo Beach. It is out-of-the-way, and secluded. The only access is by walking in. There are a few portable toilets out in the small dirt parking area. No shuttles, no running water, no sewage, no electricity, no bath houses, no noise, no pollution. You gain access by making the effort, and once you are there, you may enjoy the birdlife, the dunes, and the coastal sage scrub in nearly as natural a state as it ever was. If a development plan like the one at issue for the Hollister Ranch coastline were proposed for the Oso Flaco reserve, I would oppose it for the same reasons I oppose the Hollister plan.

Warren Patch  
San Diego, CA

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"As I work and play I get healthier and wealthier;  
The more I work, the healthier I get,  
The more I play, the wealthier I stay." Dr. Patch

"The world is not exactly as we perceive it,  
but it is precisely as we believe it to be." Dr. Patch

"Find something you love doing,  
and you'll never work a day in your life." Confucius

"Encourage others to laugh at you,  
While you're laughing at yourself.  
You may be a fool,  
But you're the Fool in Charge." Carl Reiner 3/22/1922 - 6/29/2020

Dr. Warren M. Patch, Chiropractor  
1952 Sunset Cliffs Blvd.  
San Diego, CA 92107

**619-224-3301**

[www.PatchSpineCenter.com](http://www.PatchSpineCenter.com)

## Opposition to Public Access Plan

David Harris <harris0191@hotmail.com>

Tue 10/5/2021 6:36 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern,

I am writing today to voice my opposition to the proposed Public Access Plan for Hollister Ranch. I live in Santa Barbara County and have been accessing the Hollister Ranch by boat and by foot for nearly 20 years. I can say with absolute certainty that this property was and still is the most pristine and wild coastal habitat I have ever seen. I am sure that the effort it takes to access this coastline (it does take effort, but it is not closed to the public) is what keeps it this way.

The proposal to allow 100 people per day is excessive and 500 people a day is CRAZY. With this level of access the area will be destroyed in short order. The amount of money and resources that will be required to operate this program will be astounding, and this will be expected to come from a state that can't even keep the current access point (the Gaviota pier boat hoist) operational.

I also oppose the implementation of any public access plan without first performing some level of environmental impact analysis. Any other project that would propose such a significant change to a coastal resource would surely be required go through the CEQA/EIR process, and this project should be no different.

In summary, please do not move forward with the Public Access Plan for Hollister Ranch. Let's keep some wild places wild.

David Harris

## Hollister Ranch public access

Dominick Burnham <dominick.burnham@gmail.com>

Tue 10/5/2021 6:27 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Dominick and I have lived in Goleta for 10 years and have boated into the ranch a few times. I work for an environmental firm under a local biologist/botanist and we have permitted a few developments/additions/restoration plans in Hollister Ranch through the County of Santa Barbara.

I am concerned about the recent decisions around public access at Hollister Ranch and the Commission's plan to expose delicate ocean and terrestrial ecosystems and endangered species to development and pollution. The beaches at Hollister Ranch are the most pristine I have seen in California, surpassing state beaches and national parks. I believe allowing access via boat is the best way to preserve the quality of this area.

I urge you to protect this natural resource and limit the exposure to this area of coastline.

Sincerely,

Dominick Burnham

Sent from my iPhone

## Keep Hollister Ranch like it is (a non-land owners perspective)

Jesse Aizenstat <jesseaizenstat@gmail.com>

Tue 10/5/2021 6:25 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

My name is Jesse Aizenstat. I was born in Santa Barbara and do not own property at Hollister Ranch. I wish to express my support for the status-quo, and am against this new opening of Hollister Ranch. The reason is because there is already the perfect shade of "public access" that makes Hollister Ranch up to Point Conception both accessible to the public and beautifully wild.

Consider the types of uses that happen in our national parks, national forests, national monuments, and wilderness areas. All open to public use, but with different intended uses with the design of giving something to everyone. I love our wilderness areas because they don't have the Disneyland feel of our national parks, though I do enjoy the locations of the national parks and am proud of the accessibility that allow many who would not venture into a wilderness area to see.

I use this analogy with Hollister Ranch, and the status-quo arrangement.

Simply, those adventurous may enjoy the beaches at Hollister Ranch to Point Conception. Like a wilderness area, it takes a little more effort to get to. But it's quiet and that is in part what makes it special. El Capitan and Refugio are equivalent to a national park in this regard.

Let us spend our public money in our "national parks" (El Capitan, Refugio) and keep the beaches from Hollister Ranch to Point Conception how it is: fully open, yet protected from the chaos and environmental degradation that comes with so many visitors in our national parks.

Thank you,  
Jesse Aizenstat

—

Jesse Aizenstat  
805 705 7260

## Hollister Ranch Coastal Access Plan

nick behunin <behunin.nick@gmail.com>

Tue 10/5/2021 6:17 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom it May Concern,

I write today to express my discontent as to the recent recommendations generated by HRCAP. As the relevant state agencies and informed citizens are very well aware of, the Hollister Ranch community have been well practiced stewards of this special piece of the California coastline for nearly half a century. This has resulted in the pristine conditions and natural paradise that has put the ranch in the spotlight and created the opportunity for local politicians and other constituents to use the ranch as a political tool and media generating platform. If we look beyond the hype these individuals have generated around coastal access at the ranch, there is little reason to pursue a HR public access plan at the state level. The cost associated with doing so vs. the number of members of the public that would benefit from any version of the proposed access plan makes no logical sense.

- It is an inefficient use of taxpayer money. The cost of eminent domain alone required for meaningful state funded access would be at minimum tens of millions of dollars of taxpayer money and take years to execute even without considering the cost of years of complex litigation and required site and infrastructure improvements.

- The state has a history of underfunded and poorly managed coastal state parks already, it doesn't make sense to allocate tax dollars to an HR project that would benefit a much smaller number of people per annum instead of investing in the existing park system and working towards a properly funded and managed California State Park system to maximize the benefit the existing system can provide to its residents.

- Any public access managed by the state would likely create negative environmental impacts.

- The HR community already has a multifaceted public access program in place that it successfully manages at no cost to the state or California tax payers and has done so for years. Additionally, the HR ranch community has expressed a willingness to continue to broaden these programs at no cost to the state.

- History has shown the ranch community are the best positioned to be successful environmental stewards of the land. The facts speak for themselves, the ranch is some of the most pristine coastline in California.

- There are numerous other options and/or locations to enhance public access to the Gaviota Coast much more efficiently and cost effectively than the HRCAP which would result in better outcomes in terms of the cost/benefit analysis and use of taxpayer dollars to fund coastal public access projects.

For all of these reasons I am adamantly opposed to the HRCAP recommendations and will be one of the many HR owners that will be participating in the impending litigation that will likely ensue should the state insist in moving forward and wasting tens of millions of dollars in tax payer money to provide benefit to very few of its residents. I would be interested to see some analysis of the cost per user that this project would actually benefit. I'm sure the politicians would not.



Respectfully,

Nick Behunin

## Please Protect the Gaviota Coast

Luke Maggio <maggioluke@gmail.com>

Tue 10/5/2021 6:11 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Luke Maggio and I have enjoyed the Hollister Ranch by boat over the past 12 years. I attended UCSB and frequently visit Santa Barbara County and the Gaviota Coast.

I am concerned about the recent decisions around public access at Hollister Ranch and the Commission's plan to allow the general public to access this protected land. I believe this will have tremendous environmental and cultural impacts, including: an increase in fire danger, detrimental interactions with endangered species (purple needle grass, Gaviota tar plant, snowy plover), infrastructure pollution (graffiti, beach and hillside degradation, maintenance to facilities), human pollution (plastic, single use food items, papers and nonbiodegradable trash and cigarettes), an interference with Chumash heritage sites and burial grounds and will expose delicate ocean and terrestrial ecosystems and endangered species to development and pollution.

I urge you to protect this natural resource and limit the exposure of to this area of coastline.

Sincerely,

Luke Maggio

--

Luke Maggio  
[maggioluke@gmail.com](mailto:maggioluke@gmail.com)  
310.418.4227

## Hollister Ranch Draft Plan

Sarah Rebstock <sarahrebstock@gmail.com>

Tue 10/5/2021 5:50 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commissioners,

The Hollister Ranch Coastal Access draft plan rightly states that the overwhelming sentiment from the public and stakeholders has been to preserve the natural resources and character of the Hollister Ranch. Unfortunately, by not fulfilling the obligation to do a full Environmental Assessment Report before, not after, any proposed development, this plan is threatening to destroy the very thing the community has stated is the most vital to preserve and protect.

In addition, County Sheriff and Fire Agencies need to be consulted and their recommendations on safety and access need to be heeded and incorporated into the Access plan in this time of climate change and explosive local fire conditions.

Lastly and most importantly, the original indigenous land stewards, the Santa Ynez Band of Chumash should be considered the key and most important stakeholder in Coastal Access, and their recommendations taken and sacred sites protected above all other priorities.

I look forward to the Coastal Commission putting forward a revised draft plan that reflects the environmental stewardship, environmental impact report due diligence and Indigenous-led coalition that should be the standard in 2021.

Thank you,  
Sarah Rebstock  
Outdoor Educator,  
Wilderness Youth Project

## Public Access Plan Comments

Finnigan Jones <finneynjones@gmail.com>

Tue 10/5/2021 5:47 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Access Committee,

After reading the most recent access plan, there are several concerns that come to mind. I think the most concerning is the goal of having 500 people a day at the ranch in the future. The plan seems to read around this goal of having an exorbitant amount of people at HR that includes new roads, parking lots, toilets, etc. To be frank, the goal of 500 people a day is excessive and irresponsible. There seems to be very little thought or research behind what that number of people each day would do to the environment. In my opinion, it would decimate the natural environment and the beauty of HR is that it is seemingly untouched because the people who live there tend to the natural environment with much thought and respect. It is not only irresponsible to the natural environment, but disrespectful to the people who live and work there as well. What about the mother's taking their kids to school? What about the traffic this would cause? What about the safety concerns? Fires?

Why does the goal have to be this excessive number that truly will destroy people's way of life, while also destroying the natural environment? We should be protecting the environment above all. Why aren't we thinking of a responsible number? This number is divisive. It does not create a sense of wanting to work together to come to a reasonable outcome for access. One center where visitors could be shuttled into and learn about the environment, the ranch, its history, and enjoy the beach with a maximum of 75 people a day is responsible and something people can get behind. It wouldn't disrupt the people who live and work there or the environment.

The Hollister Ranch has been my home for 33 years. It is one of the last truly wild coasts, please do not ruin my home. Please really think about the impact of 500 people every day for 30 years would do, saving as much natural, wild lands is the of the utmost importance in today's world, show me a plan that honors that.

Sincerely,

Finnigan Jones-Shields

## Hollister Ranch Draft Access Plan-Public Comment

Oblawsurf <oblawsurf@aol.com>

Tue 10/5/2021 5:46 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commissioners,

I have extensively reviewed the draft Hollister Ranch Coastal Access program and writing to support my opposition to this unprecedented and unconstitutional land grab of thousands of acres of private property and millions of dollars of private improvements ( roads and related infrastructure ) for what appears to be a new proposed California State Park.

I am a long-time surfer and have enjoyed most of the California coast and beaches during my 40 years living in California. The Hollister Ranch is accessible by effort and is enjoyed by thousands of Californians every year. The remoteness and isolation and being far from the maddening crowds is what is special about making the effort to enjoy the area. This draft plan will destroy the natural experience.

Initially, the main issue is access to the Hollister Ranch beaches below the mean high tide level. All of the Hollister Ranch beaches are accessible, but they are just difficult to access and require effort. That is one of the things that make them special. They can be walked to or boated to and have been accessed by the public for over 60 years. I have personally accessed the Ranch at low tides by walking below the mean high tide line.

The Draft Access Program envisions shuttles, 100 to 500 people per day , parking lots, hundreds of cars and parking spots, bathrooms, ADA improvements and what seems to be a complete taking of private property for state purposes. Who is going to pay for the costs (in billions) to purchase the 14,000 acres of Hollister Ranch during an eminent domain lawsuit ? What are the costs going to be after the purchase to upgrade the roads, water for these new visitors, trash collection, cell service, lifeguards, bathroom facilities, sewage and water to accommodate 100 to 500 persons per day ? How is that intensive use ( significantly more than the use of Gaviota State Park) not going to destroy the natural habitat that is so well preserved ? In addition, the liability to the state of putting inexperienced ocean goers on these remote wave crashed beaches with rapidly eroding and collapsing bluffs without lifeguards, cell service or emergency personal is enormous.

This proposed plan doesn't seem much different than the taking of Bruce's Beach, where the state illegally took property from one class of citizens to preclude the other. It is now take it from the rich and entitled landowners ( the new narrative) and make them give it to the state for the economically and socially disadvantaged to utilize because it is beautiful and the state wants it. Even the comment in the draft plan that the shuttle drivers will explain the beauty of the scenery to those on the shuttle during the drive to the beaches, supports it is not just about beach access, but taking advantage of the private property owned and maintained by other Californians. Why aren't other large ranches like Dos Pueblos and others on the Santa Barbara? Gaviota coast also subject to your concerns for beach access and plans to see the beautiful private property that those landowners own?

The three state parks on the Gaviota coast, El Capitan, Refugio and Gaviota are not properly maintained and not fully utilized. To be honest, they are a disgrace how poorly they are maintained. They are frequently minimally used in the winter and Gaviota State Park is frequently closed. What is the rational for such extensive use and development of the Hollister Ranch beaches, when the current State Park beaches are not fully utilized? How can such extensive costs for purchase of the property and infrastructure be rationalized for what will surely be limited use once the novelty wears off for the Hollister beaches? It seems that this is a plan to punish the Hollister Ranch owners for not letting the state take over and confiscate their private property. This plan is just not about beach access.

I am also unaware of any other state program that busses in the disadvantaged from inland areas to state beaches for a day and wonder why that is envisioned for the Hollister Ranch only ? Why doesn't the state first establish these programs for the three existing state parks, before incurring the costs for establishing an unproven shuttle for Hollister Ranch beach access? The initial plan for Hollister Ranch access will still need liability releases, lifeguards, parking lots, land for bathrooms, trash collection and cell service before it is safe for the public. All state parks up and down the coast should utilize such a shuttle program, if it is really about getting the disadvantaged to get to the beach. I note the beaches in Avila or Jalama State beach are much closer, so why are they being shuttled to Hollister beaches? Why not take people to Jalama ( which is much closer) and see the same beaches there ? Is it really sustainable to have beach shuttles take people who live inland 50 plus miles one way for a day at the Hollister beaches ? That is a plan that doesn't seem to be very well thought out, especially when you consider, will the shuttles run in the winter or in the rain ? Will you need a number of shuttles to take people out every few hours ?

Why isn't the upgrading of Gaviota state park considered and utilized in the plan for potential walking tours down the Gaviota coast ? The beach and views aren't all that different from the beaches and cliffs at the Hollister Ranch. The Gaviota beach is wide and could easily handle another 100 plus persons per day. Expanding the parking lot, existing store, bathrooms in Gaviota State Park and the other two state parks seems like a much better use of limited state funds and would provide immediate access to Californians . All of the activities envisioned by the draft plan at the Hollister beaches can be performed at the existing Gaviota Coast beaches, with much less cost and destruction of a pristine environment.

The commissioners should also potentially consider boat tours off of a repaired and operating boat hoist from the newly upgraded and repaired Gaviota pier. The State already owns that property and it is underutilized. A boat trip along the coast could provide for a unique ocean experience and be minimally invasive. Surfers could access the surf off the boat, and others could be ferried in to enjoy the Hollister Beaches below the mean high tide line. That would truly be a special way to enjoy the coast and its beauty. Even boats out of Santa Barbara harbor could provide an amazing experience for Californians. It would also be significantly cheaper than the cost for eminent domain of 14,000 acres, construction of tens if not hundreds of millions of dollars in improvements, as well as the additional costs for ongoing maintenance and services. A new ocean trail below the mean high tide line could also be constructed without confiscating the Hollister Ranch private property.

A water based access plan utilizing the pier and taking California residents to see the coast all the way to Point Conception, as well as the Dagermond Reserve is a much less invasive way to provide access than confiscating or buying private property to create a new state park, which is what this plan basically envisions. I can't imagine that the Hollister Ranch owners will donate their property and improvements to the state. Where are the billions needed to buy and accomplish creating a new 14,000-acre state park going to come from? I assume the Ranch owners will not want to sell just the oceanfront areas, their roads and utilities and because of the significant devaluation of their properties, are going to want to be bought out also?

Without buying the entire 14,000 acres of the Hollister Ranch, how is trespassing, potential crime, restricted access to the other private property at Ranch going to be handled? What state agency will assume the patrolling and costs of police protection for the residents? The ranch roads are not up to required public road standards and can the public utilize them, without the state incurring potentially tens of millions in potential liability. I can see a loaded shuttle bus driving the steep narrow ranch roads in the rain, when a cow runs across the road, or mud crosses it in the rain and the shuttle plummets to the ravine below, because there are no guardrails. You also need to consider drunk or speeding drivers after an unsupervised day drinking at the beach unaccustomed to the twisting ranch roads, which are another significant concern?

This is not a well thought out plan and should not be adopted. Where will the funds come from to improve and maintain the confiscated private property and new infrastructure in this what will be new state park? I don't see the full economic impacts and needs and costs to acquire the Hollister Ranch addressed in this plan? The real costs of land acquisition and updating it for safe public use is not addressed.

I urge you to consider the special nature of the Hollister Ranch when considering this plan. Joni Mitchell said it years ago, They paved paradise and put up a parking lot. Some places deserve to be maintained as they are, and Hollister Ranch is one of them. Isn't the Coastal commission also about protecting the coast, which this plan clearly does not. I thank you in advance for considering my comments and opposition to the draft access plan.

Sincerely,

Craig Alan Klein

Craig Alan Klein, Esq.  
LAW OFFICES OF CRAIG ALAN KLEIN  
1889 Bacon Street, Suite 7  
San Diego, CA 92107

(619) 223-8673  
Fax: (619) 223-8674  
[oblawsurf@aol.com](mailto:oblawsurf@aol.com)

## Input on HR Coastal Access Plan

Jeff Gill <jeff.gill@cox.net>

Tue 10/5/2021 5:30 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I have read the Dra. Hollister Ranch Access Program report and have the following comments;

**Due to the impacts of public access, I believe the only viable access option is a shuttle-based guided access. Furthermore, access during phase one should be limited to two days per week at 1-2 of the six beaches.**

Other options, including bike access and a coastal trail, would require the acquisition of property rights at an astronomical cost. The state already has facilities that enable the public to enjoy the Gaviota coast and these facilities are underfunded and in disrepair. It makes much more sense to use some of the HR access funding to repair the Gaviota pier and boat hoist, to repair and maintain the bike path between El Capitan and Refugio state beaches, and to make a more user-friendly experience and the numerous access points along the 101 freeway.

Based on the recent 10 million dollar budget allocation for HR public access, it seems the state's priorities are all messed up. While our existing state beaches are underfunded, and facilities in disrepair, the state decides to allocate millions to a new access program? This doesn't make sense.

In summary, all that is needed is a very basic and limited HR access program that meets the mandate for public access while at the same time is fiscally responsible.

Jeff Gill

## Hollister Ranch Access Program

WILLIAM KENDALL <epicgrp@pacbell.net>

Tue 10/5/2021 5:13 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission Staff....

After reading your draft summary of the proposed "Public Access Program" for the 14,000 acre Hollister Ranch...I was pretty shocked at the poorly prepared document and it's tenets.

At the outset, the Coastal Commission is supposed to protect and be stewards of the California Coastline...however, your rush to push past the gates with 100 people per day...in their own cars, with no parking defined...and Porta-Potties?

As I understand it the following entities have also weighed in as to the flawed nature of the program:

- The California Department of Parks and Recreation has refused to manage the access program.
- The County of Santa Barbara Fire Department has said that they cannot endorse the plan nor ensure the safety of the visitors.
- Even the County Sheriff's Department has said that they cannot be responsible for the safety of the 100-500 people coming to the Ranch.

Finally, if this were a proposal coming before the Coastal Commission from a Private Developer...it would be firmly denied by the your staff and by the Commission itself!

**By the way...where is the Environmental Impact Report that is supposed to accompany the Hollister Ranch Coastal Access Program?**

It is time to redraft a more thoughtful and sound plan to access this pristine stretch of coastline...before it becomes another trash laden, graffiti strewn State Park.

William Kendall

President

**epic group**

1601 Eastman Avenue, Suite 100

Ventura, CA 93003

[epicgrp@pacbell.net](mailto:epicgrp@pacbell.net)

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## Coastal Access Plan

David Anglin <dzanglin624@gmail.com>

Tue 10/5/2021 5:10 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello:

The Hollister Ranch is a unique and pristine area.

Many years ago I had the pleasure of boating into the Hollister Ranch for the first time and to this day I continue to enjoy the beauty and uniqueness of both the ocean and the land. This coastline needs to be protected at all costs.

I'm afraid the proposed Coastal Access Plan will, in time, ruin this beautiful piece of coastline.

Thank-you,

Dave Anglin

Sent from my iPhone

## From Heart and Mind

Samantha Stanko <samantha.l.stanko@gmail.com>

Tue 10/5/2021 5:09 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

My name is Samantha Stanko, and I grew up in Los Angeles, CA. I am a US Marine Corps veteran, a surfer, a Marine Science student, and a Naturalist on a whale and shark watching charter out of Santa Cruz, CA.

I am emailing to express my concerns about the opening of Hollister Ranch to the public. My concerns come from a heart dedicated to ocean conservation. I grew up in and on the water, going to beaches in LA. I love the ocean and have dedicated my life to learning and teaching others about it and it's wildlife. Although the beaches I grew up visiting are beautiful, you will know if you have ever been to Santa Monica beach that you cannot visit without the sight of trash, needles, dark water from pollutants being pumped into the ocean from the city, and other pollutants on the beach and in the water. This directly effects the wildlife on and offshore.

I have been to Hollister Ranch. I have seen the beaches without a single piece of trash, and I have seen the wildlife so clearly in the water. There are species in the water and on land that are native to the area of Hollister Ranch that have been able to thrive because the people that take care of this land cherish it. I am asking for the sake of the animals who call Hollister Ranch and it's beaches home, to reconsider the plan of opening a public park on the property.

Thank you.

Samantha Stanko

Comments regarding Draft Hollister Ranch Coastal Access Program  
September 24, 2021

Thank you for the opportunity to comment on the Draft Hollister Ranch Coastal Access Program. I will give detailed comments with page references below, but my major points are summarized here:

- A Pilot Plan should NOT provide for vehicle access on the Hollister Ranch Road past Sacate. Even Sacate is problematic for a pilot program in that access there involves an at-grade railroad crossing that will have to be negotiated with the railroad, and an access road that cuts through a privately owned parcel. In addition, it is possible 365 days a year to walk on the legally accessible beach the entire distance from Sacate to Augustine's. Therefore, there is no need to bring vehicles any further than Sacate at the most distant. Other coastal access programs do not require accessible access to every stretch of beach on private land, just access to the ability to walk on the beach in an unrestricted fashion. Access at Sacate provides for that. Shuttles could be made available to pick up people from the western beaches who walked there, but NOT to drop people off there.
- There is no discussion of, or budgetary provision for, safety and emergency response for the public on the beaches. Absent that kind of provision, there should be a stated requirement for written release of liability for the HROA and all its members from ANY harm that a member of the public may experience on the Ranch. This also is not discussed.
- There is no budgetary provision for road improvements, although the document acknowledges that the single-lane road portions on the western areas of the Ranch would have to be widened to accommodate any additional vehicle traffic. Since shuttle access is anticipated as part of the pilot, such road improvements need to be included in the discussion and in the capital improvements budget.
- There is nothing in the legislation that mandates independent access. Including it in the pilot program is therefore inappropriate.
- It should be acknowledged that a possible outcome of the adaptive management process could be a REDUCTION in access rather than an INCREASE in access of over time. Given that eventuality, it is important not to include in the pilot program any components that could be withdrawn in the future, such as access to the western beaches. It is always much harder to remove a privilege than it is to add it.
- The location of the staging area should not be defaulted to a site inside the Ranch gate. Equal consideration and budget for providing such an area on the Gaviota State Park property should be offered.
- The proposed location for public facilities at the Augustine Beach site is inappropriately close to the existing private cabana; this site should be removed from consideration.
- I am concerned that there will be various forms of coercion applied to the HROA to induce us to "voluntarily" grant access for a pilot program. Please identify any pressure points that the State may apply in order to induce the Ranch to grant access without suitable negotiation.

Specific comment references by page:

Page 9:

- What amount of coercion should we expect associated with “voluntarily” granting access before negotiation for such access is complete?
- A pilot plan should NOT provide access the whole way to Augustine’s. It should go to Sacate at the farthest. And Sacate cannot happen without consent from the railroad AND the property owner whose land the access road traverses.

Page 24, final bullet point:

- Access should only be given into the Ranch as far as necessary to allow for walking along beach which is the only place the public owns. There is no precedent for given inclusive access the whole way into the Ranch. Public access in the Pismo area, for example, is via long steep stairways. We should be under no obligation to get people in any further than as far as necessary to assure that people can walk the rest of the way below mean high tide on public property.

Page 31 (map):

- Access to Sacate is through a private, developed parcel.

Page 45:

- “In some places where the road cut traverses steep slopes, the road narrows and would need to be widened to meet a standard 2-lane road width. However, widening the road within narrow road cuts would be difficult.” Reconcile this with the statement about the inclusion of the west beaches in the pilot project. There is no provision for road expansion in the budgets.

Page 48:

- The statement about the cabanas appearing to not be permitted: is this a point of coercion for granting access?
- “Lack of consistent cell phone coverage and remote locations create potentially dangerous conditions in the event of an emergency. Individuals may not be able to contact emergency responders or receive emergency care in a timely fashion.” This is not addressed anywhere in the proposed implementation plan.

Page 54:

- Description of Sacate beach: you can walk on the beach from Sacate the whole way to the end of the Ranch. Why should access be permitted any farther in?

Page 66:

- Regarding plans for independent access: there is nothing in the legislation that mandates independent access. It should be removed from consideration.
- “The distance from the Hollister Ranch Gate to the Hollister Ranch beaches ranges from 0.3 road miles (Agua Caliente) to 8.2 road miles (San Augustine). For many people, it is too physically challenging (un-appealing or inaccessible) to walk or bike to the more western beaches which have the broadest expanses of sandy beach. Use of a shuttle would allow people with a much broader range of physical abilities to access the Hollister beaches.” No. They can be shuttled as far as Sacate only. From there walking is possible the whole way to the rest of the Ranch. There is nothing that says access has to be available to ALL people to ALL of the beaches. Other access solutions elsewhere in the State do not adhere to this standard.

Page 67:

- “Very little infrastructure improvement would be needed to implement shuttle-based guided access.” How about road improvements for safe driving in the shuttle?
- Shuttle pick-ups pickups ONLY should be available at beaches west of Sacate. No shuttle driving to those beaches to drop off people.

Page 70:

- Identifies road improvements as necessary for shuttle operation but there is nothing in the proposed budgets for road improvements.

Page 71:

- Regarding trails suitable for bikes and horses: This is better than road access and should be offered up as the only solution for getting by walking or biking other than along the beach itself to the western beaches.

Page 79:

- The Ranch really needs to know how granting voluntary access benefits us.
- Railroad rights will also require negotiation and possible funding.

Page 82:

- “During the Program Implementation Phase, the Managing Entity will work to increase public access to the extent practicable and will continue to use an adaptive management approach to revise and refine the public access opportunities.” It needs to be noted that possible REDUCING access will be the proper response to adaptive management information.

Page 83:

- “Maintain facilities and infrastructure including roads, trails, parking areas, restrooms, water and trash and recycling capacity.” Will the State take over maintenance of Rancho Real?

Page 84:

- “Road Improvements (includes signage, surface improvements, and possibly access controls)”. Road widening should be mentioned here, and included in budget proposals.

Page 85-86:

- “More information about the two options is below. Staging Area On Hollister Ranch Property (Option A) A staging area on Hollister Ranch property would be located near the entry gate. Appendix A – Conceptual Plans includes a preliminary concept for development of a staging area just past the HROA entry gate:” BOTH options need to be evaluated and funding discussed instead of defaulting to the option on Ranch property. The constraints for siting a staging area on State land are not the Ranch’s problem.
- Road access to Drakes, Bulito, and Augustine should NOT be under discussion at this time, especially not for the pilot program.

Page 88: Public safety

- There is no discussion of emergency response. It also does NOT address liability issues. This section needs to be reconsidered.

Page 89: Implementation. Confine the pilot program to areas not past Sacate.

Page 90:

- “If disadvantaged communities are not visiting, outreach to nonprofits or other groups may be increased.” This is totally ridiculous. People should not be dragged to the Ranch.

Page 93: Capital costs. Costs as presented do not include road improvements.

Page 101, Figure 29. This needs to include a concept for staging at Gaviota. Defaulting to a staging area on Ranch property is inappropriate.

Page 104, Figure 32: This figure does not consider the traverse of private property, or of an at-grade railroad crossing. It assumes these issues will be readily resolved.

Page 105, Figure 33: A “DO NOT ENTER” sign required where road leads to Drakes cabana.

Page 108, Figure 33. The green area for facilities is not acceptable, as it is too close to the privately owned cabana at Augustines.

Cost estimates Appendix B:

- Costs need to be shown for a staging area at Gaviota. Any comparison is meaningless that does not include acquisition costs at the HR property.
- Road improvements need to be costed for any place that the plan assumes a shuttle will go.
- Costs for emergency response and safety need to be included.

Thank you again for the opportunity to comment.

Carla Scheidlinger

Hollister Ranch Parcel 134



**OPPOSED: Hollister Ranch Public Draft Access Plan**

David Gaultiere <dgaultiere@gmail.com>

Tue 10/5/2021 4:57 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

Having lived in Santa Barbara for many years and being a Westmont graduate, I am OPPOSED to large numbers of people coming into the Hollister Ranch because of the detrimental affects it would have to the natural environment and the peacefulness and beauty that can be found there. While I am generally in favor of public access to nature, I don't believe it is necessary to provide access to the ranch, nor is the current proposal the right way to do this. There is ample coastal access that is equally beautiful and untouched both north and south of the ranch, and it is not clear to me what benefit opening ranch access will have to the public.

Regards,  
David Gaultiere

## Access to the Hollister Ranch

Andy Neumann <andyneumann12@gmail.com>

Tue 10/5/2021 4:46 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

Please help protect and preserve the pristine and delicate environment of the Hollister Ranch. The HROA have been good stewards of the land for the last 50 years. Their extensive CC&Rs is witness to this commitment. There is a twenty mile stretch of coast between Goleta and Gaviota that could easily provide more coastal access at less cost to the environment and to the State of California's budget. Let's preserve and enhance the small portion of the coastline that has been relatively untouched and preserved. Let's not increase public access to the Hollister Ranch.

Thanks you for your consideration.

Andy Neumann

## HRCAP - Hollister Ranch Access Plan

jeff kruthers <jeff.kruthers@gmail.com>

Tue 10/5/2021 4:38 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners:

I write this having a direct connection to what is now called the Gaviota Coast, including Hollister Ranch for over 6 decades. My wife and I have lived here since 1974. The following are matters that are of great importance to me. I am a natural environmentalist, and I keep seeing the natural world pushed aside, including for human recreational purposes. The recreation environment has its place, just not at Hollister Ranch.

The only beach access to the beaches fronting Hollister Ranch is at low tide; at high tide the only beach above water is private property. When members of the public, while enjoying the "experiences on Hollister Ranch (wet sand) beaches," "stray" (the Commission's word-choice for trespass although just as illegal) onto private property, how will the trespass be restrained?

There has never been public access to Hollister Ranch, so there is no public access to be "restored". Public access to the state owned, public tidelands could be restored if the Coastal Commission would permit the boat launch at Gaviota Park pier to be repaired. The facility, that for decades offered the public a means to enjoy all of those tidelands granted to them via the state constitution and the Coastal Act, is awaiting repair. The state has provided the money and the Commission denies the permits. Is the Commission concerned that the boat launch would offer the public expanded access? With such a restoration, public would have the opportunity to enjoy every single bit of the publically owned shoreline all the way to Point Conception.

It is questionable as to why the Coastal Commission is so determined to defeat private property rights at Hollister Ranch in order to provide increased beach access to the public. There are miles of state owned, unimproved beachfront between Goleta and Gaviota. These beaches (both below and above the mean high tide line) are much closer to population centers and would provide much easier access for those with limited resources to enjoy a beach experience. If the damaged coastal trail (closed 30 years ago and still awaiting repair) between El Capitan State Beach and Refugio State Beach was restored, the only completed section of the "California Coastal Trail" in Santa Barbara County could once again be enjoyed by visitors.

With the above in mind, what is the reason to spend hundreds of millions of dollars to negatively impact private property and disturb a wildlife habitat?

Numerous shorebirds and some mammals occupy the shoreline and bluff tops along the beaches at Hollister. An increase in unaware (or worse, "uncaring" even worse "harmful") people in this natural environment will negatively affect the wildlife just as has happened all along the coast of southern California.

The important ongoing research and educational opportunities get virtually no recognition with less than one page of the 169 page document.

There are numerous Chumash religious sites all along the way that the public would be traversing. How would those sites be protected from harm by the unaware and the uncaring?

The report has numerous mentions of "over time" and "initially." It is clear that the Commission really wants to get its foot in the door and commence the creation of a state recreational park on private property. That model avoids the necessity of ongoing maintenance. If the property owners don't like the typical state-level degraded condition of the new "park," then the owners can take care of it themselves. "After all, it is their property."

It is clear that the Coastal Commission is determined to take over the coastline at Hollister Ranch no matter the negative consequences to the natural environment or to private property rights. After all it was the creator of the Coastal Commission, Peter Douglas, who came out to the Ranch in 1980 and proclaimed, "There is nothing worth saving here, and I'm going to bust open the Hollister Ranch if it's the last thing I ever do."

Mr. Douglas is gone now, and it is time, over 40 years later, to reconsider where Hollister Ranch fits in the grand coastal scheme. It is critically obvious that there is indeed an enormous amount worth saving, and Hollister Ranch has done as good a job, if not better than, the state preserving and restoring the natural environment for, not just its owners, for the public benefit as well.

As the surfers contacted by HRCAP have made it clear, "Please leave it alone. It's fine just the way it is." So yes, please honor what is there and what has been done to protect this last place over the past 50 years.

Thank you,

Jeff Kruthers  
[jeff.kruthers@gmail.com](mailto:jeff.kruthers@gmail.com)  
805-567-1008

## Letter to commissioners

Craig Smith <gtb356@gmail.com>

Tue 10/5/2021 4:36 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I encourage you to limit public access to the area of the coast referred to as Hollister Ranch. This pristine piece of the coastline should continue to be preserved as it is. The past and present caretakers of this property have done a good job of maintaining this piece of our coast. Similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it should be opened. Parts of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not set this stretch of beach aside so it can be maintained as it is?

If this section of coastline is opened to greater use than is occurring today there will be a major impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. Infrastructure will need to be built to accommodate for trash, toilets will need to be built and more trails will have to be added. All of this will detract from the present quality of the coastal environment. These structures will reduce the visual quality of the area. In just a few years people will look at the old pictures and say to themselves, "It sure has changed a lot." There is no way this area can be opened to larger crowds and expect the pristine character to be maintained.

The permanent population of the regions near the Ranch do not justify opening this area up to overuse. People must drive to get this stretch of coastline. There are other places already open for public use that are well developed.

I encourage the Commission to maintain the present pristine quality of the coastline referred to as Hollister Ranch.

Thank you for the opportunity to voice my concerns.

Craig Smith

P.S I completely agree with the above letter . The current owners have done an outstanding job of stewarding the Hollister Ranch. Increasing the number of visitors will degrade the area. Leave it pristine with very limited access.

## Opposition to the Draft Hollister Ranch Access Plan

Stephen T. Cummings <stc@stclawoffices.com>

Tue 10/5/2021 4:34 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

October 4, 2021

Comments regarding the Dra. Hollister Ranch Coastal Access Program  
[Hollister@Coastal.CA.Gov](mailto:Hollister@Coastal.CA.Gov)

Dear Coastal Commissioners,

I have extensively reviewed the draft Hollister Ranch Coastal Access program and writing to support my opposition to this unprecedented and unconstitutional land grab of thousands of acres of private property and millions of dollars of private improvements ( roads and related infrastructure ) for what appears to be a new proposed California State Park.

I am a long-time surfer and have enjoyed most of the California coast and beaches during my 40 years living in California. The Hollister Ranch is accessible by effort and is enjoyed by thousands of Californians every year. The remoteness and isolation and being far from the maddening crowds is what is special about making the effort to enjoy the area. This draft plan will destroy the natural experience.

Initially, the main issue is access to the Hollister Ranch beaches below the mean high tide level. All of the Hollister Ranch beaches are accessible, but they are just difficult to access and require effort. That is one of the things that make them special. They can be walked to or boated to and have been accessed by the public for over 60 years.

The Draft Access Program envisions shuttles, 100 to 500 people per day , parking lots, hundreds of cars and parking spots, bathrooms, ADA improvements and what seems to be a complete taking of private property for state purposes. Who is going to pay for the costs (in billions) to purchase the 14,000 acres of Hollister Ranch during an eminent domain lawsuit ? What are the costs going to be after the purchase to upgrade the roads, water for these new visitors, trash collection, cell service, lifeguards, bathroom facilities, sewage and water to accommodate 100 to 500 persons per day ? How is that intensive use ( significantly more than the use of Gaviota State Park) not going to destroy the natural habitat that is so well preserved ? In addition, the liability to the state of putting inexperienced ocean goers on these remote wave crashed beaches with rapidly eroding and collapsing bluffs without lifeguards, cell service or emergency personnel is enormous.

This proposed plan doesn't seem much different than the taking of Bruce's Beach, where the state illegally took property from one class of citizens to preclude the other. It is now take it from the rich and entitled landowners ( the new narrative) and make them give it to the state for the economically and socially disadvantaged to utilize because it is beautiful and the state wants it. Even the comment in the draft plan that the shuttle drivers will explain the beauty of the scenery to those on the shuttle during the drive to the beaches, supports it is not just about beach access, but taking advantage of the private property owned and maintained by other Californians. Why aren't other large ranches like Dos Pueblos and others on the Santa Barbara? Gaviota coast also subject to your concerns for beach access and plans to see the beautiful private property that those landowners own?

The three state parks on the Gaviota coast, El Capitan, Refugio and Gaviota are not properly maintained and not fully utilized. To be honest, they are a disgrace how poorly they are maintained. They are frequently minimally used in the winter and Gaviota State Park is frequently closed. What is the rationale for such extensive use and development of the Hollister beaches, when the current State Park beaches are not fully utilized? How can such extensive costs for purchase of the property and infrastructure be rationalized for what will surely be limited use once the novelty wears off for the Hollister beaches? It seems that this is a plan to punish the Hollister Ranch

owners for not letting the state take over and confiscate their private property. This plan is just not about beach access.

I am also unaware of any other state program that busses in the disadvantaged from inland areas to state beaches for a day and wonder why that is envisioned for the Hollister Ranch only ? Why doesn't the state first establish these programs for the three existing state parks, before incurring the costs for establishing an unproven shuttle for Hollister Ranch beach access? The initial plan for Hollister Ranch access will still need liability releases, lifeguards, parking lots, land for bathrooms, trash collection and cell service before it is safe for the public. All state parks up and down the coast should utilize such a shuttle program, if it is really about getting the disadvantaged to get to the beach. I note the beaches in Avila or Jalama State beach are much closer, so why are they being shuttled to Hollister beaches? Why not take people to Jalama ( which is much closer) and see the same beaches there ? Is it really sustainable to have beach shuttles take people who live inland 50 plus miles one way for a day at the Hollister beaches ? That is a plan that doesn't seem to be very well thought out, especially when you consider, will the shuttles run in the winter or in the rain ? Will you need a number of shuttles to take people out every few hours ?

Why isn't the upgrading of Gaviota state park considered and utilized in the plan for potential walking tours down the Gaviota coast ? The beach and views aren't all that different from the beaches and cliffs at the Hollister Ranch. The Gaviota beach is wide and could easily handle another 100 plus persons per day. Expanding the parking lot, existing store, bathrooms in Gaviota State Park and the other two state parks seems like a much better use of limited state funds and would provide immediate access to Californians . All of the activities envisioned by the draft plan at the Hollister beaches can be performed at the existing Gaviota Coast beaches, with much less cost and destruction of a pristine environment.

The commissioners should also potentially consider boat tours off of a repaired and operating boat hoist from the newly upgraded and repaired Gaviota pier. The State already owns that property and it is underutilized. A boat trip along the coast could provide for a unique ocean experience and be minimally invasive. Surfers could access the surf off the boat, and others could be ferried in to enjoy the Hollister Beaches below the mean high tide line. That would truly be a special way to enjoy the coast and its beauty. Even boats out of Santa Barbara harbor could provide an amazing experience for Californians. It would also be significantly cheaper than the cost for eminent domain of 14,000 acres, construction of tens if not hundreds of millions of dollars in improvements, as well as the additional costs for ongoing maintenance and services. A new ocean trail below the mean high tide line could also be constructed without confiscating the Hollister Ranch private property.

A water based access plan utilizing the pier and taking California residents to see the coast all the way to Point Conception, as well as the Dagermond Reserve is a much less invasive way to provide access than confiscating or buying private property to create a new state park, which is what this plan basically envisions. I can't imagine that the Hollister Ranch owners will donate their property and improvements to the state. Where are the billions needed to buy and accomplish creating a new 14,000-acre state park going to come from? I assume the Ranch owners will not want to sell just the oceanfront areas, their roads and utilities and because of the significant devaluation of their properties, are going to want to be bought out also?

Without buying the entire 14,000 acres of the Hollister Ranch, how is trespassing, potential crime, restricted access to the other private property at Ranch going to be handled? What state agency will assume the patrolling and costs of police protection for the residents ? The ranch roads are not up to required public road standards and can the public utilize them, without the state incurring potentially tens of millions in potential liability. I can see a loaded shuttle bus driving the steep narrow ranch roads in the rain, when a cow runs across the road, or mud crosses it in the rain and the shuttle plummets to the ravine below, because there are no guardrails. You also need to consider drunk or speeding drivers after an unsupervised day drinking at the beach unaccustomed to the twisting ranch roads, which are another significant concern?

This is not a well thought out plan and should not be adopted. Where will the funds come for to improve and maintain the confiscated private property and new infrastructure in this what will be new state park ? I don't see the full economic impacts and needs and costs to acquire the Hollister Ranch addressed in this plan? The real costs of land acquisition and updating it for safe public use is not addressed.

I urge you to consider the special nature of the Hollister Ranch when considering this plan. Joni Mitchell said it years ago, They paved paradise and put up a parking lot. Some places deserve to be maintained as they are, and Hollister Ranch is one of them. Isn't the Coastal commission also about protecting the coast, which this plan clearly does not.

I thank you in advance for considering my comments and opposition to the draft access plan.

Sincerely,

Stephen T Cummings

**LAW OFFICES OF STEPHEN T. CUMMINGS**

2240 Shelter Island Drive, Suite 106

San Diego, California 92106

**O (619) 702-4095**

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## Protect the Hollister Ranch

Perrie Kaminskas <perriekaminskas@gmail.com>

Tue 10/5/2021 4:22 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Perrie and I attended UC Santa Barbara and was lucky enough to have explored some of the Hollister Ranch by foot and boat.

I am concerned about the recent decisions around public access at Hollister Ranch and the Commission's plans to allow public access. The impacts on both the endangered plant and animal species will be irrevocable and devastating. Not to mention, what is left of any Chumash remains will forever be erased. The Hollister ranch has preserved Californian culture, history, and native species now endangered, and the development of it will come with pollution of many kinds.

I urge you to protect this natural resource and limit the exposure of this area of coastline.

Best,

Perrie Kaminskas

## Hollister Ranch Public Hearing

Tristan Cronshaw <tjcronshaw@gmail.com>

Tue 10/5/2021 4:22 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Tristan Cronshaw and am an environmentalist and conservationist that currently works in California's renewable energy sector. I have accessed the Hollister Ranch by boat and have always been astounded by the beautiful untouched landscape.

I am extremely concerned about the recent decisions around public access at Hollister Ranch and the Commission's plan to:

The current plan will undermine the same elements that the Coastal Commission is meant to protect: the environmental, cultural impacts, fire danger, endangered species like purple needle grass, Gaviota tar plant, and snowy plover. Current state run facilities are filled with infrastructure pollution, plastic, single use food items and cigarettes.

Additionally, the suggestion to pave infrastructure over Chumash heritage sites is just unbelievable. I really hope that the political tug of war over this land is put to rest and we can keep this magnificent place as protected as possible by minimizing public access.

I urge you to protect this natural resource and limit the exposure to this area of coastline.

Sincerely,  
Tristan

## Comment on Hollister Ranch Public Access Plan

Cyrus Weigand <cyrus.weigand@gmail.com>

Tue 10/5/2021 4:17 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

As a California taxpayer, I am concerned with the prospect of the Coastal Commission, via the Public Access Plan for Hollister Ranch, spending enormous sums of our resources on what amounts to recreational purposes in a remote area, when pressing needs like increasing affordable housing are needed in various areas of the state. Thank you.

Sincerely,  
Cyrus Weigand

## Re: COMMENTS on HOLLISTER RANCH COASTAL ACCESS PLAN

Edward De La Rosa <srockfalls@me.com>

Tue 10/5/2021 4:14 PM

To: Cynthia Ward <cynthia.carbone@gmail.com>

Cc: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Thank you, Cynthia, for so eloquently saying what needs to be acknowledged by the state. Best, and welcome home, Ed

On Oct 5, 2021, at 8:10 AM, Cynthia Ward <[cynthia.carbone@gmail.com](mailto:cynthia.carbone@gmail.com)> wrote:

*"A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise." Aldo Leopold*

I have been an active and concerned Gaviota community member, local middle school teacher, and Hollister Ranch resident for decades. (I also possess a master's degree in public administration, and professional experience with program implementation, public engagement, and consensus building.) The proposed Hollister Ranch Public Access Plan is a misguided debacle with potentially grievous consequences. I have seen this process through many incarnations over the years, and the only thing new in this go-around is that the State now acknowledges that there are constraints—but it does not offer any solutions.

I admit to a sense of weariness and déjà vu as I reviewed the plan. At its very beginning, it refers to the 60-mile section of the Santa Barbara coast from Hollister Ranch to Point Sal as one of the least accessible shorelines in California, failing to mention that this stretch also includes the inaccessible Dangermond Preserve and Vandenberg Air Force Base, and focusing exclusively on the 8.5 miles that skirt the Hollister Ranch. In fact, the Gaviota Coast is 76 miles, from Goleta to Point Sal, and other than limited beach access at El Cap, Refugio, Gaviota, Jalama, and Surf Beach, none of the other beach areas are accessible or subject to the relentless harassment directed toward Hollister Ranch, and many are closer to public roads, facilities, and population centers.

The plan declares its goal to be **public** access, when what is really being sought is **convenient** access. (In one inadvertently humorous section, a shuttle is deemed necessary for people who would otherwise find it "physically challenging, unappealing, or inaccessible" to get to a beach like San Augustine, at the west end of the Ranch. The very word "unappealing" is quite telling. And is it a human right that access to all the wonders of the natural world be effortless? Or that it justifies traversing privately owned and carefully stewarded properties?) Surfers, hikers, and boaters have long enjoyed access to the Ranch beaches, which no one has ever denied are public; many folks appreciate the natural barriers of tide and terrain, which keep and indeed keep crowds away, and that's partly why the place is still so special. To be sure, the boat launch at Gaviota was helpful too, but when the State Park introduced a plan to rebuild it, that plan was rejected by the Coastal Commission, and the pier has remained broken since a storm slammed into it in 2014.

In the decades since 1982, and more recently in the aftermath of a workshop that you declare yielded "hundreds of comments, concerns, and strategies" we are looking at a document that integrates no new information. Forty years. What does that tell us about the integrity of this process and the validity of the stated goals? In your own words: "The relatively undeveloped landscape and ruggedness of the coastline, the high quality of the natural environment, surf conditions, and the lack of crowds are all aspects that make the Hollister beach experience special." What you are proposing here jeopardizes and is in direct conflict with all that you declare to be special.

In *Vision and Objectives*, for example, we see again the stated desire that there be "lack of crowds". Actual Hollister Ranch usage numbers fall well below the numbers you are advocating. How do you reconcile this contradiction? Implementation of this plan would lead to a completely different experience and environment.

The very elements that environmentalists (and most citizens of the planet) cherish have been protected by the limited use of these beaches, and would be diminished and destroyed by the numbers of additional visitors, vehicles, and infrastructure this plan is recommending. (Furthermore, costs and revenue sources are unclear, there are no provisions to protect the environment or the rights of owners, and impacts have not been assessed. Based upon my own professional experience in public administration, I can tell you that to launch this as a "pilot" or experimental program in April, with so many loose ends unexamined, is foolish and risky. It's not so easy to backtrack, and harm may be irrevocable.)

Objective 5 is also ironic: Respect private property rights? Again, you will be crossing private property to achieve any of this.

I might add that I was a participant at the February workshop in Goleta, which you claim was run by a "neutral facilitator". As I recall, Monique Limon introduced it, straining the myth of neutrality from the start. And I know many individuals who came forward in good faith to listen, discuss, and provide experience-based input who were disappointed and disillusioned when the summary of recommendations was so selective, and conclusions now seem to mirror 1982.

Many of the activities "envisioned" are already being done, and have been for many years: environmental education, scientific studies, organized visits by persons with disabilities, the beloved Tide Pool School. The Hollister Ranch has been hospitable and gracious in offering these and other such programs, and its residents tend to believe that people value the natural environment more when they understand it.

We also believe that once a place is gone, it is gone forever, so please understand our reluctance to accept this deeply flawed, incomplete, and misguided proposal.

If I were to summarize my fundamental issue with this plan, it is this: THE CONCERNS ARE LISTED, BUT NOT ADDRESSED. You have solved nothing. And you have greatly underestimated what is at risk.

Respectfully submitted,  
Cynthia Carbone Ward

Edward J. De La Rosa  
310-775-0884  
[srockfalls@me.com](mailto:srockfalls@me.com)

## COMMENTS on HOLLISTER RANCH COASTAL ACCESS PLAN

Cynthia Ward <cynthia.carbone@gmail.com>

Tue 10/5/2021 3:11 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

*"A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise." Aldo Leopold*

I have been an active and concerned Gaviota community member, local middle school teacher, and Hollister Ranch resident for decades. (I also possess a master's degree in public administration, and professional experience with program implementation, public engagement, and consensus building.) The proposed Hollister Ranch Public Access Plan is a misguided debacle with potentially grievous consequences. I have seen this process through many incarnations over the years, and the only thing new in this go-around is that the State now acknowledges that there are constraints—but it does not offer any solutions.

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forward in good faith to listen, discuss, and provide experience-based input who were disappointed and disillusioned when the summary of recommendations was so selective, and conclusions now seem to mirror 1982.

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We also believe that once a place is gone, it is gone forever, so please understand our reluctance to accept this deeply flawed, incomplete, and misguided proposal.

If I were to summarize my fundamental issue with this plan, it is this: THE CONCERNS ARE LISTED, BUT NOT ADDRESSED. You have solved nothing. And you have greatly underestimated what is at risk.

Respectfully submitted,  
Cynthia Carbone Ward

## Hollister Ranch

Patrick Rebstock <patrickrebstock@gmail.com>

Tue 10/5/2021 4:11 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal commissioners,

I am a central coast resident up in Grover Beach, and am concerned about the plan set forward by the coastal commission staff on the topic of the Hollister Ranch. I have been involved in the meetings and public outreach throughout the process attending both the in person meetings, zoom meetings and surveys.

I have read the latest plan and saw that the concerns raised by the public to the original plan and how it was incompatible with the natural state of the area and keeping it wild and preserved were documented and understood in the document but then were disregarded or ignored in the implementation of the plan. The fire risks, remote safety risks and desire to not develop or overrun a natural preserved area for wildlife have all been laid out and documented but for some reason the suggested plan at the end of this process just ignores the facts of the location and the public's desires for a paired down plan with less impacts on the environment/landscape and plans on implementing the same out of date and out of step plan of 100 people a day expanding to 500 people a day. This goes against all the information that has been discussed with the public and the constraints brought up though the process. I ask the coastal commissioners to reassess the laid out constraints and form a new plan that better fits with the location and the desires of the stakeholders. This is one of the few areas that is preserved on the coast and it should be cherished by continuing to protect it, not exploiting it. I suggest docent-led small groups managed by a third party agency that is responsible for the participants and making sure the resources are protected and honored with educational resources and also funding to continue and maintain the program for the future. This will provide the best balance for the public and the delicate natural resources and not result in the destruction of the place but provide a sustainable future for future generations to enjoy, while learning about preservation. Frankly the numbers discussed in the presented existing plan are just way out of step with the location and its delicate resources and remote nature so i hope this letter reaches the commissioners and you are able to reassess the suggested plan.

Thanks so much,

Concerned central coast resident,  
Patrick Rebstock



## Hollister Ranch Access

jw@sbnatives.com <jw@sbnatives.com>

Tue 10/5/2021 4:10 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission,

**I am not in favor of the taking of private property rights from United States Citizens, so my vote would be to cancel this project.** If you do condemn private property to provide coastal access at intervals required by the state, you need to provide trails to the beach every few miles from a public roadway as the current coastal access laws are written, not by **bussing in people in on a narrow, private road or by opening a narrow, private road as a trail, which is not safe.** Please let the public walk the beach at low tide to access the beaches which is already possible at low tide. If the public cannot walk safely on any proposed trail from a public roadway it should not be constructed; no bikes, e bikes, vehicles, or horses should be allowed for the safety of the public using any trail from a public roadway and a ranger should be posted at the trail head, while the trail is open, to monitor a walking only and strict dogs on leash policy. If you build a trail, you need to be consistent with your application of any taking of private property rights and do the same required access trail for **all private property on the California Coast** including trails from Jalama Road on The Nature Conservancy property with a parking lot, trash cans, and bathrooms on the county property adjacent to the Cojo Ranch. If you condemn private property and build a trail, there should be no fees associated with access of the trail or parking areas; this should all be funded by the citizens of California equally as it is a public access. **If you require fees you are putting up a barrier to the people you are trying to provide access to. Not everyone can afford to pay for parking or maintenance so you would be excluding a major portion of the public for which you claim want this hiking access. All of these expensive operations should be funded by the State of California in perpetuity, including construction and maintenance of all trails, weekly trash collection and clean up along the trails, and public restroom improvements. It is unconstitutional to make the property owners on the Hollister and Cojo Ranches pay for the development and maintenance of the access you are planning to take from them. No special assessments or property taxes should be imposed on any one citizen of the state more than the other.** If you do a very expensive, public trail, you need to get a bond measure approved from the citizens of California to fund this public trail, trash clean up and collection, bathroom construction and maintenance, and restoration & screening mitigation in perpetuity. Pay for it by getting approval in an election to fund it forever and make it for walking only or better yet, just use the public beach for access at low tide.

Sincerely,

John Warner  
Goleta, Ca. 93117  
805-729-3855

## The draft plan ruins Hollister, not preserves it.

Anthony Rogers <drtonyrogers@gmail.com>

Tue 10/5/2021 3:46 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission,

I applaud your efforts to conserve and celebrate the land of Hollister Ranch. Further, I am in full support of all people's access to the California Coast. The Coastal Act is one of the keystones of our equal access to experience the California coast.

However, I am extremely concerned that the DRAFT plan to open Hollister Ranch as written represents a wholesale effort to spoil that land, and not protect or conserve it.

Has there been any environmental impact report that addresses the consequences of opening the land as you propose?

It sounds as if you are trying to develop a new State Park? Does that serve the interest of the land preservation?

The proposed plan seems to go far beyond the stated desire to preserve the land and allow access to the beaches below the mean high tide line.

Is this DRAFT plan more than just providing access to the beach, and isn't it an effort to take away private land and give it to the public?

Do the indigenous peoples support this initiative to allow so much access to land?

Yours,

Tony Rogers

## Concerns about Public Hollister Ranch

Kevin Cappon <kevincappon@gmail.com>

Tue 10/5/2021 2:59 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Kevin Cappon and I am a Goleta native and Santa Barbara resident who has deep approbation of the Hollister Ranch. Since my childhood I have kayaked, paddled, and boated up to enjoy the unique and protected beauty of that coastline.

I am concerned about the recent decisions around public access at Hollister Ranch and the Commission's plan to increase human activity there as it poses threats to the delicate ecosystems and endangered species (purple needle grass, tar plant, plover) on both land and sea in that area. Additionally, it dawned on me that the public access would drastically increase the potential for wildfire in a region that has steep canyons, strong winds and only one road in and one road out. I believe that this is a serious and unnecessary threat to the community, both man, cattle and others on Hollister Ranch.

I wish to point out that never have I been an owner with my own access. Each visit to that stretch of beach has been the fruit of labor which is always worth the extra effort. The Hollister Ranch is a beautiful, unique place that has inspired a deep sense of reverence in part because in order to witness it's spectacular beauty it is necessary for one to go the extra mile. I urge you to protect this natural resource and limit the exposure of this coastline.

Sincerely,

Kevin Cappon

## Workshop Opinion

Laramie Greene <laramie@greene.biz>

Tue 10/5/2021 2:07 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

After reviewing the draft of the HRCAP it seems as if the steps required to implement the proposed plan are not being taken in the order which ever other proposed plan would take. There should be an Environmental Impact Study preformed prior to any implementation of increased access not already in place. The government has a responsibility to act properly in order to make this program effect & legitimate. The disregard to safety (how is the life & safety of the new public accessees going to be administered?) & the environment (which is what this 'public access' is meant to enjoy) seems to be lost in a rush to meet an unnecessary & artificial deadline. It is very important that the access be vetted completely prior to implementation so as to not put the state/county at risk of legal exposure of negligence. Please consider moving the deadline & vetting the draft access program in the manner which all other projects are held to.

Laramie Greene  
(805) 708-7410  
laramie@greene.biz

**Fwd: Hollister Ranch**

Suzanne Kidd &lt;suzyinsc@gmail.com&gt;

Tue 10/5/2021 1:45 PM

To: Coastal Hollister Ranch &lt;Hollister@coastal.ca.gov&gt;

Begin forwarded message:

**From:** Suzanne Kidd <[suzyinsc@gmail.com](mailto:suzyinsc@gmail.com)>**Subject:** Fwd: Hollister Ranch**Date:** October 5, 2021 at 6:44:05 AM PDT**To:** [hiollister@coastal.ca.gov](mailto:hiollister@coastal.ca.gov)

Commissioners,

With all due respect, I encourage you to limit public access to the California coastal area referred to as Hollister Ranch. This "currently" pristine piece of coastline should continue to be preserved as it has been to this point. The past and present caretakers of this property have done a very good job of maintaining this piece of our coast. I feel you would agree that similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it is the prudent thing to do. Portions of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not use the same principals for this stretch of beach so it can also be maintained as it is and has been? There are miles and miles of currently access to beaches , I feel this has become more about government over reach than public access .

If this section of coastline is opened to greater use than is occurring today there can only be a "negative" impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. Infrastructure will need to be built to accommodate for trash, toilets will need to be built and more trails will have to be added. All of this will detract from the present natural quality of the coastal environment. These structures will reduce the visual quality of the area. It is impossible to believe this area can be opened to a greater number of people and expect the pristine character to be maintained as it has been.

The permanent population of the regions near the Ranch do not justify opening this area up to overuse. People must drive to get

this stretch of coastline. There are "many" other stretches of coastline already open for public use that are well developed. I am not a surfer but I own horses and ride on the property, so I feel unnecessary intrusion in to my private property is unfair .

I encourage and quite frankly, expect the "Coastal" Commission acknowledge this pristine yet small stretch of beach referred to as Hollister Ranch cannot withstand the significant increase of human traffic. Rather than add unnecessary stress to the Hollister Ranch environment, I believe you should applaud the stewards that have fought so diligently to keep this small stretch of California's Coastline pristine.

Lastly, Please try to keep in mind the additional and unnecessary expenses taken from the already overburdened California taxpayers to support your proposal. We already have in place hundreds of miles of public accessible California coastline... Does it make sense to spend millions of our taxpayers dollars for the minute/select few people that may ever make the journey to the Hollister area?

Thank you.

Suzanne Kidd

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## The Public Access Plan

Will Reichel <will.reichel@wildcoast.org>

Tue 10/5/2021 12:19 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Will and I have had the great fortune of visiting Hollister Ranch. As a long time Goleta native I have boated into and experienced the uniqueness of the ranch for years.

These presented changes have raised much concern among me and my peers. The commission's plan to impede these changes will have drastic impacts on the environment and the culture that makes the ranch what it is. It is already so fragile in terms of fire risk, exposing unaware visitors poses a vital danger to this smoothly operating ecosystem. Increased infrastructure and pollution are unavoidable if these changes become a reality and that is of grave concern to me.

Here at WILDCOAST we strive to protect and restore ecosystems like that of Hollister Ranch. It would be a shame to see it turn into one of these existing locations we have projects at that need our aid in restoration.

I urge you to protect this unique and beautiful part of our coast that should be cherished and not exploited.

Thank you for your time

-William Camden

--

### William Camden

WILDCOAST Marketing

Cell phone: +61 476 792 051

[will.reichel@wildcoast.org](mailto:will.reichel@wildcoast.org)

[@wildcoastcostasalvaje](https://www.wildcoast.org)

[www.wildcoast.org](http://www.wildcoast.org)

925 Seacoast Dr.

Imperial Beach, CA 91932, USA

Support your coast and ocean. [Donate today!](#)

## Small groups with escorts only

DENNIS MEANEY <dennismeane@aol.com>

Tue 10/5/2021 11:29 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The low tide animals will be gone. Keep beaches as they are by not having too many people at once. Need an escort with education as goal. No dogs.

Sent from my iPhone



## Hollister Ranch

Scott Kidd <[scottkidd@cox.net](mailto:scottkidd@cox.net)>

Tue 10/5/2021 6:01 AM

To: Coastal Hollister Ranch <[Hollister@coastal.ca.gov](mailto:Hollister@coastal.ca.gov)>

Commissioners,

With all due respect, I encourage you to limit public access to the California coastal area referred to as Hollister Ranch. This "currently" pristine piece of coastline should continue to be preserved as it has been to this point. The past and present caretakers of this property have done a very good job of maintaining this piece of our coast. I feel you would agree that similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it is the prudent thing to do. Portions of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not use the same principals for this stretch of beach so it can also be maintained as it is and has been?

If this section of coastline is opened to greater use than is occurring today there can only be a "negative" impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. Infrastructure will need to be built to accommodate for trash, toilets will need to be built and more trails will have to be added. All of this will detract from the present natural quality of the coastal environment. These structures will reduce the visual quality of the area. It is impossible to believe this area can be opened to a greater number of people and expect the pristine character to be maintained as it has been.

The permanent population of the regions near the Ranch do not justify opening this area up to overuse. People must drive to get this stretch of coastline. There are "many" other stretches of coastline already open for public use that are well developed.

I encourage and quite frankly, expect the "Coastal" Commission acknowledge this pristine yet small stretch of beach referred to as Hollister Ranch cannot withstand the significant increase of human traffic. Rather than add unnecessary stress to the Hollister Ranch environment, I believe you should applaud the stewards that have fought so diligently to keep this small stretch of California's Coastline pristine.

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Thank you.

SCOTTKIDD

SCOTTKIDD |ASSOCIATES|

| 949.922-7268 | CELL  
| 949.498.0487 |  
[Skidd@bhhscal.com](mailto:Skidd@bhhscal.com)  
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**the land**

daniel moder <modermoder@me.com>

Tue 10/5/2021 5:38 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

It is not difficult to appreciate the unique beauty of the Hollister Ranch. Not only does it feel like time stood still on these rolling hills and clean quiet beaches, but it is most important to realize the efforts it has taken to keep it that way. It is a functioning cattle operation and a community of people that for many years have maintained a stewardship and way of life that has been effective for generations. Regrettably we have seen poor treatment up and down the California coast creating seasonal clutter and damage for which no one is accountable. The offenders go home and figure someone will make it nice for when they come back. The community at the Hollister Ranch has been doing as best we can in maintaining practices to help sensitive habitat, take care of our simple roads and bathrooms, tread lightly on the land so that future generations will know how and carry on. The threat to more traffic to the Hollister Ranch is not understood without an Environmental Impact report. Our community has a fragile and nuanced process that will unfairly be dismantled if we rush into this.

Let me finish by asking that in these undeniably crazy times where the environment is in peril and the surrounding cities and counties are in need of other resources, does it make sense to make this area another mediocre experience on the coast? Maybe we can fix what we have for beaches with trash pick up and bath rooms. Please allow the Hollister Ranch to be the cattle ranch and community that we for so long have put forth huge effort and taken pride in. This is a neighborhood and we are asking to please respect that best you can.

Thank you

Danny Moder

## DRAFT Hollister Ranch Coastal Access Plan

Foster <gofoster@cox.net>

Tue 10/5/2021 5:25 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission,

My name is Foster Campbell. I am originally from Santa Barbara, and now reside in San Luis Obispo. I have experienced Hollister Ranch through multiple routes of access including boating, walking below the mean high tide line, and driving in with owners. I am concerned with the current plans of public access through the DRAFT Hollister Ranch Coastal Access Plan and A.B. 1680. There are two main areas of concern that I believe that the coastal access plan does not effectively address.

1. **Emergency Access/Contingency Planning for Disasters:** The current draft plan does a good job of listing some of the constraints provided with a route to public access at the Hollister Ranch. However, no solutions are provided on how to mitigate these constraints. Typical response times for the beaches within Hollister Ranch range from 20-40 minutes, and response times for air support are similar. So, if someone is in critical condition, their "golden hour" of time after the accident is effectively erased before they even reach the hospital. And that is if there is even enough cell-phone reception to call 911. All of the beaches and the majority of the Hollister Ranch have limited cell reception. But let's change the subject to two other safety issues that aren't related to the beach: the potential for fire danger and accessing the ranch via highway 101. If there it does become the case that there are an additional 500 people allowed into the ranch daily, will the turn-off for Gaviota State Park be retrofitted to accommodate the additional traffic load? There are multiple accidents and fatalities annually at the turn-off without an additional 500 people coming into the Hollister Ranch already, yet the DRAFT Plan states nothing about the turn-off being updated. Besides the turn-off, what happens in the case of an earthquake, tsunami, or a fire? The current ranch road could not currently handle all of the owners attempting to flee a natural disaster. How does the DRAFT plan accommodate evacuating 500 people from the ranch while residents, contractors, guests of owners, and ranch employees are also trying to evacuate on the only escape route? As the DRAFT plan stands, it is shameful that the authors did not address these scenarios, and the public access process should not move forward until these items are addressed.
2. **Discrepancies for costs of alternatives of public access paths:** I do understand that this is a draft plan that gives a description of the path, but how can these cost estimates be provided without some sort of preliminary plan showing the potential coastal access trail? After reading the description of the bid items within each cost estimate, I do not believe a 6' retaining wall along the southern side of rancho real would be suitable for a 10' wide path, it would likely need to be much taller in multiple locations due to the natural terrain (for reference, I have a master's degree of Civil Engineering from Cal Poly San Luis Obispo and I am currently a project engineer for a local firm, working towards my engineering license.) Finally, based on the experience I have had, the contingency costs for construction seem quite low. I believe they should be somewhere around 50%. Additionally, there is no contingency on any of the cost estimates for mitigation and protection of multiple endangered species and historical chumash sites. Further, is there even an EIR for this project?

-  
Based on the statements above, there are some issues that the DRAFT Hollister Ranch Coastal Access Plan does not effectively address, and I can't come even close to recommending public access until these issues are fully addressed.

Thank you,

Foster Campbell.

Sent from [Mail](#) for Windows



## HRCAP report comments

Jill Hunt <jillbhunt@sbcglobal.net>

Tue 10/5/2021 4:55 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

*The Draft Hollister Ranch Coastal Access Program* violates Section 3001.5 of the 1976 California Coastal Act by failing to adequately use sound resource conservation principles and protect the rights of private property owners. There is little mention of the protection of private property rights other than the fact that you will need to take private property to accomplish the HRCAP goals and that there is no proposed cost to do it nor discussion as to where the money will come from.

The report states “The overwhelming sentiment is to balance public access along the Hollister Ranch coastline with protections against impacting the Ranch’s resources or substantially diminishing the rugged, mostly undeveloped characteristics of the area.” How Does a parking lot inside the Hollister Ranch do this?

Where is reference to the Constitutional protection of private property rights as outlined in the 1976 Coastal Act in each of the various phases? It seems that it has been totally ignored or forgotten in the HRCAP report. How can the HRCAP report use the California Constitution and Coastal Act to support the taking without giving mention to those private property rights? Further, the report looks like a Christmas wish list to Santa... There is no thought given to the cost or where the money is going to come from for this wish list that tramples on the rights of private property owners. In the two years that was spent developing this report how is it that there is no cost estimates related to all of the various takings associated with the various phases of this plan?

The state has failed to fix the winch and rebuild the pier that has sat broken and unused for the last 7 years. Why? The cost was too great. The Gaviota Beach Recreational area has regular and frequent closed gates. How can you make the argument that the state is entitled to more land for additional recreation when the available adjacent land is not being used to its full potential? The State has not held up its duty to care for the neighboring land.

The HRCAP seeks to pave paradise and put up a parking lot under the guise of conservation. The HRCAP report goes too far and is overreaching, violating protected private property rights. Shame on the drafters of the HRCAP for using this opportunity to take as much as possible and not respecting the California Constitution and Coastal Act.

## Hollister Ranch Public Access Plan

Allison Korth <allisonkorth@gmail.com>

Tue 10/5/2021 4:55 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I am writing in support of limiting public access to the Hollister Ranch, a rare, protected and natural coastline that is a sacred home to thousands of native animals, birds, plants and sealife. Opening up this section of the California coastline for public use will only cause severe harm, pollution and damage to this protected and natural area. Native plants will be removed to create the necessary roadwork to support public traffic, thus throwing off the existing and thriving ecosystems and eliminating the habitats that thousands of native animals and insects consider their homes.

On the California Coastal Commission website, you state that you are "committed to protecting and enhancing the ocean for present and future generations." Your goal, as you say, is to PROTECT. Opening up the Hollister Ranch coastline to the public is the reverse of what your mission is. Given how much harm humans are doing to our natural world, stay true to your mission and protect this beautiful area instead of trying to develop and alter this natural coastline.

There is so little in nature that is "left to nature" anymore - PLEASE consider leaving this beautiful stretch of coastline as it is - natural and protected.

Thank you.

Allison Korth

## Draft Hollister Ranch Coastal Access Program (HRCAP) Feedback

Blair Whitney <whitney@silcom.com>

Tue 10/5/2021 4:52 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear State of California,

Here is my feedback on the draft Hollister Ranch Coastal Access Program (HRCAP).

From the Executive Summary of the draft HRCAP it states a main goal is to resolve the fact that the 60-mile section of the Santa Barbara coast from Hollister Ranch to Point Sal is one of the least accessible shorelines in California, with less than 5 miles available for general public use. Yet, HRCAP and CA State Law AB-1680 do not fairly address this issue, and just single out the Hollister Ranch section of this 60 mile section of coastline. For example, Santa Barbara County and the State of California both have park land along the Point Sal coastline, yet the only access is a 12 mile round trip Point Sal trail with an elevation gain of approximately 1,200 feet to the top of a ridge. This has been the case since 1998 when the road to Pt. Sal washed out, and the government has not been able to restore driving access to the beach, let alone provide ADA access to the stretch of beaches the government owns there.

The plan does not have public access vans to have a managed access with chaperones to the beaches of Vandenberg Air Force Base. For example, Minuteman Beach and Wall Beach are on Vandenberg Air Force Base property north of the Santa Ynez River. Only Vandenberg pass holders and their sponsored guests have access to this beach. There are many other stretches of the Vandenberg coast that are not addressed in this program.

The stretch of coast from Jalama Beach County Park to the Hollister Ranch which includes land recently deeded to the government as well as the Nature Conservancy land is not included in the program, yet this is part of the 60 mile section mentioned. Why is this stretch not also targeted for the development, shuttle vans, private car traffic and government take over to provide public beach access?

Also, not sure why, if public access to the Gaviota coastline is the main goal, that similar government enforced takeover of private ranch lands between Gaviota and Goleta are not part of this plan? There are a lot of pristine, hard to get to private beaches along this stretch of coast, too.

Also missing is a plan to create parking lots, restrooms, and public access on the 12 mile stretch of coastline in between the 3 State Parks from Gaviota State Park to El Capitan State Park, of which the State controls access to most of this land and coastline, and is easily accessible from Highway 101. Many inaccessible beaches are along this stretch of 12 miles of highway 101, with highway off ramps at regular intervals, yet the State has done nothing to improve public access to these beaches, such as putting in parking lots, stairways, lifeguard towers, bathrooms, trash cans, shade structures, picnic tables, as proposed for the Hollister Ranch build out. Note as well as the State for years now has let the former bike path between El Capitan State Park and Refugio State Park fall into an unusable and unsafe state of disrepair, showing disregard for public access along that coastline.

I expect the same treatment and maintenance that we see by the State along their current Gaviota parks to become the fate of all the development and improvements that the State will develop on the Hollister Ranch, as it takes over the 6 development sites it proposes in the draft program. The pristine coast of the Hollister Ranch will be overdeveloped by the State and then let to fall into disrepair, due to underfunding and disregard.

The Preparation Phase of this program includes implementation of initial infrastructure improvements - but no following of CEQA and preparing an EIR until Pilot Phase? This is not appropriate.

The various modes of transportation to the Hollister Ranch beaches in this HRCAP include shuttle-based access, drive-in access, trail-based access, and bicycle-based access. The HRCAP considers both guided and



independent access for each mode of transportation. Yet, independent unguided visits will inevitably lead to private property trespassing above mean high tide line.

The beach, dunes, grasslands, and all other land above mean high tide line is private property. The plan should only plan for the public doing beach recreation, sitting, walking, riding bikes below mean high tide line.

The program recognizes that the impacts of sea level rise over the coming decades will lead to significant changes to the Hollister Ranch coastline as coastal bluffs erode, beaches flood, and coastal ecosystems evolve. Planning for installation of any permanent infrastructure for the HRCAP will include an analysis of sea level rise impacts and design recommendations to increase the resiliency and adaptability of public access improvements - but just for activity below the mean high tide line, right? What is the plan for the public visitors when high tide comes in twice each day? Is the plan for the public visitors to leave, or is the plan for the public to use the beach, dunes, grassland above the mean high tide line? If the latter, this is out of scope of the California Coastal Act, and is an unconstitutional taking of private land, targeting just the Hollister Ranch. If the California State wanted to be fair, an equal unconstitutional taking of private land should be passed as California law along the entire California coast - putting in place public parks every mile along the coast (we know such a law would cause an uproar with the public, and never pass).

The plan does mention that boat-in access is possible, when using launch locations at Gaviota State Park, Refugio State Beach, and Goleta County Park, or trailered launch at Santa Barbara Harbor. Approximately 500 boats a year are launched from the beach at Gaviota State Park.

However, the HRCAP document does not mention that negligence and/or lack of funding has left the CA State boat launch hoist on the Gaviota State Park pier broken and unusable for many years, thus showing that this viable mode of access to HR beaches has not been a priority for the State. Also, you can boat into the Hollister Ranch coastline via hiring a boat from Santa Barbara harbor, or from a private boat in the harbor, and this is not mentioned.

I do not see any contribution to maintenance of the HR Rancho Real Road in the program operational and maintenance costs. Is that fair to have private landowners pay 100% to maintain this road, that the State is demanding use of for public access over the private land, with shuttle bus and private car traffic load each day?

In summary, this program is an unconstitutional overreach by the government, and the CA State Law AB-1680 is unfair as it does not create a law and program for the State taking of private land for creation of State parks every mile along the California coastline in a fair and equitable way, it only targets the Hollister Ranch private land.

The Hollister Ranch private land owners have been able to maintain the coastal land in a quite similar state as it was during the Spanish land grant days - a low amount of development and cattle ranching. This stretch of wild California coast is one the last remaining in this natural state. The access to this coast needs to be done via a carefully managed access program, with docents guiding the public, and enforcement of private property rights. The footprint of the managed access program needs to leave the existing coastline undeveloped from any new parking lots, restrooms, shade structures, ramps, DG pathways, and other development. A reasonable amount of public access vans, guided by docents, seems like a place to start.

Sincerely,  
Blair Whitney  
Santa Barbara

## Objection to Hollister Ranch Plan

kzzami@gmail.com <kzzami@gmail.com>

Tue 10/5/2021 4:33 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I strongly object to the plan to open Hollister Ranch up to 500 visitors per day.

I do not own property at Hollister Ranch, however I am a California resident and I have had the privilege of visiting Hollister Ranch once. What struck me about the property was the pristine condition that the beaches were in. I frequently visit the beaches of California and the difference in the condition of the beaches with open public access and the beaches at Hollister Ranch is remarkable. I have gotten used to beaches with copious amounts of trash left behind by beach goers. The one time I visited Hollister Ranch not only did I notice a stark lack of trash on the beaches, I saw snowy plovers nesting and signs warning people not to walk on certain parts of the beach. I can't help but wonder what will happen to the beaches and the snowy plovers once access is granted to hundreds of people who do not care for the property and it's preservation. It would be a shame to ruin this pristine piece of land. A better solution must be found.

Regards,  
Kami de Ruig

## Holister Ranch Public Access

mark <mark@buildworldwide.com>

Tue 10/5/2021 4:26 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I encourage you to limit public access to the area of the coast referred to as Hollister Ranch. This pristine piece of the coastline should continue to be preserved as it is. The past and present caretakers of this property have done a good job of maintaining this piece of our coast. Similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it should be opened. Parts of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not set this stretch of beach aside so it can be maintained as it is?

If this section of coastline is opened to greater use than is occurring today there will be a major impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. Infrastructure will need to be built to accommodate for trash, toilets will need to be built and more trails will have to be added. All of this will detract from the present quality of the coastal environment. These structures will reduce the visual quality of the area. In just a few years people will look at the old pictures and say to themselves, "It sure has changed a lot." There is no way this area can be opened to larger crowds and expect the pristine character to be maintained.

The permanent population of the regions near the Ranch do not justify opening this area up to overuse. People must drive to get this stretch of coastline. There are other places already open for public use that are well developed.

I encourage the Commission to maintain the present pristine quality of the coastline referred to as Hollister Ranch.

Thank you for the opportunity to voice my concerns.

Regards,

Mark Jeremias

## Hollister Ranch

Sheri Hwang <sixhwangs@yahoo.com>

Tue 10/5/2021 3:54 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern:

I have visited Hollister Ranch on one occasion. I recently became aware that the State of California has plans to allow 500 people to access the ranch each day. I believe this would be a grave mistake and would impact the delicate biology of its beaches in a negative way. While there are many beaches in the state which are accessible to the general public by car, Hollister Ranch is special and unique because it is only accessible to the general public by boat or on foot. Allowing hundreds of people access each day would change the very nature of the area and make it much like every other California beach that is easily accessible.

I also strongly believe that the right to own property and the access that ownership gives is a fundamental part our country. There are many homeowners on the coast and although their beaches are not private, they are not required to allow access of their property to the general public. I do not believe this should be any different for the owners of Hollister Ranch, even though it is a community property. Public Access currently exists as it does for all California beaches: anyone can boat in or walk in on the beach. Additional Public Access programs should focus on expanding existing access programs in a managed way that doesn't dramatically alter the beaches at Hollister Ranch.

I urge you to reconsider current plans and keep Hollister Ranch the pristine place that it is today.

Sincerely,

Sheri Hwang

Sent from my iPhone

## Hollister Ranch

Corey Kidd <coreykidd93@gmail.com>

Tue 10/5/2021 3:49 AM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I am sending this message in regards to public access to the Hollister Ranch. I grew up in an area of Southern California that is currently facing major and potentially irreversible problems along it's coastline because of over development and overpopulation, turning the land into concrete with cliffs sliding in o the sea. I can only hope that this preserved piece of coastline does not face the same fate. I know limited public access is currently being presented, but where will it end? The past and present owners and caretakers of this property have done a tremendous job of maintaining this piece of our coast because they appreciate all of California's coastline and cherish it's natural value. This pristine piece of the coastline should continue to be preserved as it is. Marine protected areas are expanding along our coastline because people are not respecting the environment as they should, but you want to open more coast to the public? This is extremely counter intuitive. There will be major future problems that can only be patched, this is in now way a step forward. Limiting use is the only way to preserve the land and coastline.

Like noted above, I have seen our coastline fall apart, in my lifetime, and it truly is a tragedy. Opening Hollister Ranch to the public will have a detrimental impact on the quality of the few roads, the coastal and riparian cliffs, the trails, the beach, the amount of trash, and sea life. Infrastructure will need to be built to accommodate which will dramatically deteriorate the present quality of the coastal environment. It is impossible for this stretch of land to accommodate larger crowds and expect the pristine character to be maintained.

The permanent population of the regions surrounding Hollister Ranch do not justify opening this area up to overuse. There is already ample area for the public to enjoy. Please do not destroy more of our coastline.

Thank you,  
Corey Kidd

--

**COREYKIDD**

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## Hollister Ranch Public Access Plan

Kris Korth <kriskorth@gmail.com>

Tue 10/5/2021 3:33 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

This message is in support of limiting public access to the Hollister Ranch coastline. This area of coastline has been preserved orders of magnitude better as compared to the majority of the California coast. It is difficult to understand why the Coastal Commission, whose mission is to **protect and enhance California's coast and ocean for present and future generations**, is seeking to assume the role of developer rather than environmental advocate in pursuing building and roadway improvements on a pristine piece of California Coastline in service of public access. Existing roads are designed for rural traffic and are not appropriate for public access- this will necessitate miles of new roadway grading involving large-scale earthwork operations that disturb existing coastal landscape by making cuts and placing fills to improve an existing rural road. Toilet facilities will also be required to service increased human traffic. There will be increased potential for trash generated by the general public to find its way into pristine natural habitat. All of this will detract from the present quality of the coastal environment.

Inevitably, there will also be increased demand for rural rescue services likely involving deployment of helicopters and other fossil-fuel reliant government vehicles to assist the general public when they require immediate medical assistance while accessing a remote stretch of coastline that is far away from nearby hospitals. The remote coastline presents real dangers to a general public that is not necessarily experienced with remote coastal environments. As one example, along much of the Gaviota Coast, there is no reliable beach above the high tide line, and tall bluffs that bound the beaches are prone to erosion and present a real hazard to beachgoers not aware of the potential deadly consequences of bluff failure especially when the bluffs are undercut by wave action at high tide.

The permanent population of the regions near the Ranch do not justify opening this area up to increased use. People must drive to get this stretch of coastline. This area is already accessible to the public through boat travel. People who want to visit the area and enjoy the untarnished natural coastline already can and do via boat travel.

I encourage the Commission to maintain the present pristine quality of the coastline referred to as Hollister Ranch by greatly limiting any future land-based access by the general public.

Thank you for the opportunity to share my concerns.

Kris Korth

## Comments on HRCAP

Mike Harmon <tidaltribe@gmail.com>

Tue 10/5/2021 3:00 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hi:

Thank you for leading this process.

My name is Mike Harmon. I am a resident of Manhattan Beach, CA, and I also own property at Hollister Ranch.

As a property owner, I obviously have concerns about pursuing all of the planned access components and what damage it might cause to the unique natural and cultural resources at Hollister Ranch. It is truly one of the last places in California we have not ruined as a society. That said, I have read the Draft HRCAP document carefully and I recognize that the plan focuses on these issues. I just hope that the Coastal Commission and other key decision makers will constantly have these issues at the front their mind as they consider the many access options that will arise in the year to come.

I would like to focus on another issue, in my capacity as a California tax payer rather than as a property owner. My concern is actually that the state will spend millions of dollars in capital costs (the amounts listed on p. 93 plus imminent domain payments to property owners), plus hundreds of thousands of dollars in annual O&M costs, and that you won't have sufficient usage to justify the investment. Right now, the public has access to most of the 20 or so miles of coastline that runs from Goleta to Gaviota, and it doesn't draw that many visitors. How many people will travel the extra amount to visit Hollister Ranch each year when they have other empty beaches that are closer? What if it is only a few hundred surfers when there is a swell? Will that be a good investment for the state?

To address this concern, my recommendation is during the Pilot Phase to start with the lowest cost access method and see how it is being used before investing in all of the access components. For example, if you were to start with the shuttle-based access to 1 or 2 of the beaches, you would (1) avoid having the negotiate anything with individual property owners, (2) avoid the millions in costs for the coastal trail, and (3) limit the improvements and toilets costs. The O&M costs would also be significantly lower. If usage during this period is high, then it may make sense to start to invest in the other components.

My other recommendation and request is that the Coastal Commission prepare an annual report that provides transparency on the costs and usage of the HRCAP, so that the public can determine if it is worth the investment or if it should be scaled back. If the state spends millions of dollars and the program draws thousands of visitors each year, taxpayers may be OK with this investment. If the draw is similar to other nearby coastal areas, it might not be worth continuing to pursue all of the planned access components.

I hope you find this feedback helpful.

Best,

Mike Harmon





## Public access plan Hollister Ranch - I vote no.

Meredith Kendall Maines <meredithkmaines@gmail.com>

Tue 10/5/2021 2:47 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I'm writing to voice that I am opposed to the current public access plan proposed by the coastal commission in regards to Hollister Ranch.

I was fortunate enough to grow up in Santa Barbara and frequently spent my part of my childhood visiting Hollister Ranch...from when I was 3 days old. Now, at 38 years old with a 1 year old son, I have enjoyed bringing him to the ranch, a place where nature and preservation is top priority, and I can teach him and show him how California used to be.

The Ranch is beautiful. Pristine. They have done an incredible job to preserve and protect the incredible natural resources on the last remaining stretch of coast in CA not spoiled and overrun by tourists and foot traffic.

The current plan with the number of visitors proposed - 100 to 500 - doesn't fit with the nature of the Ranch. I'm appalled that the coastal commission, a group apparently dedicated to the health of the coastline, would propose this plan under the false claim that it's what's best for the environment? How does increasing the number of humans allowed daily to this special place protect the ecosystem at the ranch? I'm frankly so disappointed at what is an obvious reach for control over what's best for the natural ecosystem.

I strongly vote no.

--

*Meredith Maines*

*meredithkmaines@gmail.com*

*m: [310.739.6867](tel:310.739.6867)*

## Hollister Ranch Public Access Opposition

Aaron Maines <aarondmaines@gmail.com>

Tue 10/5/2021 2:37 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I am writing to state my opposition to the Hollister Ranch public access plan. I have had an opportunity to visit the ranch on a few occasions and I fully support the protection of this sacred last remaining stretch of CA coast. I fear public access will have a harmful impact on agriculture and cattle operations, among other things. I am a conservationist at heart and places like Hollister Ranch are so important to the long term health of wildlife. Please continue to fight for the protection of this sacred land.

Respectfully,  
Aaron Maines

## HR Public Access Plan

JT Holmes <jtholmes914@gmail.com>

Tue 10/5/2021 2:21 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern,

I oppose all the proposed forms of public access to private property on Hollister Ranch. The proposed public access plans are contradictory. The plan states respecting private property as a goal. There's only one way to truly respect private property and that's to stay off of it, unless invited by an owner.

There is a public park on the far side of my neighbor's home. The owner's family enjoys walking through their own gate to the park. I have to go around and access the park by bicycle, or on foot. There is no parking lot at this park. People walk their dogs there. It is generally unmaintained. It would be nice to go through my neighbor's property, but I don't. Am I entitled to go through their private property? No. *Should* I have the right to go through their property? Absolutely not. It is theirs. I must respect that, as must the rest of the public. Is direct access to this public park a perk or benefit of their land? Yes. Were they strategic in their purchase? Maybe, and if so, good for them. They may have paid a premium for it. Staying off my neighbor's land is not unfair or unjust. It is right.

If I were invited onto my neighbor's property, then I may be able to access the public land via their property. This is *exactly* the same scenario as Hollister Ranch. All access to my neighbor's property, be it to enjoy the property itself or simply to pass through to gain access to other land, is, and must remain entirely up to them.

Some beaches on the Gaviota Coast and some on all coasts of the USA do not offer drive up access. The beaches on the Gaviota Coast are accessible by sea and by foot when the tides allow travel by foot. The public can enjoy them via this access. It is a matter of convenience to be able to drive to a portion of public land. Convenience is not a valid reason to violate people's right to private property and to jeopardize the natural habitat of one of California's relatively untouched gems.

There are hundreds of miles of coast that do not have drive up access, nor bike paths nor established walking trails. Hollister Ranch should not be singled out and made to accommodate public access.

Hollister Ranch landowners are exemplary stewards of the environment. This is largely due to the sparse development and the absence of the public. The plan proposes both development and public access, each of these jeopardize the natural environment.

Hollister Ranch is a harsh environment largely by nature's design. It would be unsafe to have the public there. They may get eaten by mountain lions, run over by trains or drown in lethal rip tides. The roads on Hollister Ranch do not even have center divider lines. Motor vehicle accidents may occur and first responders would not be nearby.

Please leave it be. Leaving the Hollister Ranch as the landowners prefer it is the safest solution for the public and best way to preserve the natural environment.

Kind regards,

10/8/21, 2:13 PM

Mail - Coastal Hollister Ranch - Outlook

JT Holmes  
+1 530 412 1128

## Public Access to Hollister Ranch

tracgeology <tracgeology@aol.com>

Tue 10/5/2021 2:07 AM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>; tracgeology <tracgeology@aol.com>

I am against the proposed 100-500 public visitors per day to Hollister Ranch. That many people is too disturbing to the environment there. I desire small groups of 10-15 people per day accompanied by a docent, to visit there as a more appropriate rate of supervised visitation.

[Sent from the all new AOL app for iOS](#)

## Public Access Opinion

Christian Fowler <christianfowler33@gmail.com>

Tue 10/5/2021 1:49 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom this may concern,

My name is Christian Fowler and my family owns Parcel 96A. We are strongly opposed to the public access plan and believe that it is unconstitutional and unjust to allow the public into a private cattle ranch and residence. From what I understand, as long as we are not blocking or stopping people from crossing the median tide line which Hollister Ranch does not do, there is no reason for access into our private property. I have grown up at Hollister from age 5 until now at the age of 23 and I will never forget the amazing memories and experiences I have had and continue to have at our beautiful and pristine place. I believe the general public does not hold the same standard for keeping the environment (both the ranch property and beaches) clean and untouched and this will destroy one of the unique and amazing places in the United States. There are many examples of the general public destroying amazing natural places all over the world and it would be heartbreaking for Hollister to be forced to join that list. I will do whatever I can to support the HROA in keeping this sacred and unique place the way it is for as long as I live as I plan to raise my children there the way I was raised in such a special and protected place. Thank you so much for the continued fight for our right to our private and beautiful land.

Sincerely,

Christian Fowler

## Opposition to Coastal Commission Hollister Ranch Access Plan

Megan Ryskamp <megan.ryskamp@gmail.com>

Tue 10/5/2021 1:48 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To Whom It May Concern,

I am writing to let you know of my opposition to the Hollister Ranch Access Plan in its current form.

Growing up in Santa Barbara, my upbringing and education have been firmly linked to our coastal ecosystems. From learning about tidepool creatures, to picking up trash on the beaches, our community is linked to the ocean. This passion for me enabled me to spend time at Hollister Ranch over the course of a year enabling marine research on intertidal species. It is a place that has been stewarded and preserved unlike many other coastal areas I've been to.

I've followed the current hearings and coastal access proposal and wanted to express strong concerns over the number of people that have been proposed to access Hollister Ranch daily as well as the immense amount of development/infrastructure that would be required to sustain this. Given the biodiversity present at the ranch (from limpets - which I originally researched - to snowy plover), I believe this amount of access would negatively impact the coastline. I would hate to see this coastal area experience some of the same human impacts as so many of the other coastal access areas I've been to - trash, erosion, and wildlife disruption.

While I wanted to register my concern over coastal access plans in their current form, I also wanted to mention that I am supportive of access to Hollister Ranch for educational and research purposes, just as I was able to conduct my own research as a student.

I sincerely hope that any plan for Hollister Ranch access in the future will preserve the delicate coastal ecosystem that exists there.

Sincerely,  
Megan Ryskamp



## Public Access Program

Gope Israni <gopeisrani@gmail.com>

Tue 10/5/2021 1:42 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Joni Mitchell said it more than 50 years ago and we still have not learned:

"They paved paradise to put up a parking lot"

Better some small slivers of the Earth remain pristine due to difficulty of access than all of the Earth being equitably destroyed.

Thank you,  
Gope Israni

## Hollister Ranch

sally bromfield <bromfieldsally@gmail.com>

Tue 10/5/2021 1:25 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: sally bromfield <bromfieldsally@gmail.com>

I would like to express my opinions as to why the Hollister Ranch should not be opened to the public except in small, limited in number chaperoned groups.

First of all it has been private property for all of its long history. It's roads are private and so are its beaches up to the mean high tide line. Unless the State of CA wants to assert its right of Eminent Domain, and consequently pay all the Hollister Ranch owners a fair market value for the loss of their property the State would take, the historic right of private property should be respected.

Secondly, it has clearly been demonstrated that the Hollister Ranch owners have been good stewards of this remote coastline (now that motor vehicles can no longer be driven on the HR beaches). To open up this pristine coastline to 100 or up to 500 members of the public on any given day would be a tragic mistake. Unfortunately many beach goers are not respectful to coastal wildlife and would plunder the tide pools and leave their trash on these wild beautiful beaches. The Hollister Ranch beaches and their coastal wildlife should not have this happen to them.

Gaviota State Beach is located adjacent to the Hollister Ranch and the public is able to go there as well as to many other beaches along the Central Santa Barbara County coastline. Many surfers now use a boat to reach the Hollister Ranch surf breaks so that is always an access option that has existed for generations.

I hope reason will prevail at the Coastal Commission and it's members will realize that to single out this one private coastal location for large groups of the public to enter and commercialize with parking lots, hiking trails and portable potties is a bad idea.

The rights of the purchasers of private property should be respected by the State of California.

There are hundreds of other California beaches that welcome the public.

This remote strip of private coastal land should be left as it is, private and remote.

Thank you for considering my concerns and reasons why mass public entrance to the Hollister Ranch should not be permitted.

Your sincerely,  
Sally Bromfield  
1316 Danielson Road  
Santa Barbara, CA 93108

Sent from my iPad

## Hollister Ranch

Memory Tracy <memory.tracy@yahoo.com>

Tue 10/5/2021 1:20 AM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Please provide docents to work with the public so that all of us can enjoy the beautiful beaches and safe environment.

Memory Tracy

Memory.tracy@yahoo.com

Sent from my iPhone

## The public access plan - Hollister Ranch

Peter Borneman <peter.borneman@gmail.com>

Tue 10/5/2021 1:18 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The Supreme Court has put significant limits on the governments claims on the rights of owners in the recent decision 6-3 of Cedar Point Nursery. Providing public access to Hollister Ranch is a physical taking and shall not be taken for public use without just compensation. If the government does take action it will be restricting the property owners ability to use his own property.

Governments have have increasingly been conscripting private citizens into caring out their policy agenda. The Court's conservative majority has repudiated one front of this assault and dealt a major victory for property rights.

You should understand this recent decision as you are wasting the taxpayers money.

Peter Borneman

Sent from my iPad

## Hollister Ranch Public access

Kirk Putnam <kirkripper@yahoo.com>

Tue 10/5/2021 1:12 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioner's

I would suggest Not to open public access to this part of our California coastline . It should remain in care with the past and present caretakers and Owners of the Hollister Ranch . They have done a great job of taking care of the land . As someone who lives in this area and has enjoyed this coastline for over 50 yrs I would encourage you to to maintain and improve our 3 state parks on the Gaviota coast that could really use some work . There is No Way to open this pristine part of our coastline and keep it the same as it is Now .

Thank for the opportunity to speak , sincerely Kirk Putnam , Buellton Ca.

Sent from my iPhone

## Hollister Ranch

Nick Clark <nickclark14@gmail.com>

Tue 10/5/2021 1:11 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Nick Clark and I have spent my whole life exploring and the surf and sea surrounding the Hollister Ranch.

I am concerned about the recent decisions around public access at Hollister Ranch and the Commission's plan to disrupt the balance they have maintained in preserving the native species, ecology and ecosystems. I fear that it will be creating irrevocable damage, and once this decision is made, it's only a matter of time until people start showing up who lack the same love and care for protecting it.

I've traveled this state far and wide, from Yosemite to the redwoods, sierras to trestles, and I can say that, while the degree of preservation varies, every one of them would have been better off left untouched for the people with true determination, love and care to enjoy. Not for people to be bussed in to. This plan is foolish and will quickly snowball into a mass of electric bikes and sprinter vans mobbing the parking lots and trashing the beaches.

I urge you to protect this natural resource and limit the exposure of to this area of coastline.

Sincerely,

Nick Clark

## Please do not open the Hollister Ranch

Christian Gould <[cgould.pg@gmail.com](mailto:cgould.pg@gmail.com)>

Tue 10/5/2021 1:02 AM

To: Coastal Hollister Ranch <[Hollister@coastal.ca.gov](mailto:Hollister@coastal.ca.gov)>

Dear California Coastal Commission,

My name is Christian and I am a Santa Barbara native and throughout my life have spent numerous times boating up to Hollister Ranch. As a kid my father took me on countless trips to surf, fish and enjoy the raw nature of the Gaviota coastline. I one day wish to do the same with my children.

I am concerned about the recent decisions around public access at Hollister Ranch and the Commission's plan to:

Examples: of environmental, cultural impacts, fire danger (paradise, one road), endangered species (purple needle grass, Gaviota tar plant, snowy plover), infrastructure pollution (port o potties), human pollution (plastic, single use food items and cigarettes)

- Pave infrastructure over Chumash heritage sites and burial ground.
- Expose delicate ocean and terrestrial ecosystems and endangered species to development and pollution.

I urge you to protect this natural resource and limit the exposure of to this area of coastline.

Sincerely,

Christian Gould

--

Christian Gould

Paul Green Shoes

805-220-6012

[Cgould.pg@gmail.com](mailto:cgould.pg@gmail.com)

## Comments on Hollister Access Plan

David Scheidlinger <djscheidlinger@gmail.com>

Tue 10/5/2021 12:33 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I would like to focus on what I see as a MAJOR unreported area of costs in the Access Plan, namely safety related issues.

Specific dangers that I know to exist along the Hollister Ranch coastline include collapsing cliffs with frequent rock and mud falls; potentially dangerous fauna including snakes, sharks, beached sea lions, wild boar, and cougars; narrow roads with multiple blind corners, no passing lane, and frequent flooding and slides. (This list does not even include the uncontrolled train crossings or dangerous swimming/surfing conditions)

The access plan does mention the lack of cell phone service for most of the area but I think it is very important to point out that there are no local first responders available even where cell phones work.

Based on my personal experiences on this coastline over the past 44 years, including rendering first aid to a surfer with a spinal fracture, I am convinced that public access will result in frequent injuries and possible fatalities unless substantial infrastructure and safety staffing improvements are added. I do not even see any mention in the plan of providing any liability insurance except for the shuttle van...

I sincerely hope that the State of California will seriously consider these issues and set aside the funds to rectify them before the accidents and lawsuits pile up.

I am NOT specially knowledgeable about the costs for all of this, but feel strongly that we would be looking at another order of magnitude beyond the estimates in the current plan

David Scheidlinger MD



## Public Comment on the Hollister Ranch Access Plan

Bryan Schreier <bryan.schreier@gmail.com>

Tue 10/5/2021 12:31 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To the Coastal Commission:

I have read the entire Hollister Ranch access plan created by the Coastal Commission.

I am deeply concerned with the lack of research into the disruption of the pristine natural environment that the Hollister Ranch has protected for decades.

Unfortunately, the Gaviota State park just next door is a prime example of a good idea for a park that has gone bad. What was once a pristine beach is now a huge parking lot full of vehicles and trash (which blows into the surrounding areas). And the state does not have the funds to manage the pier / boat launch that is in disrepair.

I find the Coastal Commission's Hollister Ranch plan to be impractical in that it comes-up entirely short in regards to nature and wildlife protection. In addition, the plan is devoid of a financial plan or budget.

The Coastal Commission and the State should get its existing parks fully funded and managed prior to expanding and further destroying natural habitats.

Robert Schreier

**RE: Hollister Costal Access Agreement**

Sean Mack &lt;smack@capitalpacific.com&gt;

Tue 10/5/2021 12:28 AM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Revised below.

**SEAN MACK**Partner | [Capital Pacific](#)

o. 503.675.8378 | c. 503.957.7945

**LAUNCHING THIS YEAR***Relentless preparation to ensure our clients act with confidence.***[Follow us for updates!](#)**[Oregon Disclosure Pamphlet](#) | [Washington Law of Real Estate Agency](#) | [Legal Disclaimer](#)**From:** Sean Mack <smack@capitalpacific.com>**Sent:** Monday, October 4, 2021 5:07 PM**To:** Hollister@coastal.ca.gov**Subject:** Hollister Costal Access Agreement

Growing up in apartment buildings in Costa Mesa, CA in the late 80's, I heard of what Newport was like in the 50's. No, I-405, orange groves, plentiful fish and an overall sense of community. I was told you could water ski and snorkel in Back Bay. Living within walking distance, I couldn't see how that was possible. The bay was something that if you fell into, you would have to go to the hospital due to pollution and I assume risk of staph. I worked at the restaurant the Canary, on the bay and was terrified not only of the quality of the bays water but of the smell and color.

I heard and dreamed of the mythical "Ranch". The older generation passed down the word that this area, the northern most part of southern California, was an area where I had stood still. Allan Wrights Surfing California only added to the mysticism.

In high school, there was always talk of groups of our friends driving up and walking to Razors. Most was talk, because Trestles was closer.

In my 20's, people bought inflatables and boated in. Which people still do, to this day. The fact is, if you want on the ranch, you can go right now. You just have to drive up and walk on.

This ranch is still what I dreamt of 30 years ago. Nothing has changed. By opening up large numbers to the public, everything about what makes this area special will be lost. The facilities, infrastructure, environment, and community will drastically suffer. Effectively, everything will be lost.

We need places that younger generations dream of and look up to and forward to.

Hollister is much more protected/preserved than any state park I have been to on the west coast. Let's not change this into a El Cap., Gaviola or Refugio. All within biking distance to the Ranch.

Paving paradise and putting up a parking lot is never a good idea for future generations of Californians.

If you grew up in California, you always heard a parent or family friend, tell you how “you” missed it. “California was amazing in the 50’s” etc.

I don’t want to tell my children that “they” missed it; when Hollister was untouched.

**SEAN MACK**

Partner | [Capital Pacific](#)

o. 503.675.8378 | c. 503.957.7945

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## HR Coastal Access Plan

Cari Church <carichurch@yahoo.com>

Tue 10/5/2021 12:03 AM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>; carichurch@yahoo.com <carichurch@yahoo.com>

Dear State of California,

I am a 47 year resident of California and a mother to a young boy. Being a mother is a gift and I am grateful for the opportunity to teach my son about the world. Our time together increased during covid as so much of our world was shut down. We began to focus on what was necessary and essential and shifted our habits to reflect our priorities.

I feel that California needs to focus on what is essential at this time as well.

As I write this, 130,000 gallons of oil is sitting along our coast which will impact our state financially and environmentally for years to come, we have major fire issues, homelessness, mental health crisis, and children being impacted from gaps in education due to school shut downs. Our state is crying for our attention and I feel we need to buckle up and focus on what is essential.

Beach recreation is a big part of California culture. And as a mother I teach my son to get his work done first, then he can play. Once California has gotten its work done, then addressing recreation and state parks makes logical sense. The HR Coastal Access plan is causing me both concern and confusion. Why is this a priority? There are state parks adjacent to Hollister Ranch that are both accessible as well as in need of our tax payers money, time and attention. Let's take care of what we have and make our state parks and beach and coastal clean up a priority.

I have read the HR Coastal Access plan and have concerns about the expense, safety and feasibility of this proposal. Hollister Ranch is a remote area without cell phone towers, emergency response crews, fire stations, and infrastructure. It is also on private land so how can we make a state park like environment on land that is not available for this purpose?

This plan has a strong potential to negatively impact the environment, create fire safety and security issues, danger from the adjacent railroad tracks, windy and dangerous roads, and a working cattle operation with cattle on the main access roads. This ranch like environment is both harsh and remote and would take a huge amount of signage, road work and improvements to make this happen. Lifeguards, bathrooms, parking, trash receptacles, etc. The state is struggling to maintain the integrity of the existing state parks and keeping them clean, open, staffed and functioning is an area of weakness that could use improvement!

I am also concerned about the cost to implement this plan. Overall, this seems like a bad idea and we need to get to work on what is essential to improve our state. I strongly oppose the HR Coastal Access Plan as it is written at this time.

Thank you,

Cari Woolcott

## AB1680 plan response

Ted Booth <surfbooth@gmail.com>

Tue 10/5/2021 11:48 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Thank you for the time you have put into your plan, however I think the vast amount of money this will require is misguided & would be better spent on making sure existing state & county parks get their areas fully staffed cleaned up & open to all, All year long!

Try that first.

Thanks for considering

Ted Booth

Sent from my iPhone

## Public coastal access at Hollister Ranch

joe sunshineorganicsinc.com <joe@sunshineorganicsinc.com>

Tue 10/5/2021 11:26 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Honorable Representatives:

By demanding that property owners allow public access to Hollister Ranch, not only is the environmental and cultural quality maintained by the owners sacrificed, so are their private property rights, guaranteed under the California and US Constitutions. If we look to the other large acreages given to the public by the Hollister Ranch Owners Association, we fear similar, or worse environmental poisoning and degradation will result. The Rest Areas bequeathed by Hollister Ranch to the public have been spewing sewage into the creek for decades. Gaviota State Beach, also bequeathed by Hollister Ranch, has deferred maintenance that poses both environmental and safety threats.

No good outcome can result by expanding such devastation to Hollister Ranch itself. The Hollister Ranch Owners Association have a proven track record of superbly managing their foothills, wildlands, agricultural preserves and beaches. People must have skin in the game to care for these pristine environmental and cultural wonders. And "the Public" has no skin in the game.

Given the sordid legacy of public access, one must ask, "Why is Hollister Ranch singled out for destruction?"

There are miles of beaches to the south of Gaviota State Park, with no state-led intention to open to the public. This includes the Naples coastline, with excellent surf, tide pools, etc. Similarly, there are no efforts to open the private ranches west of Hollister Ranch and out to Jalama County Park. Again, these beaches have excellent surf and biological resources.

So why then is the focus on Hollister Ranch?

It is ludicrous to claim that a "Managing Entity" with no skin in the game can safely manage the hordes of people slated to descend on the well-preserved Hollister Ranch. Look at the track records of the other State Parks and Beaches. Not only are the environments degraded and plants and animals destroyed, Rangers must provide on-going security to protect the public from each other.

Attempts to allow access to a public with no investment in the preservation of the biologic resources denigrates the intentions of Jane Hollister Wheelwright, who is likely rolling over in her grave at the thought! She passed the reins to Hollister Ranch Owners Association on condition that the land be preserved as a working ranch with a mission to

protect and preserve the wild and beautiful environment and the cultural and archeological sites of the Chumash.

The public will never "manage" the Ranch as well as the Hollister Ranch Owners Association has. The public has not invested their hard-earned capital to purchase and maintain the resources. Each of the Ranch owners has a vested interest in ensuring the quality of life at the Ranch.

No public or politician, no matter how self-justified, is in the position to protect, care for and manage the diverse ecosystems, as those with both a financial investment and a proven track record. Each of the owners has a self-interest in policing the other owners regarding caring for the land and all of its resources. That never happens in the public sphere. Trash is never found on the beach or the land at Hollister Ranch. No publicly accessed beach in California is as safe or as clean and well-cared for.

This past year, at 71 years old, I was able to purchase property rights in the Hollister Ranch Owners Association so I could surf the Ranch. For decades before that, I surfed public beaches, where fights in the water are common, where there is no respect between individuals, where it's every man for himself. The opposite is true at the Ranch. Everyone is friendly, and gives way to someone whose turn it is. That never happens at a public beach. Why?

Because each member of the Hollister Ranch Owners Association made the sacrifice and the investment to protect the ecosystems and co-create a safe, clean and supportive environment. It takes skin in the game to create such an environment. Hollister Ranch has many owners who have taken it upon themselves to ensure a community that works for the owners. So, the question must be asked again, "Why Hollister Ranch? Why disrupt a functioning community, a functioning ecosystem, when there are other locations that have not achieved this level of accomplishment?"

I do not know why Hollister Ranch has been singled out. I only know that forcing public access on the Hollister Ranch Owners Association is a very bad idea.

Thank you for your attention.  
Joseph Magazino

## Hollister Ranch Public Access

Bob Leonelli <mystichulls@gmail.com>

Tue 10/5/2021 11:10 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners

I would highly suggest not opening the Hollister ranch to public access. Hollister Ranch has been privately owned since 1869. The family and ranch hands have done an excellent job maintaining the land, and by doing so they have not only preserved the land but also have preserved the coastline. To open this to the public would be like opening Muir Woods to clear cutting.

Respectfully yours

Robert Leonelli



(No subject)

Shannon Thornton <shannonstuartthornton@gmail.com>

Tue 10/5/2021 10:32 PM

To: dirklayer@mac.com <dirklayer@mac.com>; Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Commissioners

I further you to incubate the notion that it is wrong to allow public access to the Hollister Ranch stretch of coastline, for this corollary is not just a matter of environmental protection and sustainment, but also reflects the decimation of American freedom. The uncontaminated quality of Hollister Ranch is unparalleled compared to anywhere else in the state, and the reason for that is its continued stature of privacy. I've seen firsthand the damages done to marine ecosystems at the hand of man, and I can only expect the complete devastation that would occur if the masses were to infiltrate this last capsule of nature. The local wildlife of Hollister ranch is substantially healthier and is provided a much needed refuge from the ever-expanding infrastructure of public grounds. An example of native wildlife that reside in Hollister Ranch include the Southern Sea Otter, who once endangered have increased in number thanks to the protection of Hollister Ranch. However, the Sea Otter is not in the clear yet, and allowing the public would interfere with the natural conditions that allow such species to survive. Another example of an unblemished population of wildlife includes the community of seabirds, who are allowed to flourish without the wear of human inhibitions. In all parts of the state, seabirds are subject to suffering due to inconsiderate and amateur fishing, pollution, and downright zoosadism. I have witnessed seabirds dead, strangled by cut fishing line, dead, full of plastic which they mistake for food and inevitably die of, and dead, because somebody struck them with a rock for fun. Not only would the native animals of Hollister ranch be in trouble, the local flora would be severely compromised. The infrastructure required to handle such an influx would decimate the plants and natural beauty of the land, which is already extremely fragile. The need for restrooms would require a larger sewer system, many of which when designed near the ocean are notoriously known for problems such as burst pipes and leakage, which is another factor that would prove detrimental to the immaculate ecosystem that is Hollister Ranch. This topic is not just a threat to the environment, but also to the inalienable rights we have as Americans. English philosopher John Locke stated that every man is entitled to life, liberty, and property, the basis that America was founded upon. Hollister Ranch is private land, period, and the opening of this land to the public infringes on our constitutional rights. The more property and planning are centralized, the more liberty is eroded. State law AB 1680 unfairly allows state agents to search and inspect the ranch without warrant and declares that "any action that ranch owners take to impede, delay, or otherwise obstruct the states efforts violates the California Coastal Act and is potentially punishable by a fine of up to \$22,500 per day". This is ridiculous, borderline Orwellian behavior, and we have a God-given right to protect this land from disorderly being taken advantage of by the state. Commissioners, do what is right, protect our rights, our state, and her natural beauty. Save California, save Hollister Ranch.

Thank You,  
Shannon Thornton

## Public Access Proposal

Sam Kwock <samkwockva@gmail.com>

Tue 10/5/2021 9:45 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastline Commission,

My name is Sam Kwock and I am currently living on Hollister Ranch and have been for a good part of my young life. As an indigenous person of Chinese-Hawaiian and Okinawan descent I was raised to appreciate and protect the surrounding environment. As citizens of the Earth, it is our duty to preserve and protect the environment. This project is prioritizing the anthropocentric right to take and use the landscape as seems fit. The area we now protect might seem vast, but there are only 8.5 miles of coastline left here to protect and they are already accessible.

Like many others, I am concerned about the recent decisions around public access at Hollister Ranch and the Commission's plan to develop infrastructure.

By creating more parking lots, introducing temporary and potentially permanent restrooms, bike and hiking trails the already delicate ocean and terrestrial ecosystems would be further threatened.

I urge you to protect this natural resource and limit the exposure to this area of coastline.

Sincerely,

Sam Kwock

## The public access plan

Turell Danson <turell.lynn@gmail.com>

Tue 10/5/2021 8:35 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

I am opposed to the draft access plan for Hollister Ranch. I am concerned it will cause negative environmental repercussions as well as cause traffic congestion on Hwy 101. It will also cause issues to the entrance of Gaviota State Park. Has an EIR addressed these concerns?

I appreciate your considerations,  
Turell Danson

## HR preposed Coastal Plan has Not been Properly Formulated!

bob@bobdornin.com <bob@bobdornin.com>

Tue 10/5/2021 5:33 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: bob@bobdornin.com <bob@bobdornin.com>

Dear Coastal Commissioners,

The first time I set foot on the Hollister Ranch was October 1966, and I was taken by it's natural beauty and the "untouched" natural environment.

Over the years, I have boated in, walked in and I had been invited in to experience a very unique natural coastal setting that has been lost in other coastal areas due to population development.

After reading the Hollister Ranch Coastal Plan, I was impressed to see that the study groups acknowledged the environmental uniqueness and physical constraints that make it so difficult to have open public access to it's coastal beaches.

However, the HR Coastal Plan seems to, as Chumash-native Americans say, speaks with "Fork Tongue"!

On one hand, the HR Coastal Plan highlights all the natural constraints, but it proposes a "development plan" that shows little regard to it's environmental impact on this fragile environment.

The HR Coastal Plan is so aggressive in it's proposed future development.

Why has the State not completed an Environmental Impact Report(EIR)?

Make no mistake, this HR coastal plan is a development plan and an EIR should be completed prior to any plan being approved by the Coastal Commission.

This is like the "Cart in front of the Horse"!

Nearly every coastal plan that is reviewed by the Coastal Commission must have an EIR completed before the Commission will even consider reviewing a development project.

Why is the Coastal Commission making an exception with one of the last pristine coastal areas by NOT doing an EIR before approving numbers of visitors, 100-500/day, biking trails, expansion of bathrooms and parking lots, etc.?

AB 1680 clearly states that environmental constraints must be considered and protected.

Approving this HR Coastal Plan and THEN performing an environmental impact report afterwards has no logic and is outright WRONG!

My reading of news reports that the three local Chumash tribes, in which they have true historical ties to HR, have expressed disapproval of the proposed HR Coastal Plan because of numbers of visitors and no environmental studies have been completed on burial grounds, etc.

My recommendation is to place Environment over Politics.

This HR Coastal Plan has not been properly developed or given enough consideration to it's fragile, ecological constraints.

The proposed HR Coastal Plan is clearly "politically" motivated and shows total disregard to not having any EIR completed(prior to approval), no consideration to the Chumash requested desires or recognition of protecting one of the last pristine coastal areas.

Once the HR coastline is overrun by excess use, such as Zuma Beach, it will be gone forever.

I am requesting the Commissioners to be extremely careful not to put the "cart in front of the horse" and complete a thorough EIR and then consider the environmental constraints before making a decision on a HR Coastal Plan.

The Commission does not have enough ecological information to approve this HR plan that will impact Californians for generations.

Thank you,

Bob and Kristin Dornin

93117- Goleta, California

## Hollister Ranch Plan

Woody Sears <woodysears99@yahoo.com>

Tue 10/5/2021 4:56 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission,

I'm writing because I'm concerned about the DRAFT proposal to open Hollister Ranch for a few reasons:

1. The pristine land will be negatively impacted and not preserved.
2. An Environmental Impact Report is a critical component to making decisions about the land use.
3. The plan overreaches beyond the stated desire to provide access to beaches below mean high time with talks of a State Park.

I'm in support of increased managed access but not at the risk of destroying pristine land. Once the damage is done, it can't be reversed so this plan needs to be thoughtfully constructed to serve its own stated purpose.

Thank you for your attention to this.

Jack Sears

## Hollister Ranch Proposal Public Comment

Chris <chris@mspecialbrewco.com>

Tue 10/5/2021 4:52 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

I just wanted to write a brief letter stating that I am opposed to the coastal commissions current plan for public access to Hollister Ranch.

First and foremost I feel it's too aggressive of a plan and would permanently change for the worse one of the few remaining coastal landscapes that exist in Southern California. There is already a fair amount of access options into Hollister and surrounding ranches. Those that choose to explore these options are rewarded w wide open spaces and get to experience something you can't experience on 99% of the California coast. Transporting 100-500 guests a day and making all of the suggested infrastructure changes would change this 1% experience forever.

In addition, there are several other hard to access ranches in the surrounding area. Dos Pueblos, Naples, Cojo, Vandenberg, etc.... My question is why is all the focus on Hollister?

Some additional reasons I just don't feel this is the right move are:

1. Current neighboring state run parks are under staffed, under funded, and in a somewhat mediocre state at best. The boat hoist at Gaviota has been broken for years. The Gaviota wind caves are littered with graffiti. The bike path between el cap and refugio has been "in repair" for a decade. El cap is about to shut down for a year. Why not focus attention and resources on improving what we have and not expanding and stretching our resources even more.
2. The turn off for Gaviota and Hollister at 101 is extremely dangerous and has had several fatal accidents. There would absolutely need to be a signal or a major safety upgrade to accommodate the increased traffic. We are local residents and could come up with a long list of safety road upgrades before putting this one in front of them.
3. This area holds many important historical Chumash sites and consideration for increasing traffic over these sites must be given. I believe their proposals would be more in alignment with local public sentiment and with the residents of Hollister Ranch. Allowing a small number of docent led trips minimize the impact on all.

Thanks for your review and consideration.

Thank you,

Chris Miller

Cell - 805-570-3343

Email - chris@mspecialbrewco.com

## The Public Access Plan

Gabrielle Wapner <gabriellewapner@gmail.com>

Tue 10/5/2021 4:43 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am writing today to voice my concerns and utmost disapproval of allowing public access to the Hollister Ranch. First and foremost, the Ranch consists of PRIVATELY owned parcels and homes. Allowing public access would not only impede on owners privacy, but also destroy the peace and quiet that has been cherished by the owners since the early 1970's. Not only would the tranquil environment be destroyed, but new facilities would have to be constructed in order accommodate the enormous amounts of people. Not only would new facilities have to be built (that would be a sore sight on the beautiful beaches), but someone would have to clean and maintain them. Also, an endangered bird species known as Snowy Plovers resides on the beaches of the Hollister Ranch. Due to erosion, the beaches have greatly shrunk which has reduced the area that the birds have to nest. Allowing public access would substantially increase the amount of foot traffic on the beach, therefore trampling the nesting area of the already endangered birds. Lastly, the roads are not safe for large buses to drive on. They are narrow, windy, and unsuitable for buses and public traffic. The roads will be a liability for fatal accidents, and are hard to reach to Emergency Service Vehicles. Through the various reasons mentioned above, the Hollister Ranch is NOT suitable for public access.

Thank you, Gabrielle Wapner

## Hollister Ranch

Spencer Smith <speny10@gmail.com>

Tue 10/5/2021 4:30 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Spencer Smith and I've been born and raised surfing and boating on the Santa Barbara and Gaviota coast.

I am concerned about and strongly against the recent decisions around public access at Hollister Ranch and the Commission's plan to expose delicate ocean and terrestrial ecosystems and endangered species to development and pollution, increased fire danger to residents of Hollister Ranch, and other negative effects to the preserved natural beauty of the coastline.

I urge you to protect this natural resource and limit the exposure to this area of coastline.

Sincerely,

Spencer Smith



## The public Access Plan

Chris Hartle <chartle70@gmail.com>

Tue 10/5/2021 12:21 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Environmental Impact Studies must be completed.

Chris Hartle

## HRCAP Response

Wendie Kruthers <wendiedk@gmail.com>

Tue 10/5/2021 5:52 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: Wendie Kruthers <wendiedk@gmail.com>

To Whom it may Concern,

I have run the Hollister Ranch Tidepool School for over 25 years. Up until COVID we were averaging 800 students, teachers & parents from mostly March through May. During these months the very low tides, needed to view and access the tide pools and during the times the schools or other entities were able to come, were possible.

The plants & animals who live in the tide pools are in a very delicate balance. Nature or human activity can alter that balance overnight to the detriment of the plants & animals. I site two examples. One is the oil spill about 5 or so years ago at Refugio. Luckily for our tide pools, that oil spill happened during the time of year when the prevailing ocean currents and winds are westward, away from Hollister Ranch. If it had happened during the winter when the prevailing ocean currents & winds were from the east, it would have brought the oil into the tidepools and destroyed the plants & animals living in our tidepools for many years or more.

The second example, which would be deemed "natural", is the Sea Star Wasting Disease. For the past 6 years or so, Sea Stars disappeared up and down the west coast of California as they died from this virus. Only in the last year have we seen a few Sea Stars here or there. When the Sea Stars disappeared it caused an imbalance in that delicate balance. The Sea Stars' favorite food are the California Mussels, thus causing the Mussel population to soar and so to cause a severe imbalance.

Imbalance can lead to a disappearance of some or all of the plants and animals in the tide pools. One only has to look at beaches, including the state and federal parks to see that very few if any living things are left. Unfortunately, if humans are left, mostly because of the ignorance of their actions without understanding the consequences of their behaviors, the tide pools will be left bare.

The Hollister Ranch Tidepool School gave all who came the education and information they needed to understand the fragility of the plants & animals in the tide pools. They then were able to understand how to carefully observe but not to hurt the many species of the plants and animals they saw.

In 1990 the Hollister Ranch designated 2.2 miles of the 8.5 miles of beach frontage as a Preserve to insure the major area of tide pools was safe! The Hollister Ranch tide pools are healthy and teeming with life. I know of no other beaches in or out of our area that can claim that. Unsupervised access will quickly destroy the Hollister Ranch tide pools. They will then look like all of the empty & dead beaches every where. Is that what we want? Is recreation at Hollister Ranch more important than preservation? I think not!

Thank you for the opportunity to voice my concerns.

Wendie Kruthers

Hollister Ranch Tidepool School Coordinator



## Public Access Program Feedback

Kamlesh Israni <isranikamlesh@gmail.com>

Tue 10/5/2021 4:42 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission

I would like to ask that the Coastal Commission please consider the environmental impact of your draft plan more carefully. The number of people you are proposing be accommodated daily in accessing a stretch of coast that has historically seen only a fraction of that number annually will have dire consequences for the natural habitats therein. One hopes the Coastal Commission has the California coast, not just the human desire to experience it more easily, among its priorities.

Thank you,  
Kamlesh

## Hollister Coastal Access Plan

Bent, Stephen <Stephen.Bent@ucsf.edu>

Mon 10/4/2021 11:56 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission,

As long-term California residents who love the beach, we view the Hollister Ranch as a treasure for CA - an area that has avoided development and is pristine.

In order to preserve this land, we firmly believe that access should be carefully controlled and limited. We favor a visitation experience that is serene and peaceful, where you can truly relax, and explore the unspoiled beauty while only rarely seeing or hearing other people/cars/motorcycles/e-bikes. Please keep in mind that open access to previously pristine CA state beaches has not worked well in some cases (Usal Beach campground on the Lost Coast - see: <https://www.sfgate.com/california-parks/article/lost-coast-california-illegal-beach-camping-park-16477935.php>)

We would hate to see the Hollister Ranch beaches become just 6 more CA public beaches, spoiled by garbage and noise and cars, overuse, and undermanagement. We hope the visitation is viewed as a special privilege to allow individuals to connect with the land, the marine environment, and the history in an unspoiled condition.

As such, we cannot fathom the projected visitation of 500 people daily. Even 100 seems like a high number, unless those groups are guided and monitored. The idea of opening it up to individual cars/e-bikes/motorcycles and even regular bikes also seems to almost ensure overuse and loss of the pristine condition. We strongly favor small, guided, and monitored visitation with small groups (less than 20). This should not be a Disneyland with shuttles running back and forth to attractions - it should be a rare, special visit to an unspoiled land.

-Steve and Christine Bent

## I AM OPPOSED TO THE DRAFT HOLLISTER RANCH PUBLIC ACCESS PLAN

Derek Bluett <derekbluett@me.com>

Mon 10/4/2021 11:44 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello, my name is Derek Bluett.

I AM STRONGLY OPPOSED TO THE DRAFT OF THE PUBLIC ACCESS PLAN FOR HOLLISTER RANCH. The public in large numbers would interfere with Hollister Ranch's working cattle ranch operation. This is one of the unique and special features of Hollister Ranch and large numbers of people coming out to Hollister ranch increases chances of cattle hurting people as they feel threatened. If the public were allowed in the ranch, it would negatively impact the abilities of the working cattle operation to operate safely.

Thank you for your consideration,  
Derek

## The Public Access Plan

Peter Borneman <peter.borneman@gmail.com>

Mon 10/4/2021 11:42 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Sirs and Madams,

I am 70 years old, and I have owned houses and land in many places and traveled all over this country in my lifetime. I cannot even begin to comprehend that the government should have taken my homes or land and opened them up to the public. This is the case at Hollister Ranch, where we all own privately, maintain the land privately, and protect the environment passionately. Because we have created something special, that does not mean that the public gets an automatic entrance at the cost and time and expense that we have incurred for 50 years.

There are beautiful ranches all over this great country that we do not have access to and rightfully so. This country is based on private ownership, please do not go down this road trying to take this away from us and spend millions of taxpayer dollars to fight a battle that has no moral and legitimate foundation to it.

Sincerely,  
Peter Borneman

## Public Access Plan for Hollister Ranch

Yuji Kawana <bu\_surfer@yahoo.com>

Mon 10/4/2021 11:27 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Yuji Kawana and I am a land owner at Hollister Ranch. I have serious concerns about the Draft Hollister Ranch Coastal Access Program.

Hollister Ranch is a special place. We all acknowledge this fact. Let's keep it that way by keeping public access limited. Allowing 100 to 500 people a day is just too many people for this sensitive environment.

Public access via walking or biking through the ranch is especially objectionable. The risk of serious accident and/or death by walking or biking the narrow ranch roads is real. The road is adjacent to cliffs with no barriers. If a hiker or biker missteps it can cause a driver of a vehicle to swerve off a 50' cliff to certain death. Public access via shuttle bus is a much safer option for the public, owners and the environment. We all know that a certain percentage of the general public have no respect for the environment. Allowing public access via walking and biking on previously private property is a recipe for disaster to the environment. Just look at any State owned park, the amount of trash and graffiti is reprehensible. Allowing the public to walk or bike allows for negative impacts along the entire coast. By using solely shuttle buses the impact can be concentrated to the bus stop area where the public can be observed, detrimental behavior curtailed and clean up costs contained.

Hollister Ranch is home to a wide variety of flora and fauna as well as important Chumash sites and petroglyphs that are unique only to Hollister Ranch. The main reason why this area is so pristine is the stewardship of the HROA. It is this stewardship that has protected the area for so many decades. As a member of the HROA, I am very concerned about the proposed public access ruining this sensitive habitat. Surveys **must** be completed to identify and quantify these sensitive resources to know if/how public access will impact them in the future. Without knowing the base line of these natural and historic resources how will authorities know the detrimental impact public access is having?

Lastly, what is the economic cost? Page 9 of the report acknowledges "Implementation of the Pilot Phase cannot begin until property rights are **acquired from the HROA.**" The state does not know how much money it will cost to purchase all this proposed land from the HROA and private property owners. How can the state, in good conscience, earmark millions of dollars to establish public access to an area so remote from any large population. Public access that probably less than 0.5% of California will ever use. The State can barely manage the properties it currently owns; Gaviota pier has yet to be repaired, the upper camp ground at El Capitan has not been in service for years to name a few local parks. Our State has so many more pressing issues such as the homelessness crisis, desperate housing shortages, deplorable public education system, expensive public health and lessening public safety to name a few. We're in the midst of a global



pandemic so earmarking millions to this project just leaves a bad taste in your mouth. Spending taxpayers' money on public access to Hollister Ranch directly impacts those who need **real help** just to live in a humane manner.

Thank you for your time in this matter. Respectfully,

Yuji Kawana

## OPPOSED: Hollister Ranch Public Draft Access Plan

Holly Bluett <hollyjbluett@gmail.com>

Mon 10/4/2021 11:19 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

Having lived in Santa Barbara and being a UCSB graduate, I am OPPOSED to large numbers of people coming into the Hollister Ranch because of the detrimental affects they would have on the ongoing UCSB scientific research projects going on. Large number of people coming onto the ranch would make it impossible to do marine ecology research effectively, safely, and accurately in Hollister Ranch Ranch.

Regards,

Holly Bluett

## Hollister Ranch expanded access ?

Thomas P Holbrook <holby220@gmail.com>

Mon 10/4/2021 11:19 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners.

As I long time visitor to the Gaviota Coast and the Hollister Ranch, I question the push to add Significant Public Access to a stretch of coast line that does not have large population bases any where near by. More importantly, there are multiple State Parks on all sides of the Gaviota Coast from Jalama in the North, to Gaviota, Refugio, and El Capitan on the south of the HR. The Hollister has spent many years preserving their coastline area to keep it pristine.

Surfers, boaters, and kayakers have already been exploring and accessing this coast for over 50 years... that will always continue. In Addition there are existing hiking trails nearby that allow people to visit the Gaviota Coast first hand.

Perhaps enhanced maintenance and improvements to the adjacent State Park Areas would permit more visitors to the Gaviota Coast - and be a more practical expense. Our State already has identified the increased need for more investment in fire prevention and fire fighting, homeless issues (including Santa Barbara) - not to mention Oil Spills. Please let the people that own the private property in The Hollister Ranch continue to be the good stewards of part of the Gaviota Coast as they have demonstrated for 50 years!

Thank you for your consideration.

Tom Holbrook

Tom Holbrook  
949 - 375 1172  
Holby220@gmail.com

## Hollister Ranch Access Letter

Lauren Malloy <lrnmalloy@gmail.com>

Mon 10/4/2021 11:14 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

*"A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise."*

*-Aldo Leopold*

Hollister Ranch's ecological communities have been preserved due to the low human impact, the stewardship of the people who live there and the regenerative cattle operation.

No matter what your political party or agenda you must see the value of Hollister Ranch, especially during these times of environmental crisis, global warming, severe drought here in the west along with massive urban development everywhere.

Keeping land intact, with minimal impact is ironically more poignant than ever before, as it is truly our future. Science is now pointing toward the fact that large, privately owned lands are the cornerstones of preserving ecosystems, biodiversity and are proven to be one the best forms of true conservation as well as carbon sequestering on our planet.

Hollister Ranch has thriving wildlife populations both on the beach and in the mountains. The working cattle ranch has been used as a tool to prevent fire as well as continuing soil health, land stewardship, and restoration. The community of HR has worked together to make this happen.

Hollister Ranch is an incredible and unique example of private land owners and regenerative agriculture working together. This example should be used as a model in keeping large swaths of land open for wildlife habitats, as well as being economically sustainable (the cattle operations) all the while supporting low impact, minimal human development.

Opening up Hollister Ranch will devastate it's fragile ecosystems. This damage could take generations to reverse or worse, they could be lost forever.

We ask that we protect and honor these lands and we put the Californian's tax money into restoring and caring for our local, already public areas which are in desperate need.

Working together, let's leave these lands better than we found them.

Thank you,  
Lauren Malloy

## OPPOSED: Public Comment Regarding Hollister Ranch Public Access Plan

Dan Purvis <purvisdan@gmail.com>

Mon 10/4/2021 11:12 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

My name is Dan Purvis.

Having lived in Santa Barbara for a number of years I am deeply opposed to the draft Public Access Plan for Hollister ranch.

I think putting in asphalt parking lots, bathrooms, and other needed infrastructure for the massive numbers of people proposed would have a disgusting effect on this beautiful land. Furthermore, the public cannot be trusted to treat the land properly and I am very concerned about the amount of litter and pollution that would accumulate at Hollister Ranch. Paving over areas of coastal land for parking is not consistent with environmental preservation.

Thank you,

Dan Purvis

## OPPOSED TO Hollister Ranch Public Access Plan

Heather Dell <heathertdell@gmail.com>

Mon 10/4/2021 11:11 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hi there,

I am a Santa Barbara native and I am opposed to the Hollister Ranch draft for public access plan. I am very concerned about the increased fire danger that opening Hollister Ranch would cause with a large number of people. I have lived through multiple fires in Santa Barbara County and do not want to see Hollister Ranch burn.

Sincerely,  
Heather Dell

## HR Public Access Plan disapproval

Andrew Lee <lee210a@gmail.com>

Mon 10/4/2021 11:07 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

After reading the proposed Hollister Ranch Access Plan I am impressed by the amount of effort and creativity in the plan packet. If this proposal was describing a new state park on land owned by the state I would agree it to be well thought out and thorough. However the fact that this plan disrupts more private land and business than the small amount of beach it provides access to seems unfair to the landowners/ business operators and overreaching by the State of California.

It appears as if the committee has simply located the resources already built, maintained and utilized by the HROA (roads, parking, etc) and are now planning on taking them. Unfortunately the Gaviota coast does not offer a large amount of beach below the median tide line which is the only property that the State of California legally bears right to. I feel that the flawed HR Access Draft Plan is trying to compensate for this geographic anomaly (lack of State owned beach) by taking a large amount of private land and cattle pasture to allow the general public a place to recreate. I would not like the precedent to be set that any landowner who chooses a low impact use model for their land be vulnerable to the State of California needing to provide more recreation.

While I greatly appreciate State and Federally owned/operated open spaces I greatly disapprove of this draft plan due to its lack of respect for property owners rights. As a professional firefighter in Santa Barbara County I see first hand the amount of homeless encampments, encampment fires and trash left in city, county and state owned lands. In conjunction these lands are now suffering from wildfires at an unprecedented rate with many of these being human caused or human activity related. To force these potential consequences on private landowners seems to outweigh benefits of the Draft Access Plan.

Sincerely,  
Andrew Lee

## Stop state development of the ranch

Tavis Boise <bigwavetav@gmail.com>

Mon 10/4/2021 11:05 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

I am a long time Goleta native and I have boated into the ranch for many years.

Part of the excitement of surfing the Hollister and the neighboring ranches is the adventure of going there by sea.

Like most people I am very concerned about influx of people to the ranch as expressed in the recently released plan. I do not want this beautiful landscape to be polluted and overrun with wannabe influencers and LA kooks.

This decision will forever change this remote coastline and you will be judged by future generations the same way the developers were looked at with Malibu and Turtle Bay.

Please stop



## Chumash Heritage and this plan

Samuel Moyers <sammoyers18@gmail.com>

Mon 10/4/2021 11:01 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To All Interested Parties,

I live in the Las Vegas area now. My Grandparents last names were Quitman and were half Chumash. When I was little I lived in Santa Inez and we grew up with a firm understanding of our Chumash Heritage.

This plan is being rushed through without a proper reckoning with Chumash Heritage and sites that need to be left as they are. Public access will only hurt these areas that have been more or less left alone by the current owners- by my understanding.

You need to greatly scale back this plan. Parking lots over more Chumash sites is unacceptable.

California has many public beaches. I was looking into it and it looks like people who are determined can already get into this area. Not the guy from the LA times who tried to Kayak his first time and get in, but normal people who want to get in can more or less get to the beach.

Opening it up more isn't going to do anything but bring more destruction.

Sam Moyers

## HR Public Access Plan

tim brady <tjb5467@gmail.com>

Mon 10/4/2021 10:58 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Committee Members,

I was born and spent 37 wonderful years in Santa Barbara and now have lived in Australia for over 30 years. With the exception of the past two Pandemic years, I have traveled back to Santa Barbara every year.

I have been going to the Hollister Ranch since 1967 and am a 40 year Ranch property owner.

To me and many other people, both owners and non owners, the Ranch is a sacred place. I scattered the ashes of both my parents on the beaches at the Ranch.

### **I am opposed to the current proposed Draft Hollister Ranch Coastal Access Plan.**

Over the course of my very fortunate life I have seen and sadly experienced the trashing and thrashing of many beautiful beaches by the public all around the world. It is not a pretty sight. The beach visiting public leaves trash, defecate and totally clean out all living sea life from exposed low tide reefs. If unmanaged access to the Hollister Ranch beaches is granted to the general public, degradation is guaranteed.

The Hollister Ranch beach cliff faces are constantly losing the battle with the climate change induced receding shorelines. They crumble all year long, representing a grave threat to the unsuspecting public retreating from the twice per day high tides. These same high tides will push the visiting public back on to privately owned land.

The proposed Hollister Ranch Public Access plan represents a classic Catch 22 scenario: The California Coastal Commission wants to open up the beautiful and relatively untouched beaches of the Hollister Ranch to the general public so they can experience healthy intertidal zones. As a consequence, the public will severely compromise the very reason they are being granted access. The special place they are granted access to will no longer be special.

There needs to be a middle ground compromise in this situation. To maintain the existing beauty of the Hollister Ranch beaches, I believe any public access program needs to be limited, carefully monitored and strictly chaperoned. The Hollister Ranch Owners Association already has an operational and successful educational and guided access program.

I thank you for your time and consideration.

Tim Brady  
Port Fairy, Vic, Australia

## Save The Ranch

Tavis Boise <tavisb.sb@gmail.com>

Mon 10/4/2021 10:58 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

My name is Tavis and I have been a long time admirer of the Hollister Ranch

I am concerned about the recent decisions around public access at Hollister Ranch and the Commission's plan to:

- Pave infrastructure over Chumash heritage sites and burial ground.
- Expose delicate ocean and terrestrial ecosystems and endangered species to development and pollution.

I urge you to protect this natural resource and limit the exposure of to this area of coastline.

Sincerely,

Tavis Boise

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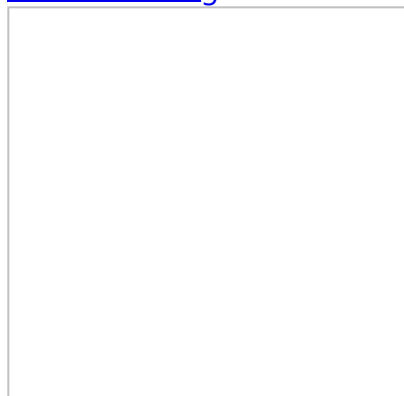
Tavis Boise

Candidate 2019

Santa Barbara City Council District 2

805-836-2561

[www.tavissb.org](http://www.tavissb.org)



## Public access plan comments

Eric Scheidlinger <eric\_scheidlinger@yahoo.com>

Mon 10/4/2021 10:57 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello there-

I've reviewed the public access plan draft and have the following comments:

- Page 9:
  - I attended many of the public workshops and never heard any word about the pilot program extending geographically all the way to St. Augustine beach. Per the discussion in the public workshops, the pilot program should extend no further than Sacate beach. Furthermore it should be noted that access cannot be granted to Sacate without consent from the railroad and the property owner whose land the access road crosses.
- Page 24:
  - Access should only be given into the Ranch as far as necessary to allow for walking along beach which is the only place the public owns. There is no precedent for given inclusive access the whole way into the Ranch. Public access in the Pismo area, for example, is via long steep stairways. HROA should be under no obligation to get people in any further than as far as necessary to assure that people can walk the rest of the way below mean high tide on public property.
- Page 93:
  - The plan discusses the need for road widening and other improvements, but the capital cost estimates do not include this work. Please include these significant costs accordingly
- Various Pages:
  - In multiple locations the plan mentions that private property owners must "voluntarily" grant access for the pilot program to commence. The plan needs to address why private property owners would want to voluntarily grant access.

Thank you,

Eric

Eric Scheidlinger

eric\_scheidlinger@yahoo.com

## Access Plan

Alex Hubbard <alex.hubbard@gmail.com>

Mon 10/4/2021 10:52 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am astonished by the plan. I realize a lot of work went into it. You are destroying the very thing you seek to allow people access to. Parking lots, toilets, increased road traffic. Unbelievable.

This plan sidesteps the nature of the place, which is undisturbed.

Please reconsider this proposal.

Alex Hubbard

## I AM OPPOSED: Public Comment Regarding Hollister Ranch Public Access Plan

L D <ldanson.notes@gmail.com>

Mon 10/4/2021 10:51 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

My name is Lauren Danson, Santa Barbara native. I am **firmly opposed** to the Hollister Ranch Public Access draft Plan.

My concerns:

Opening Hollister Ranch to the numbers of people proposed will incur devastating environmental effects. It was my impression that California cares about preserving ecosystems and lands, but this public access plan shows that there is no such care and consideration. The large numbers of people proposed would have a massively detrimental effect on the extremely sensitive ecosystems of both land and ocean.

Thank you for taking my concerns into account.

Signed,

Lauren Danson

## Hollister Ranch Access Plan

Karen Farmer <svfarmer@aol.com>

Mon 10/4/2021 10:39 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission,

Thank you for giving us a voice to help make the final decision on the Hollister Ranch Public Access Plan.

I am strongly opposed to the access plan proposed thus far for the following reasons:

1. I think it would be a big violation to the rights of the private property owners and the working cattle operation.
2. It is one of the most thriving coastal stretches in Southern California and should stay that way. More studies need to be done to evaluate the wildlife that exists here and how increased access would affect it.
3. Safety is a big concern due to the narrow roads, rugged nature of the beach access, eroding cliffs, high surf, strong winds and fire danger.
4. The cost to the state tax payers will be very high and could be used in a lot of better areas than Hollister Ranch Access.

I also would like to point out the public has a lot of options currently to enjoy the beaches along the Gaviota Coast such as, El Capitan, Refugio and Jalama which are all very close to Hollister Ranch and people due take advantage of boating, walking and kayaking into Hollister Ranch currently. The poor mother ocean is under such threat today from so many things such as over fishing, pollution, oil spills, boats and freight. As your mission statement states " The commission is committed to protect and enhance California Coast and ocean for present and future generations." Please do the right thing and do not threaten this very special stretch of coastline.

Again thank you for listening,  
Karen Farmer

## Preserve Hollister Ranch

Spencer <Spencer@scroul.com>

Mon 10/4/2021 10:38 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

Please find it in your hearts to be the ones to preserve one of our last, precious, natural Southern California resources that goes by the name of Hollister Ranch. By creating easy access to hundreds of people per day you will need to create the infrastructure to do so.

One of the lessons I learned at an early age is; do not kill the goose that lays golden eggs. I implore you to see a vision of the future – of a place with very few footsteps that allows nature to continue to flourish.

Please do not support paving over paradise just to appease the few. Please say no to the loud voices putting up a big stink and who selfishly only want what they want.

Our blue planet is shrinking with every piece of new and unnecessary infrastructure development that this proposal in front of you is suggesting you consider.

Please take a few moments to visualize what happens if this proposal goes through - that the natural beauty and serenity of the place will be lost forever.

Thank you for your thoughtfulness and vision for generations to come.

Sincerely,  
Spencer Croul



## Hollister Ranch Public Access

Robert Shirley <wetasocal@yahoo.com>

Mon 10/4/2021 10:39 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I agree with Mike Glick. Do not increase access to the Hollister Ranch, but do improve the pier and boat hoist at Gaviota. I, too, am not a Hollister land owner. I just don't want to see such a pristine area overrun by the public with their disregard for keeping things clean and undamaged.

Bob Shirley  
Ventura

## Hollister Ranch Public Access

bonesjazz0@gmail.com <bonesjazz0@gmail.com>

Mon 10/4/2021 10:25 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am NOT a HR owner. I think the current access situation is fine and the best overall for the ecology and enjoyment of the beaches at HR. If you really want to enhance public access FUND THE BOAT HOIST, PIER AND PARK AT GAVIOTA. But then, this isn't really about enhancing public access is it or you would have already done that.

Mike Glick  
Goleta

## Re Hollister access

Dave Tourjé <davetourje@gmail.com>

Mon 10/4/2021 9:45 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

I am an artist and contractor from Los Angeles and have recently purchased property on the Hollister Ranch. As a surfer since age 13, the Ranch always had a mystique to it that continued to lure me until we could finally buy a small share. As a UCSB student my friends and I would occasionally boat in using the crane at Gaviota.

Rather than get into the issues of private property, constitutionality, etc. I just wanted to make some points from my contractor "hat", you could say.

-The main is a private, two lane road with no guardrails and many hazardous twists and turns. Is the State offering to remedy this substandard condition insofar as code conformance for public access? Public access requires much higher standards.

-The crane at Gaviota pier provides ready access for surfers and fisherman to use. It was easy and safe and made wave access doable. Why does the State not begin with simply renovating the crane, providing proper security and manpower to supervise operations to create immediate access?

-The three cabanas are private and substandard insofar as public use and access is concerned, not the least being crossing railroad tracks. Is the State offering to create rail crossings per code?

-The water and sewage issues are substandard insofar as elevated public use is concerned. Does the state propose the necessary code upgrades?

-Is the State proposing to fund maintenance of all of the above?

These are just a few practical issues.

At Hollister Ranch, we keep our private property clean and maintained. We as owners worked very hard some most of our lives to buy a piece of that experience. Does the State propose compensation to the owners to offset the proportional loss of that hard work and experience?

I urge the State not to move forward on this issue but rather to work with our management to understand and increase the ways and means we actually can agree with in order to allow appropriate access.

Thank you,  
Dave Tourjé

## The Public Access Plan - opposed

Kara Leen <leen.kara@gmail.com>

Mon 10/4/2021 9:34 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am writing to oppose the public access plan to Hollister Ranch because it is too much, too quickly. While I understand the need to make the ranch accessible to the public I am in favor of a more measured, gradual approach that will allow us to study the impact of visitors over time.

Thank you,

Kara Leen

## Hollister Ranch Coastal Ranch Access Program comments

Jeff Farmer <jeff@farmeranch.com>

Mon 10/4/2021 9:34 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission,

When I read the mission statement of the Coastal Commission to protect and enhance California Coast and ocean for present and future generations the Hollister Ranch Public access plan is very out of alignment with that mission statement.

**I am very much opposed to the proposed Hollister Ranch Public Access plan for the following reason:**

- The current proposed Hollister Ranch public access plan is unacceptable by proposing high numbers of additional people and vehicles into the sensitive area is irresponsible.
- Resource protection is extremely important and the proposed Increase in access numbers put's pressure on the very environmental sensitive rural Hollister Ranch coastline.
- No meaningful environmental study has been done to support the increased access numbers proposed. The fragile wildlife that thrives at Hollister Ranch needs to be studied before additional impact is put upon it.
- Safety and fire are a serious known threat's to Hollister ranch and this plan increases these threats with additional numbers with access.
- Hollister Ranch Private property rights are being violated with additional access crossing their private property.
- Sacred Chumash sites are abundant on Hollister Ranch and need to be protected.
- Proposed use of the state's money to gain access to Hollister Ranch is a waste of taxpayer's dollars and could be put to much better use. The current pier at Gaviota State Park has been broken for almost a decade with no current plan to fix it. Schools and other public institutions need much more funding.

Thank you for listening to my comments.

Jeff Farmer  
Cell 949-697-4893

## The Public Access Plan

Amber Shevin <amber.shevin@gmail.com>

Mon 10/4/2021 9:29 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California State Partners,

As a lifelong resident of California currently residing in San Diego County, I have reviewed the State's Draft Public Access Plan for the Hollister Ranch and am strongly opposed to a number of provisions in the plan.

Of highest importance to me is the extreme financial burden this plan places on the State. Why, in a time where our state faces urgent and pressing issues such as climate change, homelessness, and the COVID-19 pandemic, are we focusing considerable resources and costs to create public access on a small strip of land that will do nothing to support the actual challenges our state faces? The amount of time already spent on this, along with the increased financial burden this plan would put on the state, simply do not make any practical sense. There is no practical or useful value in opening the Hollister Ranch to the public when the costs to the state would be so high and so many other actually urgent and important issues exist.

As a CA resident I urge the State to redirect its efforts elsewhere.

Sincerely,  
Amber Shevin

## Hollister Ranch - Don't Spoil Beauty

Matt Raab <mattraab@bhhscal.com>

Mon 10/4/2021 9:02 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I encourage you to limit public access to the area of the coast referred to as Hollister Ranch. This pristine piece of the coastline should continue to be preserved as it is. The past and present caretakers of this property have done a good job of maintaining this piece of our coast. Similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it should be opened. Parts of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not set this stretch of beach aside so it can be maintained as it is?

If this section of coastline is opened to greater use than is occurring today there will be a major impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. Infrastructure will need to be built to accommodate for trash, toilets will need to be built and more trails will have to be added. All of this will detract from the present quality of the coastal environment. These structures will reduce the visual quality of the area. In just a few years people will look at the old pictures and say to themselves, "It sure has changed a lot." There is no way this area can be opened to larger crowds and expect the pristine character to be maintained.

The permanent population of the regions near the Ranch do not justify opening this area up to overuse. People must drive to get this stretch of coastline. There are other places already open for public use that are well developed.

I encourage the Commission to maintain the present pristine quality of the coastline referred to as Hollister Ranch.

Thank you for the opportunity to voice my concerns.

Best,

null

Matt Raab ®

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DRE #02063526

Cell: [\(805\) 705-5486](tel:8057055486)

Email: [mattraab@bhhscal.com](mailto:mattraab@bhhscal.com)

Berkshire Hathaway HomeServices CA Properties

<http://www.americanrivieraproperties.com>

Sent from my iPhone

## The Public Access Plan

Connery Lundin <connery@me.com>

Mon 10/4/2021 9:00 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hi my name is Connery Lundin. I am writing concerning the potential opening of the Hollister Ranch. I'm 32 years old, born and raised in California and absolutely love all this state has to offer. I love the mountains, the beach and everything in between.

Our public access as Californians and Americans is incredible. When I reflect on the impact we've had on many of these public places, I become sad as our impact is undeniable on the original beauty. I'd love to surf and camp at the fabled Hollister Ranch for selfish reasons. Will it kill me if I don't? NO. Will it kill the untouched beauty of this land if we permit the public to visit? UNDOUBTEDLY.

I DO NOT support the public access plan of the Hollister Ranch at any capacity. Why not keep this one last special designated land private?

Thank you for considering my voice. Cheers and have a great day.

- Connery

---

**Connery Lundin**

(510) 520-5790

[www.connerylundin.com](http://www.connerylundin.com)



## Public Access to the Hollister Ranch

Sue Benech <outlook\_C9E94DBE0870D63E@outlook.com>

Mon 10/4/2021 7:53 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

As a Professional Biologist who is very familiar with the Ecological Landscape within the Hollister Ranch I think the current public access plan is a mistake and will add undue stress to the coastal habitats on the Ranch.

The ranch is within a biogeographic transition zone between two northern and southern oceanographic provinces. The transition zone supports both northern and southern marine and terrestrial life forms which adds to the biodiversity in this location. To date, the Hollister Ranch Owners have succeeded in maintaining the health and diversity of ecosystems on the Ranch.

They also currently conduct and support docent managed access to both the marine and terrestrial habitats.

In one line "less is Best". Addition of unmanaged public access or even excessive managed access will put unnecessary stress on this unique Ecological Landscape.

Thank you for the opportunity to respond.

Suzanne V. Benech

Sent from [Mail](#) for Windows

## HR public access

Santa Ynez Gardens <santaynezgardens@gmail.com>

Mon 10/4/2021 7:33 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear sirs,

I read the public access plan, and it soundslike you are very concerned about providing access while protecting the environment and the landowners. I feel the best managed access would be to have the ranch be an educational tool open to schools and research. I think you will cause untold problems by allowing in the general public.

You cannot even keep Gaviota state park open, and you want to add more public lands???

Sincerely,

Chris Graef

## Hollister Ranch Access

JD <outpost65hr@gmail.com>

Mon 10/4/2021 7:30 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Sent from [Mail](#) for Windows

Dear California Coastal Commission,

For the following reasons the proposed plan is unacceptable.

The Hollister Ranch has managed to preserve a unique ecosystem. To allow the proposed plan will overload this unique system. A plan should be proposed that limits access to guided Docent monitored visits.

Hollister Ranch is an active cattle ranch. There is often several hundred cow/calf pairs grazing the Ranch. The cattle need to be rotated between pastures, this is done over the roads the proposed plan would use for access. The danger to visitors and to Ranch Hands is real.

Again, limited guided visits can avoid damage to the unique ecosystem of the Ranch and the risk of injury when mixing unescorted visitors with 2000 lb. bulls.

Please develop a plan that more realistically addresses these issues.

Thank you,

John McCurdy

## Hollister Ranch Coastal Access Program Feedback

Aakaash Israni <aakaash@gmail.com>

Mon 10/4/2021 7:22 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission

That the Coastal Commission would propose such an ambitious development of untouched California coast (including parking lots, campsites, trails, and significant human traffic) with so little concern for completing a thorough environmental impact study beforehand, is very alarming. If a private developer came to the Coastal Commission with the exact same proposal one can only imagine how swiftly and unequivocally it would be denied. Please consider this and act in the best interest of California's wilderness.

Than you,  
Aakaash

## Hollister Ranch Access Plan

Melissa Wall <vistadelosantos@yahoo.com>

Mon 10/4/2021 7:21 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commissioners,

The Hollister Ranch is perfect as it is. Adding any more man made infrastructure will turn it into something it is not. Your plan should include adapting to nature rather than imposing on it.

The way forward is simple and right in front of you : Allowing the existing HROA's Public Access Program to continue. They can share their wisdom and experience. They can lead all the interested parties towards ways they can be involved to access the Hollister Ranch on a limited small scale.

Thank you, sincerely, Melissa Wall

Sent from my iPad

## Opposition Hollister Ranch access plan

Richard Danson <drdanson@gmail.com>

Mon 10/4/2021 6:40 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am opposed to the draft Hollister Ranch access plan. I am opposed to the numbers proposed for access. I do not believe it safe for large numbers of cars coming from the South on 101 to make left hand turns across the freeway to come into Hollister Ranch.

I did not see input from Caltrans or the Highway patrol addressing traffic issues in the draft access proposal. Shouldn't they be contacted? Also, where is the an Environmental Impact Report? Clearly this must be obtained before proceeding!

Richard D. Danson  
Santa Barbara, CA

## The Hollister Ranch Public Access Plan

Cathy Kendall <cathykendall@gmail.com>

Mon 10/4/2021 6:13 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To the California Coastal Commission:

I'm opposed to the Hollister Ranch Coastal Access Plan that was made available to the public on Sept. 24. As a 30-year educator in Santa Barbara County, I brought school groups to the pristine beaches of Hollister Ranch for tide pooling excursions, and I appreciated the Hollister Ranch Conservancy for inviting school children to learn about the marine environment in such an unspoiled setting.

The latest plan, eventually allowing from 100 to 500 people per day on the HR beaches, putting in large paved parking lots on the blufftops, and all the rest of the eventual infrastructure development proposed, would most definitely ruin what is there. The people and school children of our County deserve better than that! I believe visitation in guided small groups with docents and shuttle access that would be held accountable to protect the rugged uniqueness of this part of the coast is the best way to preserve the natural beauty of the Ranch so that the public sector can enjoy this special environment for many years to come without ruining it. Please revise the plan!

*Don't it always seem to go, that they don't know what they've got 'til it's gone....They paved paradise and put up a parking lot... (From Joni Mitchell song I used to teach my students about protecting the environment.)*

Thank you.

Catherine Kendall

Retired School Teacher

Santa Barbara County

## Hollister Ranch access plan

Jack Wall <jackwall@earthlink.net>

Mon 10/4/2021 6:11 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Commissioners and public

The public needs to understand that the California Coastal Commission doesn't always do what they say. In the case of "private property owners rights", the Commission ignores this aspect of the Coastal Act. Instead, they condemn, reject and restrict the owners right to develop their own property, even though the County of Santa Barbara approved the development. The trust the public has put in the Coastal Commission to do the "right thing" has created a Coastal Commission that is not responsible to anyone but themselves. As a Hollister Ranch owner, there is no trust in the Commission. What they say today in the access plan, will be different in the future. An Example is the adding of possibly 500 people per day to access the Ranch in the future. Let me say, "There has never been 500 people on the Ranch beaches". This is just one proposal that was done behind close doors, with no input from the Ranch. Ranch owners are dubious on working with the Commission. This rush to meet a legislative timeline has created a document that should be rejected. The Ranch needs a clearer understanding of what the future impact will be on this fragile ecosystem, we call the Hollister Ranch.

Jack Wall



## proposed government taking for public access

ronags@cox.net ronags@cox.net <ronags@cox.net>

Mon 10/4/2021 5:36 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

i would like to comment on the proposed taking of hollister ranch for public access. As a professional geologist with 30 years of experience both as an environmental and engineering geologist and hydrogeologist having worked on multiple EIRs and geologic investigations, and having lived in coastal california my entire life, i am qualified to say that environmental damage to one of the few areas not already badly damaged by human overpopulation and abuse will lead to irreversible consequences. In addition, the multiple badly retreating sea cliffs will present a safety liability and hazard to human health.. Uneducated and unsupervised public will not only represent a liability to themselves but the ranch owners and, the ultimate responsible party, the state and those agencies who mandated the problem with little to no scientific input.

I strongly recommend that any public access forced by the coastal commission and the state be restricted to much smaller numbers than proposed and to people properly educated to the hazards and their environmental impact. Otherwise, the state will be responsible for this area to being reduced to the same condition as that of the rest of california's coastline after suffering the consequences of human overpopulation and environmental negligence.

Respectfully,

Ron Gutier

California Professional Geologist No. 1404

Engineering Geologist No. 1407

## The Public Access Plan

Ted Korth <tedkorth@gmail.com>

Mon 10/4/2021 5:34 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

The mission of the California Coastal Commission is to "Protect and Enhance California's Coast" (from [coastal.ca.gov](https://coastal.ca.gov)).

I'm writing to ask that you limit public access to the area of the coast referred to as Hollister Ranch to protect our coastline. For generations, the caretakers of this property have maintained the pristine quality of this land. This is a unique, pure, raw section of our coast, featuring the natural coastline, native plants and abundant wildlife. Bringing in hundreds of people to this place will damage the ecosystem and bring traffic, trash, noise and pollution to a fragile preserved environment.

The California Coastal Commission is well known as a relentless protector of the natural environment, having fought for years to prevent developers from altering and damaging sensitive sites along the California coastline. Endorsing an extensive public access plan at the preserved property known as the Hollister Ranch would make the Coastal Commission the developer, not the protector. Please protect this incredibly rare and natural place.

The tragedy of the oil spill at Huntington Beach shows us once again how humans can ruin the natural environment.

Thank you for the opportunity to express my concerns.

Ted Korth

Santa Ynez, CA

## The HR Coastal Access Program

Richard Woolcott <richwoolcott@gmail.com>

Mon 10/4/2021 5:23 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: Richard Woolcott <richwoolcott@gmail.com>

Dear State of California,

I'm writing to let you know that I strongly oppose the Hollister Ranch Coastal Access program. I have read the entire Draft and it is clear to me that this is not needed. It's an expensive and complex project. California has hundreds of pressing issues and opening up more access to Hollister Ranch is not one of them. We need tax dollars and resources going to the fundamental problems at hand. Like mitigation and prevention of wildfires, a plan for the drought, the homeless issue, aging infrastructure, run down state parks, coastal erosion, air and sea pollution, traffic, outrageous home prices, high taxes, ongoing COVID issues, crime, education, etc. California is in the worst position it has ever been in and spending time trying to get more people into a remote, out of the way location like Hollister Ranch isn't going to solve anything. It's a distraction, a waste of money and could easily ruin a beautiful stretch of coastline that is in pristine condition. We are lucky that the Hollister Ranch exists the way it does so let's keep it that way. There are already thousands of people enjoying it each year via an existing community, guests, a managed access program, boaters, surfers, fisherman and beach walk-ins. Plus its private property. There is no way to access it anyway and it could cost hundreds of millions of dollars to purchase the land if it were for sale, along with legal fees. This is a can of worms and for what? A few hiking trails and beach walks? What about the three State Parks just south of Hollister Ranch and the one just north of it at Jalama. Isn't that enough access to the beach? The existing State Parks need improvements and more funding so let's start there. And what about the Gaviota pier? It's just sitting there broken and hasn't been fixed in years. Also, if there is a need for more coastal state land / parks then why not buy one of the ranches on the Gaviota Coast that is closer to Santa Barbara with easier access? That way the State has 100% control and can do what it pleases instead of spending all this time and money fighting with the Hollister Ranch. I recently read that over the weekend a massive oil spill occurred along the Orange County coast of Southern California. This is crazy and could have been avoided. Why are we still allowing offshore drilling in California? Lets focus on the environment, fix what we have and leave well enough alone. It's time to get our priorities straight.

Thank you,

Richard Woolcott

California resident for 50 years

## Hollister Ranch Public Access

Kathi Carlson <kathilcarlson@gmail.com>

Mon 10/4/2021 5:21 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

Please accept these thoughts regarding Public Access to the Hollister Ranch.

The proposed plan is unacceptable as it is written.

Access to the Hollister Ranch should be extremely limited and with docents who understand the constraints and limitations.

The Hollister Ranch is a working cattle ranch. The front pastures are the main route from the East Pasture's to the West and visa versa.

The two main set of corrals are just off the main road, Hundreds of head are pushed up and down that road all year round at various times.

The pastures South of the railroad tracks are Bull Pastures, which would not be appropriate for hiking trails.

For the safety of people, their vehicles, and for the continued operation of the working cattle ranch, this plan will not work and needs to be rethought.

Thank you,

Kathi Carlson

## Preserving a Tremendous Place

Matt Perry <matt@perrypropertyadvisors.com>

Mon 10/4/2021 5:11 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I encourage you to limit public access to the area of the coast referred to as Hollister Ranch. This pristine piece of the coastline should continue to be preserved as it is. The past and present caretakers of this property have done a good job of maintaining this piece of our coast. Similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it should be opened. Parts of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not set this stretch of beach aside so it can be maintained as it is?

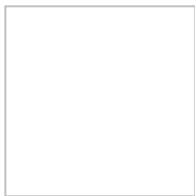
If this section of coastline is opened to greater use than is occurring today there will be a major impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. Infrastructure will need to be built to accommodate for trash, toilets will need to be built and more trails will have to be added. All of this will detract from the present quality of the coastal environment. These structures will reduce the visual quality of the area. In just a few years people will look at the old pictures and say to themselves, "It sure has changed a lot." There is no way this area can be opened to larger crowds and expect the pristine character to be maintained.

The permanent population of the regions near the Ranch do not justify opening this area up to overuse. People must drive to get this stretch of coastline. There are other places already open for public use that are well developed.

I encourage the Commission to maintain the present pristine quality of the coastline referred to as Hollister Ranch.

Thank you for the opportunity to voice my concerns.

**Ma Perry**



c. [949.233.8161](tel:949.233.8161)

[mperry@arborrealestate.com](mailto:mperry@arborrealestate.com)

CalBRE# 01192690

## Public Access Plan

Kili Morgan <deffnorm@aol.com>

Mon 10/4/2021 4:58 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

It has been proven time and time again that an influx of people to any area, has had a negative impact. The public access plan is a very bad idea and the Hollister Ranch needs to be left as is.

Thank you,  
Kili Morgan

Sent from my iPhone

## Safety Concerns re. Hollister Ranch Coastal Access Program

Anne Parsons <neblina5@me.com>

Mon 10/4/2021 4:48 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To the Interested Parties:

I am very much in favor of a docent-led, managed access program at the Hollister Ranch. I feel visitors will enjoy learning about what makes this wild coastline special from a biological and cultural perspective as well as appreciate the stewardship the Hollister Ranch owners and community have provided to preserve and protect this coastline.

The coastline is home to many small and large wildlife animals seen on the beach, including rattlesnakes, deer, wild pigs, coyote, bobcats and mountain lions. The steep cliffs erode regularly with huge masses of earth erupting onto the beaches with enough mass to be fatal. The beach becomes extremely unsafe when the rising tide pushes folks up onto dry sand and directly under the unstable cliffs. If folks have not anticipated the changing tides and made a plan to avoid this danger by exiting the beach, there is no where to go. They are trapped.

The Hollister Ranch community members warn new owners about these dangers. Because of safety concerns, the ranch rules require all owners to accompany their own guests on the beach. Due to the remoteness and lack of cell phone reception, most owners carry year-round Helicopter Rescue insurance in case a life-threatening accident should happen on the beach. I hope the State appreciates the gravity of the safety issue for members of the public.

Thank you for your consideration. Fondly, Anne Parsons

## Public access

Kent Kitchel <kentkitchel@gmail.com>

Mon 10/4/2021 3:07 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern: regarding the pending decision on public access to the Hollister Ranch, I wonder if the legislator(s) who wrote & promoted this Bill understand that there is not adequate infrastructure to handle an influx of people?

First of all, there are only a couple bathroom facilities on the entire Ranch & water is a scarce commodity even for those that own property there. Where are people going to go when they need a bathroom? Is the state going to be providing portable facilities?

There are several other issues that come to mind, as well. If access is allowed, will there be any consideration for road maintenance if additional traffic will be allowed? Will access be limited to the main road exclusively? I can imagine that potential fire issues would be of significant concern on the Ranch, as well. For much of the year during these drought conditions, one mistake could be catastrophic.

In an effort to be brief, I will leave it at that but I hope the powers that be have considered all the potential pitfalls of public access to the Hollister Ranch, Sincerely, Kent Kitchel. .



## Hollister ranch access comment

Steve Francis <steverfrancis@gmail.com>

Mon 10/4/2021 2:58 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The push for public access to Hollister ranch beaches seems misguided and a waste of resources.

Given limited funds, why fight for public access across private lands, with a long distance to traverse over private lands, and no public facilities?

There are many beaches between Gaviota and Santa Barbara, where people park illegally, run across the train tracks, and enjoy the beach. These are relatively close, and easily accessible, and basically the same beaches. Why not build facilities/parking/bathrooms/crossings at some of them, rather than wasting the money that could be used for them to purchase easements?

The same infrastructure work would have to be performed at Hollister Ranch, but with the additional costs of long easements - and the investment could be used to address existing use that people do unsafely. (Often running across the freeway, as well as walking along train tracks,)

Hollister Ranch seems to have done a good job of preserving the environment. Shuttling in a hundred people a day, to beaches that have often much less visitors, is only going to detract.

I urge the state to focus its attention and money in more practical places.

Best

Steve Francis

Santa Barbara city resident

## Preserve Hollister Ranch

Peter Halper <petehalper@mac.com>

Mon 10/4/2021 2:38 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I encourage you to limit public access to the area of the coast referred to as Hollister Ranch. This pristine piece of the coastline should continue to be preserved as it is. The past and present caretakers of this property have done a very good job of maintaining this piece of our coast. Similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it should be opened. Parts of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not set this stretch of beach aside so it can be maintained as it is?

If this section of coastline is opened to greater use than is occurring today there will be a major impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. Infrastructure will need to be built to accommodate for trash, toilets will need to be built and more trails will have to be added. All of this will detract from the present quality of the coastal environment. There is no way this area can be opened to larger crowds and expect the pristine character to be maintained.

I strongly encourage the Commission to maintain the present pristine quality of the coastline referred to as Hollister Ranch.

Thank you for the opportunity to voice my concerns.

Peter & Kathy Halper

Sent from my iPad

## Hollister

Jake Vail <cppreservations@icloud.com>

Mon 10/4/2021 1:43 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

I encourage you to limit public access to the area of the coast referred to as Hollister Ranch. This pristine piece of the coastline should continue to be preserved as it is. The past and present caretakers of this property have done a good job of maintaining this piece of our coast. Similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it should be opened. Parts of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not set this stretch of beach aside so it can be maintained as it is?

If this section of coastline is opened to greater use than is occurring today there will be a major impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. Infrastructure will need to be built to accommodate for trash, toilets will need to be built and more trails will have to be added. All of this will detract from the present quality of the coastal environment. These structures will reduce the visual quality of the area. In just a few years people will look at the old pictures and say to themselves, "It sure has changed a lot." There is no way this area can be opened to larger crowds and expect the pristine character to be maintained.

The permanent population of the regions near the Ranch do not justify opening this area up to overuse. People must drive to get this stretch of coastline. There are other places already open for public use that are well developed.

I encourage the Commission to maintain the present pristine quality of the coastline referred to as Hollister Ranch.

Thank you for the opportunity to voice my concerns.

Sent from my iPhone

## Hollister Ranch

Marla Layer <marlalayer@mac.com>

Mon 10/4/2021 12:55 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners

I am writing regarding The Public Access Plan at Hollister Ranch. I would love to see this pristine coastline remain the preserved "Old California Coastline" it is. It is because of the limited access and the continual thoughtful management by the current association this beautiful area is as pristine as it is today. We have all seen what large masses of the public will do to national parks, county beaches and historical monuments. My hope for Hollister Ranch is for generations to come to be thankful to the people who fought to keep this coastline as it is, a beautiful preserve. Not another place to add to the list of "remember when". Remember how pure the hills, beaches and waters were before it was opened to public access.

I think small curated groups and organized hosted events would be a great way for the public to experience this amazing place.

I encourage you to keep Hollister Ranch on the list of magical places for generations to come.

Thank you for your time,

Marla Layer

## Hollister Ranch

Dale and Marilyn Ghere <dmghere@gmail.com>

Sun 10/3/2021 11:58 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To the Coastal Commission,

I am writing to you in regard to this post.

The State has asked for public comment. Write an email with your thoughts on [The Public Access Plan](#) to the state at: [Hollister@coastal.ca.gov](mailto:Hollister@coastal.ca.gov)

Dear Commissioners,

I encourage you to limit public access to the area of the coast referred to as Hollister Ranch. This pristine piece of the coastline should continue to be preserved as it is. The past and present caretakers of this property have done a good job of maintaining this piece of our coast. Similar care should continue. Just because there is a section of coastline that could be opened to larger public use does not mean that it should be opened. Parts of the coastal waters have been set aside from fishermen and divers so the ocean floor can be restored. This preservation system for restoring wildlife to overused coastal areas is working well. Why not set this stretch of beach aside so it can be maintained as it is?

If this section of coastline is opened to greater use than is occurring today there will be a major impact on the quality of the roads, the cliff tops, the trails, the beach, the water, the trash and the creatures in the water. Infrastructure will need to be built to accommodate for trash, toilets will need to be built and more trails will have to be added. All of this will detract from the present quality of the coastal environment. These structures will reduce the visual quality of the area. In just a few years people will look at the old pictures and say to themselves, "It sure has changed a lot." There is no way this area can be opened to larger crowds and expect the pristine character to be maintained.

The permanent population of the regions near the Ranch do not justify opening this area up to overuse. People must drive to get this stretch of coastline. There are other places already open for public use that are well developed.

I encourage the Commission to maintain the present pristine quality of the coastline referred to as Hollister Ranch.

Thank you for the opportunity to voice my concerns.

Dale Ghere

915 Meadowlark Lane  
Laguna Beach, CA 92651

October 3, 2021

Re: Comments on proposed increased use of the Hollister Ranch beaches

Dear California Coastal Commission:

I have been an occasional guest at Hollister Ranch over the past 30 years. My wife and I were born and raised in California, own property in Oxnard and Ventura, plan to settle in Oxnard in retirement, and have been avid beachgoers our whole lives.

I am very concerned that proposed further use of the Hollister Ranch coastal area will endanger wildlife, especially seabirds, and adversely affect the tidal preserve. If more dogs are allowed on the beach, this has the potential to have a very negative impact on shore birds.

The tidal preserve area is fragile and readily susceptible to damage and overuse. It has been my experience at beaches from San Ysidro to Big Sur that many beach users are not respectful of posted rules, and very likely to remove animals from the preserve, as well as to trample the anemones and other intertidal organisms during low tide.

Many beachgoers overuse or illegally use alcohol on the beach and in their vehicles, resulting in increased risk of auto accidents and behaviors requiring police presence. There will be traffic accidents, injuries and fatalities if the existing narrow, winding road is subject to more traffic volume. There are several dangerous Amtrak railroad crossings where visibility is limited and there is only a small sign warning drivers of the danger. Any public use of the area will require police patrols and police presence.

The beaches, roads and parking areas will be littered by the public, with a substantial cost to keep the areas clean and to remove the trash. Plastic and other types of trash can adversely affect ocean life and seabirds.

California is still experiencing a drought of epic proportions, increasing substantially the dangers of wildfires. Uncontrolled or poorly supervised use of the area raises the risk of devastating wildfires. There will be little control of campfires, bonfires or barbecues on the beach.

The Hollister Ranch is a working cattle ranch, with cattle grates and fencing to control movement of the large animals. The work routine of the ranch will be disturbed by poorly regulated use by increased numbers of people.

Steven E. Gottlieb, MD

sg@yakima.net

## Hollister Ranch - public access question

Randie <randie.gottlieb@gmail.com>

Sun 10/3/2021 9:10 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear CA Coastal Commission,

Thank you for allowing the public to comment on this issue. I have been to the Hollister Ranch as a guest several times over the past 3 decades, and truly appreciate the beauty and tranquility of that special place. While recognizing the public's right to enjoy all of California's beaches below the mean high tide line, the rocky headlands along that 8.5 mile stretch make this difficult without a boat.

However, allowing up to 500 people/day to bus, bike, drive and hike across private land will not only increase the level of trash, the risk of fire, and damage to the natural environment, but it will also put homeowners' personal property and safety at risk. In order to develop the area for public access, there will likely need to be parking lots, restrooms, paved walkways, picnic tables, cabanas, lifeguard stations, concession stands, an administrative office, directional signs, trash bins, and other "improvements" that will completely change the character of this pristine environment.

If memory serves, there is already a public beach, Gaviota State Park and Campground, right at the entrance to the Hollister Ranch, that was donated to the public years ago by the Hollister family. Perhaps this State Park can be further developed to include a shuttle *boat* which the public can use to access the Hollister beaches during high tide.

In short, it doesn't seem right to put a large public park on private land, especially when there are other beaches and other options nearby.

Sincerely,  
Randie Gottlieb

## Hollister coastal access.

Dan Gruetzmacher <dgp.goleta@gmail.com>

Sun 10/3/2021 9:08 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I strongly oppose the public access to the Hollister Ranch. I think that it is a terrible idea to force private land owners to allow public access. Where will you stop? If you think this is ok then I would think its ok for me to bring my whole family to your personal homes to hang out and use your amenities whiteout asking for your permission. Or possibly I'll petition the state to force you to allow me to use your pool if you have one. Maybe that's the best thing, it would allow me to cancel my gym membership, I wont need one because I can just use yours. Maybe I'll use your bbq and your bathrooms and your kitchen. Why not, the public deserves access to anything it wants right.



## Hollister Ranch: Fiscally Irresponsible & Access is already established (walking and via ocean)

Michael Parsons <mtpjr52@gmail.com>

Sun 10/3/2021 7:31 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commissioners,

We believe it is fiscally irresponsible to fund access to the Hollister Ranch when so many existing parks are in disrepair.

Gaviota State Park is a beautiful park, but it is in disrepair. It is closed many days of the year, the access road is falling apart, and the hoist has been out of service for years!

Same with Refugio and El Capitan State Parks. Please focus resources on these parks, not the remote, windy Hollister Ranch.

Furthermore, hundreds of people walk into the Hollister Ranch every year. I am one of them and this has been happening for 40 years. The walk is easy and can be coordinated with the tides. The Coastal Act discusses balancing coastal access with conservation and preservation. Access does not mean "easy" access or "convenient" access.

Why is the Coastal Commission playing the role of a developer?

Please do not increase the use of this valuable stretch of coastline!

Sincerely,

Michael Parsons

October 3, 2021

Robert La Cava  
P.O. Box 5326  
Santa Barbara, CA 93150

Coastal Conservancy

**RE: OPPOSITION TO PUBLIC ACCESS TO HOLLISTER RANCH**

Dear Coaster Conservancy Representatives and Other Interested Parties,

I am writing to you regarding the incredibly unique property known as Hollister Ranch. I have a very special connection to this property as it belonged to my ancestor Captain Jose Francisco Ortega - the fellow who discovered San Francisco Bay. I am a direct descendent of Captain Ortega who was my grandfather 7 generations back (see attached family tree generated by Santa Barbara Natural History Museum). More importantly, I am Native American (Chumash) and this land belonged to my ancestors for at least 13,500 years. The Chumash were among the first (perhaps the first) to populate what we now know as North America.

As a young man I was a member of the Santa Barbara County Surf Club which provided me exclusive access to Hollister Ranch from 1968 until 1972. As a member of the club it was our responsibility to protect the property from the trespassing general public who poached deer and wild boar, shot cattle, lit fires, destroyed fences, littered the beaches and threatened those who lived on the Ranch. I have personally been shot at by poachers and still remember the zip of bullets flying over my head. While I no longer have access to the Hollister Ranch I count that as trivial compared to the prospect of having the unsupervised general public accessing Hollister Ranch. I believe the majority of the general public is well intended; however, if open public access is approved, without supervision (docents), we will see the return of misanthropes. We already have crack addicts and gangsters robbing cars and people nearby at the Gaviota State Beach.

As anyone who has been on the Ranch will tell you it is a singularly unique property. Not only is the Hollister Ranch geographically spectacular - with mountains rising precipitously from the beach, coastal canyons and riparian woodlands, the Ranch is geographically isolated so that it is naturally protected from the general public. Today property owners and their guests (which can include supervised visitors such as at risk kids, veteran groups, nature walks, botanic walks) can enjoy the natural beauty of the Ranch - a quality of life which has entirely disappeared from California. Quail by the hundreds walk along the roads, unfazed by humans. At night deer and wild boar seem to nonchalantly saunter along the road as humans ease past them. It is a land which embraces the soul - a spiritual experience. It would be a travesty to open it to the general public - which is not only composed of well meaning outdoorsmen/women but also of people who have no reverence for life and would destroy this incredible land. It is a singularly valuable natural resource that can be of great educational and spiritual value for generations to come. Or, it can be squandered due to lack of planning and care. For the very reasons we have limits to activities in State Parks, we should consider the impact the general public will have upon the Hollister Ranch - which is by far more unique than even our state parks by virtue of its natural isolation.

Most Respectfully,

Robert La Cava

## Draft Hollister Ranch Coastal Access Program comment

James Brady <edsafaris@gmail.com>

Sun 10/3/2021 6:46 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Regarding the HOLLISTER RANCH COASTAL ACCESS PROGRAM COASTAL COMMISSION WORKSHOP:

I am a local resident living on a cattle ranch with a common border to the Hollister Ranch.

I am also a Santa Barbara County native (70 years of age), and have been involved with the Hollister Ranch for over 50 years as visitor, and owner for 20 years.

I am a retired educator, and currently volunteering as a docent at Arroyo Hondo, participating in our educational access program for school groups and the general public.

### **I am opposed to the access plan as proposed in the Draft.**

The plan recognizes the extremely unique habitat, biological diversity and indigenous cultural heritage of the Hollister Ranch, as well as the need for preservation into the future.

But the concept of 100-500 visitors per day is the antithesis of preservation, and will have a negative impact on many levels. The Coastal plan, as stated, will destroy what it is mandated to protect.

A guided and managed access program, focused on education and awareness, with limited numbers, (similar to the Arroyo Hondo Land Trust program) is what I recommend.

Thank you for your consideration,

James Brady  
Gaviota/Lompoc

## Public Access Plan

Rory Shevin <roryshevin@gmail.com>

Sun 10/3/2021 5:21 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am reviewing the Public Access Plan as presented and I would have to say NO.

As I understand this plan, it calls for major infrastructure improvements from installing sewer lines to redesigning the freeway on/off ramps and rebuilding the Gaviota entry road and possibly even rebuilding the entire Rancho Real road to bring it up to code and safety standards, as it was built over 50 years ago to serve as a private rustic low use road, not a modern high capacity road..

This is akin to building a major resort development right on the coast with no EIR REPORT. Are You kidding me? How is this even possible? If a developer applied for a project like this right on the water would not they be required to provide one?

--

Rory Shevin

[RoryShevin@gmail.com](mailto:RoryShevin@gmail.com)

## The Public Access Plan

Scott Coffman <drakescott98@gmail.com>

Sun 10/3/2021 5:15 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The Coastal Commission,

I stand in opposition to the current Plan as written. I believe the carry capacity is far lower than the requested 100 to 500 visitations daily. I am in agreement with the Santa Barbara County Fire Marshal and Sheriff that these numbers are unsafe and untenable. The visitor count goes beyond a reasonable experience that provides for the safety of the public.

As a retired fire chief, I have had to weigh risk versus gain in protecting the public and fire fighters. I have been in several fires with fatalities. I believe risking the safety of the public flagrantly is a significant error that can never be corrected. Please give pause to your thinking and make changes that fire and safety professionals agree on.

Respectfully Yours,

Scott Coffman  
Battalion Chief (retired)

## Shocking Absence of Costs-Typical Government spending

Jon Sundt <jonsundt@me.com>

Sun 10/3/2021 5:13 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The proposed "plan" contemplating up to 500 visitors a day into Hollister Ranch is misleading. You dont account for any staff to monitor this access program.

Under concerns- a partial list is as follows:

### Public Safety/Emergency Response

- Aquatic safety
- Visitor-use rule compliance
- Law enforcement (criminal activity including theft, trespass)
- Vehicular management and enforcement
- Fire protection and evacuation planning
- Emergency response infrastructure (including communication systems)

**Yet under ongoing costs there is NO BUDGET or ACCOUNTING for the manpower needed to address these concerns.** Rangers? Park Management?

All you have is a line item for shuttle services and sewage and road repair and trail maintenance. ?????

**Section 8.2 has NO ALLOCATION OF COSTS TO THE "Managing Entity" to operate this plan. Really?**

Typical government "oversight"

Do you really think a few signs in such a remote location on a 10 mile stretch of coast would solve your problem.

This beach access program will cost the California taxpayer 10's of millions over the proposed costs .

**You refer to a Managing Entity to oversee :**

### Operations & Management Activities

Key elements of the operations and management will include:

- Establish and implement access rules, education, and enforcement protocols.

- Develop educational materials to encourage best practices during visits such as “leave no trace,” designated public access areas, and giving social distancing to wildlife.
- Develop and operate a reservation system for individual access group and research permit programs.
- Establish training materials and minimum requirements for guided access and research programs.
- Develop and implement a cable operation communication plan.
- Establish a natural and cultural resource management program to steward resources and minimize impacts.
- Establish a framework and partnerships for baseline assessments and monitoring.
- Maintain facilities and infrastructure including roads, trails, parking areas, restrooms, water and trash and recycling capacity.
- Manage visitor access and compliance with program rules.
- Operate shuttle program.
- Develop and implement a Public Safety plan including emergency communications and response protocols for patrol, enforcement, traffic control, medical emergency, aquatic safety, fire and evacuation plans, and support facilities.
- Implement adaptive management program.
- Collaborate with HRCAP Advisory Committee and other partner organizations

This is so typical of half baked government proposals. No realistic assessment of the impact and costs.

In addition:

**Gaviota campground is virtually empty for much of the year.** Why is that? and now we propose spending 10s of millions to open a handful of beaches just north?

This is a political battle that has the public “fooled” by misleading budgets and costs.

Jon Sundt  
[jonsundt@me.com](mailto:jonsundt@me.com)





## liability issues and other major problems with HRCAP

Paul Gelles <pgelles@midland-school.org>

Sun 10/3/2021 5:03 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Sir/Madam,

I am a long time educator and resident of the Santa Ynez Valley and an active surfer who has long enjoyed the Gaviota Coast. I have many serious concerns about public access as proposed in the Draft HRCAP. Spending tens of millions of dollars on parking lots, restrooms, road and trail improvements is not consistent with the "overwhelming sentiment" in the report that HR's rural character be preserved. Beyond the degradation of natural and cultural resources that public access "developments" will undoubtedly bring, there are many dangers and liability issues, such as oversight and rescue, that are not considered in the report.

Hollister Ranch has unstable cliffs, railroad crossings and the train line itself near the beach, extreme fire danger, and no cell reception in the beach areas. Who is going to assume liability for these hazards?

If a cliff collapses on a member of the public, who is liable? If a train hits someone? If a fire breaks out and consumes the private property and homes throughout the Ranch, who is going to take responsibility? The state?

And why the push at remote Hollister Ranch? Why is the state not pressuring UCSB (a state institution) to open up the coastline on the recently purchased tract of land just east of El Capitan State Park? It is much closer to emergency services than Hollister Ranch and the UCSB property has a nearby large population (Goleta and Santa Barbara) to this point of potential coastal access.

Finally, Hollister Ranch has never blocked entry for individuals who walk along the coast from Gaviota State Park. Perhaps the state could provide safer access for hikers to this stretch of coast in and around Gaviota State Beach, which for decades has provided walk-in land-based access to 100s and 100s of surfers and beach goers each year. Or finally fix the long stalled repairs at the Gaviota Pier? Those enhancements would facilitate expanded access but would not result in the horrendous adverse environmental impacts that would come through the HRCAP development plan--with the attendant environmental and cultural degradation of resources and liability issues mentioned above.

In sum, enhancing walk-in access along the beach route that hundreds of people already use every year to access Hollister Ranch beaches, combined with the managed access plan proposed by the HROA, is a much better solution than what the Draft HRCAP proposes.

Sincerely,

Paul Gelles

--

Paul H. Gelles, Ph.D. (he/him)  
Spanish Language and Anthropology Faculty  
Proud Parent of Daniela '21 and Darien '24  
Midland School  
P.O. Box 8 | Los Olivos, CA 93441  
[\(805\) 688.5114](tel:(805)688.5114) | school phone  
[www.midland-school.org](http://www.midland-school.org)



[Watch our video!](#)

## No on opening Hollister Ranch To The Public...

Paul Crandell <paul@kindhumans.com>

Sun 10/3/2021 2:42 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whomever it may concern,

Opening Hollister Ranch to the public would 100% put in motion so many bad things for that part of out precious coast and what's left of it.

Opening it up puts the health of that coastline, the waters and the mountains at high risk and I am highly opposed to it for the following reasons:

- Fire danger - it takes one person to screw it up. Too many fires of late have been arson and Hollister Ranch is too dry and lacking the infrastructure needed. With its steep mountains directly off the coast, to think it wouldn't happen is irresponsible of deciding parties. Without proper (massive infrastructure) fire protection and resources, it's simply not safe to open this to public.
- Vandalism - it is bound to happen if you open it up.
- Littered beaches and plastics in our water - we have enough beaches open to public now and plenty of coastline for people to recreate and view our great pacific, why do we need more? The facts and data are there to tell us historical information about the abuse irresponsible humans will do to public areas.

That coastline will see irreversible damage, which will harm the future of that coastline, sea life and please please don't do it. Please stop this non-sense.

Sincerely,  
Paul Crandell

--

Paul Crandell  
President



## Access to Hollister Ranch

Paul Rea <paulrea2@gmail.com>

Sun 10/3/2021 7:32 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I have been building in to the Hollister Ranch since 1971. I live in Marin County which is north of San Francisco. I do not go down to the Hollister Ranch very often but it is a very special trip for me because it is such a pristine area. It has been virtually unchanged for the last 50 years. The thought of allowing 100 or even more people daily to the ranch is abhorrent. There are beaches but they are small and really not great beaches for public access. The people that own property at the Hollister ranch and those that have boated in have shared the area for many years. Why would you want to bring in so many people on the narrow winding road that cannot handle very many people.

Shame on you California for trying to ruin one of the last beautiful areas on the coast.

Sincerely,

Paul Rea

Sent from my iPhone

## PUBLIC LEGAL ACCESS

CHRIS ELMERICK <celmerick1973@yahoo.com>

Sun 10/3/2021 3:49 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: HEATHER KATSEV <imwithband@yahoo.com>; HEATHER KATSEV <heatherkatsev@yahoo.com>; Andy Katsev <andy@andykatsev.com>

TO WHOM IT MAY CONCERN:

I AM WRITING TO VOICE MY DISAGREEMENT WITH THE GOVERNOR'S DIRECTIVE TO MAKE HOLLISTER RANCH OPEN TO THE GENERAL PUBLIC. THIS IS ONE OF THE MOST PRISTINE STRETCHES OF COASTLINE IN THE ENTIRE STATE. IN MY PERSONAL AND PROFESSIONAL OPINION IT IS BECAUSE IT IS A PRIVATELY HELD AND CONTROLLED AREA. THE LACK OF PEOPLE DUE TO ITS DENSITY AND LACK OF PUBLIC ACCESS IS WHAT HAS PRESERVED IT OVER THE YEARS. ALLOWING PUBLIC ACCESS WILL DETIORIATE THIS COAST LINE'S QUALITY. AS CALIFORNIA HAS ALLOWED HOUSE LESS PEOPLE TO SPREAD OUT THROUGH THE STATE THE RESULT HAS BEEN OBVIOUS...INCREASED CRIME, POLLUTION AND DEGRADATION OF OUR BEAUTIFUL STATE. ANYBODY THAT ENJOYS OUR BEAUTIFUL COASTLINE CAN SEE WHAT HAS HAPPENED AS THE HOUSELESS PROBLEM HAS EXPLODED. WE DO NOT NEED TO SEE THE GAVIOTA COASTLINE TURNED INTO AN OVERPASS OF STRUGGLING HUMANITY AS EVERY FREEWAY HAS TURNED INTO.

I AM WRITING TO YOU AS SOMEBODY WHO DOES NOT HAVE PRIVATE ACCESS TO THE HOLLISTER RANCH. YES, I HAVE HAD LIMITED PRIVATE ACCESS, AND AS I SURFER I HAVE PURCHASED A BOAT TO GAIN ACCESS TO THIS COAST LINE. I HAVE NO PROBLEMS WITH THE CURRENT SITUATION. OUR FRAGILE AND PRECIOUS CORNERS OF CALIFORNIA NEED TO BE PRESERVED. IF ONE HAS THE DESIRE TO GET SOME ACCESS TO THIS BEAUTIFUL AREA THEY WILL WORK TO MAKE IT HAPPEN. THE CALIFORNIA DREAM IS NOT FREE OR EVEN AVAILABLE THROUGH LIBERAL HAND OUTS. PLEASE, RESPECT THE PROPERTY RIGHTS OF THE OWNERS, THE RIGHTS OF THOSE THAT HAVE LEGALLY FOUND A WAY TO ACCESS THIS AREA, AND THE BEAUTIFUL AND PRISTINE COASTLINE AND DO NOT ALLOW PUBLIC ACCESS TO THIS SPECIAL PLACE.

FEEL FREE TO CONTACT ME WITH ANY QUESTIONS AND FOLLOW UPS AND I SINCERELY HOPE SOMEONE THAT IS IN SACRAMENTO MAKING THESE DECISIONS WILL FOLLOW UP WITH THEIR CONSTITUENTS SO WE CAN MOVE FORWARD TOGETHER FOR A BETTER CALIFORNIA. I APPRECIATE YOUR TIME TO ALLOW ME TO EXPRESS MY POINT OF VIEW.

## Public Access Plan

Rory Shevin <roryshevin@gmail.com>

Sun 10/3/2021 2:39 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

After reviewing the plan as presented, I would have to say NO.

After spending a large portion of my life as an outdoorsman, From backpacking all over the Sierra Nevada Mountains, to surfing a wide array of California beaches, I have come to realize that the wild places, the hard to reach places are the special places just for this exact reason. I was taught as a young boy that when we travel into the wild places to enjoy the majestic beauty, be sure that when the next group of people come along, they will not ever be able to notice that someone has ever been there before them. And one more real life story of mine, is as follows. One day early this summer, my wife and I took a drive out to Malibu Beach (a favorite spot of ours). What we saw was completely full parking lots including jammed parking along PCH. We were not able to park no matter how many times I circled. Trash cans along the sidewalks were overflowing. Most of all we saw the amount of surfers in the water which were sitting shoulder to shoulder. Just for fun we decided to count how many surfers were in the water (not on the sand). Our count was apx. 100 surfers!

I relate this story to the Hollister Coastal Plan that by my reading is going to start with 100 people per day and work its way up to 500 per day. I am not sure why anyone would want such a massive amount of cars, people and all the related things which would completely change the wild rustic unspoiled environment. NO I do not want to be the one who takes part in this sad atmosphere of destruction of one of Southern California's last pieces of coastline. It is just like the iconic song, "Paved Paradise- Put Up a Parking Lot."

No Matter how good of a steward you are, It is not possible to hide the effects of 500 people on a beach and all that entails.

[Rory Shevin](#)

[roryshevin@gmail.com](mailto:roryshevin@gmail.com)

## Public Access Plan for Hollister Ranch

Beth Shevin <theshevins@gmail.com>

Sun 10/3/2021 2:25 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission members,

As a 35+ year owner of a partial parcel at Hollister Ranch, I have been involved in the HR owners stewardship of the ranch as well as the various access activities for outside groups for a number of years.

I spoke at the Commission meeting on the topic of HR access in Newport Beach a number of years ago and at that time I asked the commission members and staff to consider all stakeholders in the HR public access discussion, especially the property owners, who have a large vested stake in the public access process.

In attending the HRCAP workshops for the implementation of AB1680 in 2020 and 2021, I was encouraged to see the inclusion of HR owners, general public and state agencies in this process, as I had suggested previously. It also seemed that the inclusion of the natural and environmental resources was a consideration in the plan and the constraints to development and access were noted in the current plan.

However, I was dismayed that the comments by the general public and the consideration of the natural and environmental resources did not seem to be a factor in the final access plan.

I would hope that the commission and staff could revisit these issues prior to adoption of a plan that mentions these factors but does not seem to consider them in the final analysis.

AB 1680 and the Coastal act both give weight to the concept that resources are to be protected. Let's work together to develop a plan that allows access and protects resources that once damaged or eliminated, can never be replaced.

Thank you,  
Beth Shevin

## The Public Access Plan

Tim Flannery <tflan11@cox.net>

Sun 10/3/2021 1:00 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it might concern,

I've been an owner of a interest on a Parcel at the Hollister Ranch since 1985. Over the years I had partners pass away, and new owners come and go , and over the years I've had to buy that same interest 5 different times because of our First Right Of Refusal in our Partnership , but also to stay in the place that I love and a place I've spent every cent I ever earned to continue my interest there. I bring this up because when I read of "the "entitlement " of us in articles and such it makes me sick. The Owners are basically care takers of sacred land and the thought of just letting the public in on private land is unconstitutional to begin with, but it's also the worst thing that could happen to this fragile ecosystem and fragile environment of coast line. The thought of opening up, taking away property that's been privately paid for and bringing in the circus is insane. Beaches will be ruined, animals will disappear and our property rights will decrease and be compromised. The fact that most of the so called " Gaviota Trail" is a connected is a lie. There is no public access on Dos Pueblo Ranch and other private property's that run up and down the coast, this idea of opening up private property will ruin the resources and beauty that we have come to respect and love and care for. I live there and have watched people walk in at low tide and boat in as well, so there is public access, it's just not handed to them on a room service tray to destroy. I bought it 5 times, I'm not in favor of public management on something I've worked forever for. Our association brings in school groups, wounded Warriors, environmental groups, and many other functions to bring awareness and insight to the beauty of the last working cattle ranch on the California coast. This attempt will be held up forever in courts fighting over loss of property values that we have purchased. As members of the homeowners association we pay road fees, beach fees, usage fees every month, so the public will also needs to pay if this idea even comes to fruition. Please do the right thing here, there aren't anymore places like this to just steamroll over, I'm against it.

Tim and Donna Flannery Parcel 85

Sent from my iPad



## Hollister Ranch Access

Andy Carlson <andy40carlson@gmail.com>

Mon 10/4/2021 5:40 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear California Coastal Commission,

The proposed plan is unacceptable.

The Hollister Ranch cannot accommodate that many people on a daily basis due to fire safety for the Ranch and for the safety of the visitors. The natural resources on the Ranch would also be ruined with that kind of traffic. The very thing your agency is supposed to protect.

Access to the Hollister Ranch should be extremely limited and with docents who understand the constraints and limitations.

Please come up with a plan that will protect the natural resources and include Fire Safety for the visitors and for the Ranch.

I also believe a EIR should be completed before any additional access is approved.

Thank you,

Andy Carlson

## Public Access Plan

Kili Morgan <deffnorm@aol.com>

Mon 10/4/2021 4:58 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

History has shown that an influx of people to any area has had a negative impact. The public access plan is a very bad idea and The Hollister Ranch needs to be left as is.

Thank you,  
Kili Morgan

Sent from my iPhone

## Hollister Ranch

Thomas Witt <thomas.k.witt@gmail.com>

Mon 10/4/2021 4:48 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello Coastal Commission,

Public access to the Hollister Ranch will create several ecological and safety issues. The Hollister Ranch is currently open to guided tours. This should remain in place as this is the only way to preserve the environment and provide safety for the incoming guest. Any additional access will have an increased ecological impact and is not needed. Has the Coastal Commission provided an Environmental Impact Review (EIR)? If the Coastal Commission would like to improve Californian's beach and ocean access they can improve the abandoned Gaviota Pier and the washed out bike path from Refugio to El Capitan.

Thank you,

Tom Witt  
805-680-2080

## Public Access Plan for Hollister Ranch

Rusty Dornin <rustydornin@gmail.com>

Mon 10/4/2021 3:59 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern:

I vehemently object to the plan currently being proposed to allow 100 visitors going up to 500 on the Hollister Ranch. There is no infrastructure to support this and the state has made no plans to contribute money to build the infrastructure of roads, bathrooms and cleanup.

It's an extremely environmentally sensitive area that deserves a very conservative approach for public access. There are no environmental studies that support that kind of access that this plan is proposing.

Please demand further investigation and studies AND make sure the state of California is willing to pay their fair share to support public access to this California treasure.

Sincerely,

Rusty Dornin

## Protect HR Native Species

Tavis Boise <twboise@pipeline.sbccc.edu>

Mon 10/4/2021 11:10 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Coastal Commission,

The plan to develop the Hollister Ranch and trample native species is appalling.

There are few sections of coast that are close to what nature intended and bringing in hundreds of people a day will forever destroy the ecosystem you are charged with protecting.

Consider your actions carefully because species like the Gaviota Tar Plant, purple needle grass and Snowy Plovers hang in the balance.

## Hollister Ranch Public Access

Robert Shirley <wetasocal@yahoo.com>

Mon 10/4/2021 10:39 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I agree with Mike Glick. Do not increase access to the Hollister Ranch, but do improve the pier and boat hoist at Gaviota. I, too, am not a Hollister land owner. I just don't want to see such a pristine area overrun by the public with their disregard for keeping things clean and undamaged.

Bob Shirley  
Ventura

## Re: 1680 plan

Ted Booth <surfbooth@gmail.com>

Mon 10/4/2021 9:25 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hello,

The plan is flawed as includes unnecessary illegal development on private land & I couldn't find an EISR... where is it?

Go back to the drawing board & do limited, shuttled, guided educational trips to the pristine beach areas your plan will destroy.

Thank you!

Ted Booth

Sent from my iPhone

## Feedback on Access Plan

Bob Ryskamp <bob@ryskamp.org>

Mon 10/4/2021 8:39 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hi there,

Thanks for requesting feedback on the Hollister Ranch public access proposal.

I've been fortunate to visit the ranch on several occasions. It's a very unique place and one that hopefully more people can experience!

I am concerned about the vagueness and experimental nature of the opening plans however. Hollister is a remote and barren place. The few privately-built parking and bathroom facilities are already old and breaking down. The road is narrow and dangerous, with blind corners and steep hills (I've seen trucks get stuck and have to be towed out!). There's little to no cell service for emergencies, such as the fires caused by lightning last year.

Without new infrastructure and staffing, I think public access to 100+ new people each day could cause a huge mess, and endanger the natural ecosystem that makes Hollister so special.

I'd encourage the commission to complete the environmental impact report before opening access, and to invest in infrastructure before significant numbers of people arrive. Providing guides/docents to go with groups would also help with safety and environmental protection.

Thanks,  
Bob Ryskamp



## Protect Hollister Ranch Resources

david nagel <dknagel4u@yahoo.com>

Mon 10/4/2021 7:35 PM

**To:** Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Hollister Ranch Public Access program,

I strongly recommend the valuable biological, archaeological, and geological resources of the Hollister Ranch and Dangermond preserve be protected and preserved. If public access is not properly managed or restricted, these unique resources could be impacted in disastrous ways. Some of the proposed accesses would certainly jeopardize the integrity of these resources and might also create legal liability. Therefore, I strongly recommend limited access to occasional guided programs. I would appreciate and thank you for your consideration on my stated position.

David Nagel  
Cambria, California

## opening up the hollister ranch

Dana Whitney <danadavenportwhitney@icloud.com>

Sun 10/3/2021 11:54 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

This is an awful idea, it will be ruined by all the people. Tis land is one of the only un-developed coastal stretches in all of california and you guys want to ruin that. Not only that but ranch owners take care of the hollister ranch with love and to have hundreds of people coming through every day is a disaster.

Also there is the whole gaviota state park that almost none ever uses, why don't you just make that "more accessible."

I am really disappointed in what you guys are trying to do, destroying something special.

## To whom it may concern

carson clark <carsonmclark@gmail.com>

Sun 10/3/2021 11:53 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

My name is Carson Clark and I grew up in the Santa Ynez Valley. My parent's Glen and Candy Clark have been owners since the mid 1970's far before even I was born. My childhood was Hollister ranch. We didn't go on vacations, we didn't travel. Every weekend we spent at Hollister. I had numerous of my first birthdays at all of the Cabana's. I didn't need to go to Mexico or Hawaii because going to the beach with my family was perfect because we didn't have to be worried about how many people were going to be there or if there was going to be enough space for us. We knew the beach and cabana's would always be pristine because everyone was accountable and you paid for the privilege to access this place so why would someone cause harm. I've been to public beaches and I've spent the majority of my adult life (living away from home) coming to the conclusion that the everyday random public person leaves trash and has no ties to the beach since they can just move to the next public beach if one is too dirty. We don't have that at Hollister because people are tied to these beaches and have been for decades. WE were super bummed when we lost the ability to drive on the beach but we understood it was necessary to see the effects on the snowy plover population. Just up the coast at Pismo beach they have the same issues but it's public so driving atvs apparently doesn't affect the environment there. Now you're wanting to bring in 500 people from the public and you think that can't possibly have an effect on the environment? Fix Gaviota state beach and fix the pier so people can gain access there. We've had boaters come out to Hollister for years but foot traffic and the stuff they leave behind on the beaches is going to drastically impact the environment far more than driving on the beach.

Carson Clark

## Email against the Public Access Plan

Robert Pritikin <rpritikin@gmail.com>

Sun 10/3/2021 8:57 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commission,

The push for public access in Hollister Ranch is part of a bigger social trend of increasing utilization, removing barriers for development under the heading of providing housing, opening up wilderness and beaches for public access. This movement is being opposed by conservationists such as the Nature Conservancy that is buying up irreplaceable properties such as Cojo Ranch and Santa Cruz island and strictly limiting public access to protect. There is a tradeoff between conservation, public access and development.

Communities have maintained their natural beauty and character through zoning are now in the same struggle between development and protection as California is doing away with single family zoning, allowing ADUs in high end areas with no review to increase housing density. The Coastal Commission plan to open up Hollister Ranch needs to be viewed as part of the larger trend of removing barriers for development to increase usage and density.

A lot of the debate has been about the tradeoff between utilization and protection, but development needs to be considered. Hollister Ranch has limited development to one residence per 100 acres as part of the desire to keep the ranch as natural as possible. If the level of public access increases, the commitment to this minimum level of development will erode.

The State seems determined to impose density and utilization over the rights and the character of communities and resources, the public access plan will result in nothing but litigation.

I am opposed to the proposed public access plan.

Robert Pritikin

## Opposed to current access plan.

Colin McCrindle <colin.mccrindle@gmail.com>

Sun 10/3/2021 7:17 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Commissioners-

I am strongly opposed to the current draft Hollister ranch public access plan. There is a complete lack of reality in its development. The staff clearly used the earlier access plan, and used the 100/500 visitor number. The plan sounds more like a state or national park development, more so than a way to get the public an overland access portal to the beach.

Also, I have never heard of a such an intensive coastal development project without a thorough environmental impact study and cultural resource investigation.

Of note, the beaches fronting Hollister Ranch have been accessed by the public for ages. I have been boating in up there to surf and fish over the past 15 years.

I strongly urge the Costal Commission to not adopt this plan. It will destroy a natural resource the public already enjoys forever.

## Hollister Ranch Coastal Access Issue

Jeremy Horowitz <jeremyhorowitz21@gmail.com>

Sat 10/2/2021 11:26 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern,

I have been following the Hollister Ranch Access debate for many years. I most recently read in the Santa Barbara Independent that the State has set aside \$11M in taxpayers money in the budget for Hollister Ranch access issues. After watching this issue for so many years, I just wanted to finally voice my strong opposition to such use of taxpayer money. Regardless of your position on Hollister Ranch access, it would be gross negligence on behalf of any governing body to spend ANY taxpayer money, let alone \$11M, to grant additional access to Hollister Ranch - when there are so many more important issues that desperately require State resources such as deteriorating public schools, infrastructure, public transportation, water shortage issues, etc. Set aside the fact that this is a stretch of coast that anyone can already access by boat or other means on the beach — which is the same access for the rest of the coast beyond Hollister Ranch to the north, including up to Cojo Point and Point Conception - and set aside the fact that additional and further access will likely have significant negative impact to one the last places on the CA coast where nature has been preserved and unmolested by too many humans; more important, this would be a clear misuse of taxpayer money. I personally believe that such action would be an assault against private property rights and will result in certain ecological harm. Furthermore, when the State clearly can't afford to properly maintain roads, fund schools, or maintain existing state park and beach facilities, why would the State spend precious taxpayer money to take private land from private land owners and "create" access to beaches that are already accessible - and when there are so many underutilized beaches along the Gaviota and Santa Barbara coastlines. This is a sad example of politics at its worst.

Respectfully,  
Jeremy Horowitz

## opposition to draft plan for Hollister Ranch

Steve Reichel <srlvmcer@gmail.com>

Sat 10/2/2021 10:52 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I am opposed to the draft plan. As medical director of Lompoc Valley Medical Center Emergency Department and committee member of the Santa Barbara County Emergency Medicine Committees on Trauma, Stroke, and STEMI (heart attack) it does not take into account the extreme logistics of caring for any of the above conditions.

In addition it will be impossible to protect the natural resources with such a large scale plan. Our limited state resources should be diverted to more fundamental needs of California citizens.

Steve Reichel

Steven Reichel MD

Medical Director

Lompoc Valley Medical Center

Emergency Medicine

cell (805)680-1545

[srlvmcer@gmail.com](mailto:srlvmcer@gmail.com)

## Access questions- Who pays?

MALINDA CHOUINARD <Malinda.Chouinard@patagonia.com>

Sat 10/2/2021 9:20 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hollister Ranch parcel owners, those with or without a building, pay for road and policing of beach litter, and poaching. Who will pay for the public?

For example:

1. Who pays for the road maintenance which is very expensive each year?
2. What is the plan, and who pays for the policing to rescue visitors and protect isolated homesites against the curious and malicious?
3. Who will pay for bathrooms and ADA Access? There is no ADA Access and the bathrooms at each access point are clean and operating at all times. There is zero litter, because few owners ever go to the beach. And when they do they pick up incoming tidal plastics. Who will pay for the public trash removal and hygiene?
4. What is the government plan to protect the near virgin of tide pools, and for guarding the sand nesting birds against visitation during Spring nesting?



## The Public Access Plan

John Vallee <reef\_magnet@yahoo.com>

Sat 10/2/2021 11:46 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Coastal Commission Members:

I have reviewed the recently released Public Access Plan and wish to share my thoughts and reaction with you.

Let me preface my remarks by disclosing that I have been an owner and member of HROA since 1999.

It has been mandated that public access to Hollister Ranch will proceed; this has been agreed to by all parties involved. My opinion is that this proceed slowly with careful attention to the impact upon the delicate, well preserved, and unique environment of Hollister Ranch.

I won't dwell on what you have heard from everyone, both owners, visitors, and guests, as to the magic of this place. I doubt that anyone who has experienced it is clamoring for large unrestricted public access.

I favor a trial 50 visitors a day accessing the beaches by bus for a period of 2 or 3 years. Visitors could disperse on foot from a single accessible location, where the State could construct a Visitors Center detailing the ecology, geology, and history of Hollister Ranch.

People with unrestricted access to any place, without exception, harm or destroy multiple other species of plants and animals. Your responsibility to the California coast should transcend the needs of one species. Listen carefully to what biologists, botanists, marine scientists, and geologists are advising you.

Thank you for giving consideration to my ideas.

Sincerely,

John H Vallee, MD

## Public assess to Hollister Ranch

Sue Ratcliffe <ratcliffesue@yahoo.com>

Sat 10/2/2021 9:49 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

We are absolutely opposed to the public assess to Hollister Ranch. Since when is it all right to trespass on private property. What has this country come to when they think your private property belongs to the public. That is against the law and should not change.

Suzanne Ratcliffe

## Hollister Ranch Public Access

Craig Warriner <cwranch92@gmail.com>

Sat 10/2/2021 9:24 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The coastal areas along side the Hollister Ranch are perhaps one of the last remaining undamaged eco systems in Central and Southern California. Please do not ruin what can never be replaced with overcrowding and disregard. The Coastal commission has a responsibility to protect the natural habitat along the California coast. Please bear this responsibility in mind when discussing the HRCAP. Do not be the one's who choose to abdicate this sacred trust.

Regards

Craig Warriner

Long time Hollister Ranch resident

## HRCAP Workshop

E. Richdale <erichdale@gmail.com>

Sat 10/2/2021 2:00 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Coastal Commissioners,

I have participated in the surveys and process to develop the HRCAP, this was very well organized and appreciate the opportunity for public comment and input in developing the HRCAP.

I live in Carlsbad but often visit Santa Barbara and have spent time at Hollister Ranch surfing and mountain biking, invited as a guest or boating in from Gaviota State Park.

I've read the draft HRCAP and it's plainly clear that implementing any type of meaningful public access to Hollister Ranch will require the acquisition of property rights from HROA and individual owners of Hollister Ranch parcels. This is certainly some of the most expensive real estate in California. A price tag of \$50 million, \$100 million, how much is the State willing to spend, assuming HROA and owners are even open to such acquisition. If not, the process moves into eminent domain and delays of many years. Given the historic resistance and well-funded resources of HROA, it will likely involve years of long, expensive legal battles and endless litigation.

Yes, it is very frustrating that the 1982 Plan could not be enacted, but it's forty years later and the same obstacles remain.

I respectfully request that the Commission reflect and consider whether the continued pursuit of large scale public access at Hollister Ranch is truly in the best interest of all Californians given the substantial amounts of taxpayer money that will be required to fund this effort, without any certainty of outcome and a timeline of many years.

Even if the plan was enacted as is, the very limited benefit to 100-500 persons/day is vastly outweighed by the cost to taxpayers. There are several state and county parks nearby Hollister Ranch which would benefit so much more from additional State budget and investment in facilities, educational and cultural inclusion programs.

When reading through the various access options in the draft HRCAP, it is also clear that significant challenges to public safety and legal liability would need to be addressed. Railroad crossings, cattle roaming free, narrow and curving roads, etc. Substantial sums of taxpayer money will be required to fund the necessary infrastructure and safety measures. These changes will certainly detract or even destroy the character and agricultural nature of Hollister Ranch.

I urge the Commission to reconsider the original settlement proposal with HROA for boat-in public access which after reviewing the draft HRCAP is clearly the most feasible, realistic and cost effective option available and will best serve all Californians. Let's not throw good money after bad, especially when it's taxpayer funded.

Thank you very much for your consideration.

Best regards,

**Re: Hollister Ranch Coastal Access Program: Draft Program for Public Review**

Danny Siudara <dsiudara@sprynet.com>

Fri 10/1/2021 5:12 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I think you should check out the public's reaction to this Instagram. The response is overwhelmingly negative, and there's no way all the respondents could be ranch owners.

[https://www.instagram.com/p/CUa6iBGsArs/?utm\\_medium=share\\_sheet](https://www.instagram.com/p/CUa6iBGsArs/?utm_medium=share_sheet).

You are in truly in jeopardy of ruining on of the last pieces of pristine coastline in California. Even 100 guests a day is A LOT more than currently come in to visit this land. A LOT more, even on a great swell.

I ask you to please take politics out of this and consider how this will impact the land. I know this feels like some sort of victory for your organization that you simply have to have, but the end result will likely blow back in your faces if you end up destroying the land. Even at the entry level numbers you are talking about, let alone the up to 500 you are hoping for, that almost certainly will happen. There's also the obvious problem that this is STILL private property, and the public already has ways to access the public beach portion if they want it bad enough.

The Ranch is the way it is because a small group of very concerned owners take very good care of it. It will cease to be "The Ranch" if you allow hundreds of uninformed/uncaring citizens trample the land. It will just become another crappy beach area where trash is left behind and animal life is forced back higher into the hills due to human "progress". I strongly suggest you to reconsider what you're asking for.

Respectfully,  
Danny Siudara

On 9/24/2021 10:23 AM, Hollister Ranch Coastal Access Program Planning Team wrote:

## **Hollister Ranch Coastal Access Program- Draft Available for Public Review**

Thank you for staying involved with the HRCAP planning effort. The HRCAP Planning Team has taken the input received from previous outreach efforts, surveys, field work, and feedback from the Working Group to develop this revised draft program.

The next step will be a Coastal Commission online workshop on October 14, 2021. The public is encouraged to attend and you are also welcome to submit

## Coastal access plan

scott putnam <sbripman@hotmail.com>

Sun 10/3/2021 6:13 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

To whom it may concern:

Having had a chance to look more closely at the cost estimates provided in the draft Plan dated September 24, 2021, it is hard to understand how the State of California and its citizens can possibly make a decision as to whether the plan has merit or is a waste of time and money.

The State has many needs, including travel infrastructure, education for its youth and for others in need, health and safety, housing for the homeless, etc. The cost of this "access plan" needs serious consideration in this light. Yet the single largest item in the budget, "Acquisition of Property Rights," provides this uninformative statement: "NO ESTIMATE AVAILABLE YET."

Given that the private property rights of Hollister Ranch are entitled to constitutional protection, and given that the State has no indication that any voluntary concession of property rights is available, the State should have by now looked at the cost ramifications of a forced, involuntary taking. This "access plan" has been in the works for a protracted period and it is inconceivable that a cost estimate has not been created.

If the State officials responsible for this "access plan" are determined to pursue this plan no matter what the cost, even if it is in the billions of dollars, this should be disclosed in the draft "plan."

Additionally, it should be noted that there are other serious deficiencies in the cost estimates. In particular, the State should include in its budget the cost of State liability for injuries and deaths that will result as a result of allowing unaccompanied visitors into this remote and dangerous stretch of coast, and for the extensive damages that are likely to result from fires caused by visitors.

Thank you.

Scott Putnam

Santa Barbara

Ps. Clearly the "plan" would be much more informative if it were to include a simple, concise diagram illustrating the amount of public access now provided by Hollister Ranch for free, and juxtaposing it against the public access desired by the responsible State officials, along with the cost thereof.

## The Hollister Ranch Public Access Plan

danwapner@aol.com <danwapner@aol.com>

Sun 10/3/2021 5:37 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Please protect the natural resources at the Hollister Ranch . Only small guided tours via shuttle bus should be allowed .

Thanks , Dan

## Please preserve the Hollister Ranch!

Paul Kemnitzer <pabloteebbs@gmail.com>

Sun 10/3/2021 2:12 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Hollister Ranch Public Access Program,

As a once Hollister Ranch owner and full-time resident (40 years) I find your public access numbers at complete odds with the preservation of such a sacred place. Please limit your public access to limited educational and guided tours and no more than two or three days a week. Your current proposed numbers would wreak havoc on the peace, serenity and delicate ecosystems already preserved by the owners association. Do you really want it to become another ruined beach area like the rest of southern California? Most of you probably don't know what it's like to experience a clean, pristine, wilderness beach area so please let those of us who know guide your decisions. Thank you.....Paul Kemnitzer, Colorado

--

Paul Kemnitzer

[www.pabloteebbs.com](http://www.pabloteebbs.com)

[www.native-teas.com](http://www.native-teas.com)

805 451-5153



## Comment: Preserve the Hollister Ranch

Gary Groth-Marnat <ggrothmarnat@pacifica.edu>

Sun 10/3/2021 1:17 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Hollister Ranch Public Access program,

I consistently read and hear about the delicate, special, and threatened biology, archaeology, and geology of the Hollister Ranch and Dangermond preserve. In addition there seem to be complex legal and liability issues. Some of the proposed magnitude of access seem to directly endanger the area and might create legal liability. Accordingly, I strongly encourage you to limit access to occasional guided programs.

Many thanks for your consideration.

Gary Groth-Marnat

900 Mission Canyon

Santa Barbara, CA 93117

E. Richdale  
Carlsbad, CA

## HR Draft Access Program comment

Kit Boise-Cossart <kit@fastmail.us>

Wed 9/29/2021 12:53 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

The document is a beast, over 160 pages. A quick review reveals State staff is recommending a State Park like development with an access scenario to six beaches over eight miles of wild coastline that would include hiking trails, biking, shuttles, and individual self-guided cars. Cost? Tens of millions apparently for infrastructure, maintenance, and yearly operating costs, as estimated in the Draft. Not included is the cost of condemnation to acquire the property, if the HR resists.

Oddly, the simple low cost solution to the recreational heavy Plan is hiding quietly in the back pages. One that has met the requirements of the Coastal Act (balancing access, private property, agriculture, and the protection of environmental and cultural resources), the Coastal Conservancy's Five Year Strategic Plan (increase coastal access focused on underserved communities), and AB 1680 (providing overland access to HR).

See: "Appendix D - HROA [Hollister Ranch Owner's Association] Public Access Program Summary, 2017-2018" pages 164 - 167.

The example / solution is in the list of low impact visits by 90 groups over a year's period. Groups that have come to the shoreline over private property as HR guests, at no cost to the State. Additionally, a slight increase, over time, in guided, HR "wild coast" experiences for small groups could be possible, including local Native Americans. This kind of access is diverse, equitable, and socially just, as required in the State legislature's AB 1680 bill, signed into law by the Governor in 2019.

While the public has always had access to this geographically hard-to-reach coast, the results of that constraint can be seen in the photos in the Plan - totally empty, wild, and pristine beaches (with the exception of a couple of shots with State reps visiting and the HR Tide Pool School kids). Let's keep it that way.

## draft HRCAP and Oct 15 meeting

Bob Ward <wavehunter@gmail.com>

Sat 9/25/2021 11:39 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Hi All -

Much credit to all the hard work and the high quality outcomes which have already been achieved. I have no illusion this is not a massive effort and very complicated. I have lived and surfed in this area for decades. I went to UCSB in the early 80's on a swimming scholarship. I was a beach Lifeguard for LA County and SB City for 10 years. I have worked locally at QAD in Summerland for 25 years. Rincon is probably my favorite place on earth. I know my passion for this coastline is shared by many of the stakeholders.

The changes being proposed in the draft plan are fantastic and long overdue. It is a fundamental right of all Californians to have access to the coast and the HR owners have done their best to keep the rest of us out. I understand there are private property rights issues and access challenges with the proposed changes. I know there will be resistance to change but please stay the course and know that the general public supports this good work. We are very excited about the opportunities to visit and surf along this beautiful coast!

I look forward to staying involved with the process as this important project moves forward. If there are any opportunities to volunteer to help please let me know.

I am proud to share this draft plan with my friends who live throughout the state. Please keep up the good work! I know important and meaningful change will come from this project, and future generations of surfers and beach lovers will be forever grateful.

Thanks!

Kind Regards,  
Bob Ward  
805-895-6235

**Re: Hollister Ranch Coastal Access Program: Draft Program for Public Review**

Kurt Stabel <kurt@ai-mgmt.com>

Fri 9/24/2021 7:15 PM

To: hrcap.stakeholders@gmail.com <hrcap.stakeholders@gmail.com>

Cc: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

I think what you are doing is terrible. There never was public access at Hollister, for miles you can park your car along Hwy 1 and visit the beach south of this location. For you to enact "access" across private land is almost like a communist police state.

Realize that this a very, very, small minority of people who you "represent" (self-appointed I would add). I'm wondering when "access" will be demanded to a neighbors backyard pool? While the socialist will say this is a "slippery slope argument" is is not based upon your actions at Hollister. Legislating access to private land is wrong, under any invented precedent.

Now, the case in Nor Cal, where the tech executive bought basically a whole beach and chained the gate shut that folks had used for used is a completely different issue, and I'm glad Coastal and others took up this fight.

But, this Hollister Ranch access grab is another sad example of over-reach by California lawmakers and others that have no respect for private property ownership.

Regards,

Kurt Stabel

Quoting Hollister Ranch Coastal Access Program Planning Team <hrcap.stakeholders@gmail.com>:

- > You're Invited to Review the Draft Program Hollister Ranch Coastal
- > Access Program- Draft Available for Public Review Thank you for
- > staying involved with the HRCAP planning effort. The HRCAP Planning
- > Team has taken the input received from previous outreach efforts,
- > surveys, field work, and feedback from the Working Group to develop
- > this revised draft program. The next step will be a Coastal
- > Commission online workshop on October 14, 2021. The public is
- > encouraged to attend and you are also welcome to submit comments to
- > the Coastal Commission in advance of the workshop (email to
- > Hollister@coastal.ca.gov). We continue to welcome your feedback and
- > ideas. Information on the workshop and the Draft Program can be
- > found here:
- > <https://documents.coastal.ca.gov/reports/2021/10/Th4/Th4-10-2021report.pdf>

> Following the workshop, the HRCAP Planning Team will decide if  
> additional public meetings to gather input on the draft program are  
> needed. Then the draft program will be revised based on input  
> received. At this time, we expect to present the final program for  
> Coastal Commission approval in early 2022, but that schedule could  
> change. Thank you! Programa de Acceso Costero de Hollister Ranch -  
> Borrador Disponible para Revisión Pública Gracias por participar en  
> este esfuerzo de planificación de HRCAP. El Equipo de Planificación  
> del HRCAP ha tomado la información de esfuerzos anteriores,  
> encuestas, análisis de campo y comentarios del Grupo de Trabajo para  
> desarrollar este Programa revisado. El siguiente paso será un taller  
> en línea de la Comisión Costera el 14 de octubre de 2021. Se anima  
> al público a asistir y también se le invita a enviar comentarios a  
> la Comisión Costera antes del taller (correo electrónico a  
> Hollister-coastal.ca.gov). Seguimos dando la bienvenida a sus  
> comentarios e ideas. Puede encontrar información sobre el taller y  
> el Borrador del Programa aquí:  
> <https://documents.coastal.ca.gov/reports/2021/10/Th4/Th4-10-2021report.pdf>  
> Después del taller, el Equipo de Planificación del HRCAP decidirá si  
> se necesitan reuniones públicas adicionales para recopilar  
> información sobre el borrador del programa. Luego, el borrador del  
> programa se revisará en función de las aportaciones recibidos. En  
> este momento, esperamos presentar el programa final para la  
> aprobación de la Comisión Costera a principios de 2022, pero ese  
> calendario podría cambiar. Gracias! More information can be found at  
> the California Coastal Commission website:  
> <https://www.coastal.ca.gov/hollister-ranch/> Puede encontrar más  
> información en el sitio web de la Comisión Costera de California:  
> <https://www.coastal.ca.gov/hollister-ranch/> KTU+A | 3916 Normal  
> Street, San Diego, CA 92103 Unsubscribe kurt@ai-mgmt.com Update  
> Profile | Constant Contact Data Notice Sent by  
> hrcap.stakeholders@gmail.com powered by Try email marketing for free  
> today!

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Kurt Stabel

President & Founder

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SANTA YNEZ CHUMASH  
TRIBAL ELDER'S COUNCIL

TO PROTECT AND PRESERVE TRIBAL ANCESTRY,  
TRADITIONS AND CULTURE

Via Electronic & U.S. Mail / June 2<sup>nd</sup>, 2021

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Public Access Program Manager  
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**Re: Hollister Ranch Coastal Access Program (HRCAP)**

After extensive collaboration and analysis of existing environmental baseline assessments, historical biologic reports and all known and available information related to cultural resources located within the Hollister Ranch Common Coastal Area (see attached map), the Santa Ynez Band of Chumash Indians ("SYBCI") and Hollister Ranch ("HR") (collectively, "the Parties") advise the above referenced California State Agencies administering the Hollister Ranch Coastal Access Program (HRCAP) of the following with respect to expanded public access to the Hollister Ranch coastal environment:



The HR Common Coastal Areas<sup>1</sup> contain over 30 recorded locations with highly significant cultural resources areas that are within or immediately adjacent to proposed infrastructure for public access and associated development which were authorized within the 1981 *Adopted Coastal Access Program for the Hollister Ranch*. <https://documents.coastal.ca.gov/assets/hollister-ranch/1982%20Hollister%20Ranch%20Plan%20Revised%20Findings.pdf>

When approving the 1981 access plan for Hollister Ranch, no effort was ever made to ensure protection of cultural resources, despite likely severe and permanent damage of irreplaceable cultural resources.

Based on the significant nature of the cultural resources and sites at HR, their general ubiquity and sensitivity to both direct and indirect adverse impacts from increased human traffic, the Parties advise, with respect to the current HRCAP, that the State of California, adhere to the following parameters:

1. That prior to any new access programs the State of California honor those recommendations set forth in memoranda prepared by Applied Earthworks entitled *Summary of Cultural Resources Study Hollister Ranch, Santa Barbara County, California* dated November 3, 2020.
2. That any development or activity that may potentially facilitate or result in direct or indirect adverse environmental impacts to significant cultural resources be avoided. Such development may include, but is not limited to, construction of trails, expanded roadways, bike paths, parking lots or other intensive recreational oriented development.
3. That any new programs shall consist of group visits via shuttle, include not more than 12 individuals, occur no more than two times monthly, and visits shall *always* be led by docents or guides, who are knowledgeable about Chumash history, and who will be responsible for oversight and conduct of the group while on the Hollister Ranch.
4. That all programs implement environmental justice principles and prioritize visits for historically underrepresented and economically disadvantaged communities in Santa Barbara County.

Edward J. De La Rosa

*Edward J. DeLaRosa*

Chair  
Hollister Ranch Owner's Association

Antonia Flores

*Antonia Flores*

Elders Council Chairwoman  
Santa Ynez Band of Chumash Indians

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<sup>1</sup> The HR Common Coastal Areas are those privately owned lands and shoreline located seaward of Hollister Ranch Road, and includes rail lines and property owned by Union Pacific Railroad throughout the entire planning area.



February 1, 2021

Trish Chapman  
Central Coast Regional Manager  
State Coastal Conservancy  
1515 Clay Street, 10th Floor  
Oakland, CA 94612-1401

*Delivered via e-mail [trish.chapman@scc.ca.gov](mailto:trish.chapman@scc.ca.gov) and US Certified Mail*

Dear Ms. Chapman:

On behalf of the Hollister Ranch (“Ranch”) owners who participated in the December 1, 2020 “Listening Session” Zoom call that you and the other state officials hosted, we want to thank you and the other state officials along with Participation by Design and KTUA, for taking the time to organize and participate in the call. While we have some concerns about the session, outlined below, we remain committed to working with you and the other state officials to develop an appropriate AB 1680 public access plan.

We think it is constructive to summarize the significant points made during the call and we do that below. Further, many of us took notes that we have combined into a single document accompanying this letter<sup>1</sup>. (We request that if an audio or visual recording was made of the call you will provide us with a copy).

### **Key Ranch Qualities**

After introductions, Lewis Michaelson of Participation by Design asked the Hollister Ranch owners to say what we loved most about the Hollister Ranch beaches, and each owner gave a minute or so summary. The words from the notes ranged from descriptions of the “wildness” and “pristine” nature of the beaches, along with some examples ranging from deer swimming in the ocean to the dramatic erosion of the cliffs during high tides and the impressive natural beach wrack. One owner mentioned the magical nature of the Hollister Ranch, stemming from the history of the Chumash once living there. Some provided stories of the public tours the Hollister Ranch provides to groups like the Audubon Society, while others described their personal experiences herding cattle on the wild coastline. The wild and undisturbed nature of the beaches stands out as a hallmark of the Hollister Ranch experience and its attraction, and we believe that came through in the Hollister Ranch owners’ comments<sup>2</sup>.

### **Current Public Access Programs**

You asked us about some of the specific public access programs already offered by the Hollister Ranch, and three owners gave detailed summaries of the programs they lead.

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<sup>1</sup> We invite any comments or suggested edits regarding the attached notes.

<sup>2</sup> See, e.g., the Hollister Ranch website at <https://www.hollisterranch.org>.

Wendie Kruthers described the long-running Hollister Ranch tidepool program focused on elementary and junior high school level children and serving up to 800 members of the public in Santa Barbara County each year. She stressed the planning that goes into each event, the heavy education component designed to prepare teachers and others accompanying the children, as well as the children themselves, for the natural dangers and challenges at the Hollister Ranch (tides, cliffs, rough water, lack of amenities, lack of emergency response resources, etc.) and the protected and threatened, sometimes endangered, species they are likely to encounter. The children generally visit the tidepools at the Hollister Ranch Shoreline Preserve at the east end of the Hollister Ranch and are taught the “no take” rules by paid docents from UCSB, Santa Barbara Community College, and the Sea Center designed to leave all biological resources intact and undisturbed after each visit.

Michael Parsons described the wounded military veterans surfing program he has organized at the Hollister Ranch annually for a number of years at Bulito Beach<sup>3</sup>. Each participating veteran is accompanied by another individual assigned responsibility for that vet in and out of the water. Michael explained the challenges of hosting the event on a wild California beach without the usual amenities, much less those specifically designed to accommodate individuals with disabilities. He said that the normal high tide during the event reaches the base of the cliffs and the vets often need to be safely escorted off the beach. He said vets have told him they appreciate the event, in part, because there is only a small number of other people, if any, on the beach. The vets say that at public beaches people sometimes stare (some of the vets have missing limbs), making them feel awkward and uncomfortable.

Anne Parsons described the Audubon Society bird sighting and counting events at the Hollister Ranch. She pointed out that they are organized around the specific times of the year when bird species are migrating through the Hollister Ranch, or otherwise may be more prolific or active. She mentioned other nature preserves in Santa Barbara County where she serves as a docent and how they are comparable to the Hollister Ranch. She explained the substantial education process required before docent-led groups can visit the other preserves and indicated that the approach at those other preserves would work well at the Hollister Ranch.

Pat Dennis and others, including Matt Jarvis, expressed the view that most Hollister Ranch owners would likely support more managed access like the programs described, as part of the AB 1680 process.

### **Challenges**

In response to various questions posed by the facilitator, Hollister Ranch owners pointed out a number of challenges in bringing large, or unsupervised, groups into the Hollister Ranch beaches.

The Hollister Ranch coastline is undeveloped and has a number of substantial natural hazards. Foremost is the relatively narrow sand/rock beach backed up in most locations by cliffs, which are in many places a barrier to ingress and egress to or from the beach and safer

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<sup>3</sup> For more information on this program see [www.operationsurf.org](http://www.operationsurf.org).

ground well above the high tide line. Between one or both of the two high tides each day there is usually water and often surf right at the base of steep cliffs, which means there are daily circumstances where there is no escape from the beach for the casual and unsuspecting visitor. Josh Farberow, the Hollister Ranch Manager, reinforced the point by noting the frequency of rescues he, and our Hollister Ranch security team, perform each year, not just for Hollister Ranch owners and guests, but also the general public who visit the Hollister Ranch by boat or walk in. Other Hollister Ranch owners described their firsthand experiences with these dangers and concerns.

A number of Hollister Ranch owners familiar with or who work with the cattle cooperative observed that cattle roam over the vast majority of the Hollister Ranch lands, including the beaches, and it is not unusual to see full grown cattle, perhaps dozens in a group, standing on or walking across a road, or grazing near, or just off, the beach. Hollister Ranch owners know this and drive defensively on the roads and are similarly cautious when hiking on Hollister Ranch property. Hollister Ranch owners and knowledgeable guests instinctively give the cattle a wide berth when they are confronted on Hollister Ranch land, including along the coast. And, at times, the road is impassable due to cattle crossing or standing on it. We do not allow guests or the general public to wander into the intensive cattle operation areas and we urge them to avoid potentially dangerous areas such as bull pens and calves with the mothers.

The main paved road through the Hollister Ranch is not a public road and does not meet California state requirements for public road width, striping, shoulders, a central divider, lighting, or road signs. In many places it is barely wide enough for two cars to fit and owners often move off the pavement (where the shoulder allows) when a large truck or other vehicle approaches. And perhaps most importantly, the railroad crossings from the main road to various beach access points have no guardrails, sirens, flashing lights, or other automated warnings or barriers to prevent collisions with fast moving trains, which do not stop in the Hollister Ranch. In response to one of the questions, a number of us made the point that Hollister Ranch owners don't typically ride bikes (of any kind), jog, or hike along the main paved road – it is simply too dangerous even for those with substantial experience in the Ranch.

Pat Dennis explained that the Hollister Ranch requires guests and managed access groups to sign a waiver and release of liability before entering, in part because of these natural and other hazards. Further, all managed access groups must provide proof of adequate insurance. He said one concern of Hollister Ranch owners is that anyone not signing the liability waiver and release *and* providing proof of insurance would expose the Hollister Ranch and its owners to personal injury and other claims.

Ed De La Rosa reinforced the need for an emphasis on safety for any public access program. He described the written allocation of liability among just the different owners of his Hollister Ranch parcel – an allocation that anticipates potential injuries to guests. Without broad, executed releases and evidence of sufficient liability insurance, an unmanaged public access program would dramatically increase the risks of lawsuits faced by Hollister Ranch owners.

A consistent theme was the need to protect the unspoiled natural resources at the Hollister Ranch. Many of us expressed concern that unmanaged activities - without training, oversight, and supervision, would destroy the unique natural resource treasures that make the Hollister

Ranch so special. Elaine Tumonis, among others, made the point that there are already accessible public beaches in Santa Barbara County where any member of the public can now drive to a beach, park in a public area, and enjoy the sand and sea for recreational purposes. But access to the Hollister Ranch offers an opportunity for visitors to experience a wild, pristine beach, well preserved in its natural state, and educational and research opportunities associated with the natural, cultural, and historical resources and access that complements protection and preservation of these resources is a key goal of the AB 1680. Carla Scheidlinger summarized the concern that unfettered, unsupervised public access would result in the Hollister Ranch being “loved to death.” Matt Jarvis emphasized the unique educational opportunity offered by the Ranch – the ability to observe the original wild California coast as it has been undisturbed for eons. This is an educational experience now rare along the California coast but only sustainable with careful consideration of nature’s “carrying capacity.”

### **Wind Wolves Preserve Example**

Sarah Christie said she detected “fear” in our comments, although we don’t recall anyone using that word and it was not our intent to convey it. Ms. Christie then spoke about a different ranch in central California where she had previously resided called Wind Wolves Preserve, owned by the Wildlands Conservancy. She said it is both a working cattle and sheep ranch and also offers pristine natural habitat, people hike through that ranch, sometimes with dogs, and close ranch gates when so instructed.

Ed De La Rosa responded that he serves on the Nature Conservancy Board and has some familiarity with Wind Wolves Preserve, and that the access approach there is not the only way to achieve public access to a pristine and wild location. Pat Dennis pointed out that it sounded like the Wind Wolves Preserve was either owned or managed by a single entity (i.e. the Wildlands Conservancy). Yet, by contrast, the Hollister Ranch has more than 500 individual owners, each with his/her own idea of what level of privacy they expect and what level of public access they would agree to – especially if it involves public access to, across, or over that owner’s private property.

Given the impromptu description of the Wind Wolves Preserve, we were not able to provide an informed response or reaction during the Listening Session. Since the call we’ve learned that the Wind Wolves Preserve covers a vast, unpopulated terrain. It is not located on the coast and thus not adjacent to wild open ocean, a well-recognized and often used recreational area, nor does it appear to include a ten-mile paved road that is not in compliance with state public road requirements. Similarly, there is no sensitive coastal habitat belt with endangered and threatened species nor, to our knowledge, are there important Chumash cultural resources at the Preserve. While we appreciate the success of Wind Wolves Preserve, we don’t believe that ranch and the Hollister Ranch are comparable. The open ocean, wild beaches, endangered species, recreational areas, large number of owners, and Chumash cultural resources, combined with the cliffs and other natural hazards, detailed above, do not equate with a single-owner inland ranch.

### **Concerns about the Video**

The video played for the Hollister Ranch owners to watch during the Listening Session was not helpful and did not accurately portray the complete picture. It purported to be a history of various efforts by the State to obtain more public access into the Hollister Ranch. At various points the video characterized the Hollister Ranch owners' historic positions as without merit or were asserted in bad faith<sup>4</sup>. There was no disclaimer at the beginning of the video that it had been solely prepared by state agencies that have been adverse to the Hollister Ranch in litigation. Nor was there any disclaimer that the Hollister Ranch had not been consulted regarding the video. The video made no mention of the many existing public access programs, referenced above, that the Hollister Ranch has continuously offered, for decades, to youth, wildlife enthusiasts, scientists and educators, and persons with disabilities or from disadvantaged communities. Nor did the video share that the public has always accessed the Hollister Ranch by hiking in along the beach and boating in. Further, the video made no mention of the fact that the Hollister Ranch has preserved and maintained intact the land and its biological and cultural resources for decades as a wild and uniquely pristine place.

If the state agencies responsible for the development of the 1680 plan have been showing this video at the outset of other Listening Sessions, then it calls into question the validity of any response given by someone after seeing the video. Even a person vaguely familiar with the true chronology of the public access disputes between Hollister Ranch and the state, would likely feel antagonism against the Hollister Ranch owners after seeing the video. On the heels of the video, to then be asked what form and how much public access to the Hollister Ranch should be demanded by the 1680 process would elicit responses fueled by ramped-up anger at Hollister Ranch owners. Any comments solicited right after watching the one-sided video will be systematically skewed and, thus, unreliable and uninformed.<sup>5</sup>

In subsequent conversations with you, we were gratified to learn you and KTUA are no longer showing the video. The Hollister Ranch respectfully asks that, in an effort to foster understanding and respect for the preservation of natural and cultural resources at the Hollister Ranch, a more balanced presentation of the situation be offered by the Coastal Commission on their website and in videos for use in the AB 1680 process.

### **Our Concerns about the Survey**

There were similar issues with the survey that was attempted to be administered during the final quarter of the Listening Session and we are pleased to subsequently learn that it will not be used. The survey identified walking, bikes, e-bikes, private vehicles, shuttles, and rail. The survey asked Hollister Ranch owners to rank each mode on a scale of 1 to 5. Before responding,

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<sup>4</sup> These may not be the exact words used in the video, but we don't think there is any doubt that was the result the video intended to convey. We were not given a copy of the video so we cannot quote it. We request a copy.

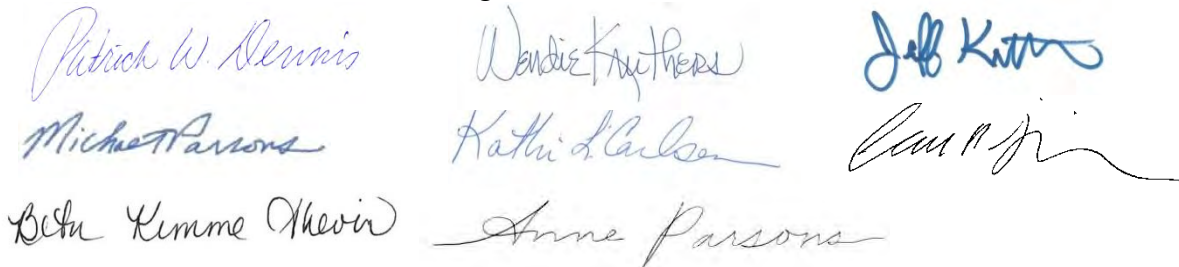
<sup>5</sup> To be clear, we did not make any of these points in response to the video during the Listening Session. Quite frankly, most of us were stunned and angered after watching it and wanted to move the session to what we had understood to be its purpose – for state officials to “listen” to Hollister Ranch owners regarding what types of public access into the Hollister Ranch are appropriate, feasible, and consistent with AB 1680.

Ranch owners asked that each proposed mode be more fully described (i.e., walking on the beach or on private property) and if the infrastructure necessary for each of these modes of access was somehow either assumed, or imbedded, in the survey question. Many of us pointed out that there is presently no appropriate infrastructure for any of these access modes with respect to unfettered public access. Since the existing road is unsafe for walking and biking, it is impossible to rank these modes of access without including the cost to acquire the land, construct, and maintain the infrastructure necessary to allow safe walking and biking through the Hollister Ranch and down to the beach. Similarly, owners expressed the concerns voiced earlier, that the existing road is not fit for open-to-the public automobile access and there is no infrastructure for parking nor maintained staircases down to the beach from the cliffs. Owners said that asking people to rank modes of access when cost and feasibility are completely ignored seemed inappropriate<sup>6</sup>. Ultimately, Lewis Michaelson suggested to the participants that we move on in the session and the survey was not completed.

We are very concerned that if the results of the survey as administered in various listening sessions are used to materially inform the development of the AB 1680 public access plan then the survey results will not reflect any consideration of either cost or feasibility to implement any of the modes of access. In essence the public is being asked to assume that any one of the modes is equally viable – i.e., affordable and feasible – which is not true. Worse, the survey assumes at least one of the modes is affordable – which is simply unknown. We urge you and the other state officials charged with developing the AB 1680 plan to disregard the survey results as not representative of an informed public response.

### Next Steps

The Listening Session ended about two hours after it began and we sincerely appreciate the effort by the state agencies and the consultant team to organize and host the event. We closed the Listening Session by reiterating our commitment to work together and asking for more opportunities to discuss the AB 1680 public access plan with state officials. We look forward to working with you, your agency colleagues, and the consultant team to develop successful and inclusive opportunities for land-based access that complement the spectacular natural, cultural, and historical wonders found throughout the Ranch.

  
Patrick W. Dennis      Wendie Kuthers      Jeff Kutz  
Michelle Parsons      Kathi Carlson      Sam P. Jr.  
Beth Kemme (Kevin)      Anne Parsons

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<sup>6</sup> At one point during the discussion about the survey you said that the surfers had no trouble filling out the survey during their listening session. Yet we understand there was at least one well-known surfer, Sam George, who said that he didn't think the survey covered his preferred mode of transportation into the Hollister Ranch – by private boat which he has done for years. We understand he was asked by you not to participate in the survey as a result. If that is incorrect, please advise.

Cc:      Lewis Michaelson (KTUA, moderator)  
         Linda Locklin (CA Coastal Commission)  
         Wendy Hall (CA State Lands Commission)  
         Jim Newland (CA State Parks)