

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
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Th5

Prepared November 15, 2021 for November 18, 2021 Hearing

To: Commissioners and Interested Persons

From: Linda Locklin, Public Access Program Manager

**Subject: Additional hearing materials for Th5
Hollister Ranch Coastal Access Program Workshop**

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

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

Fwd: Opposed to HRCAP Draft due to imminent fire danger

Debbie Shaw <dshawlandscape@gmail.com>

Wed 11/17/2021 3:56 PM

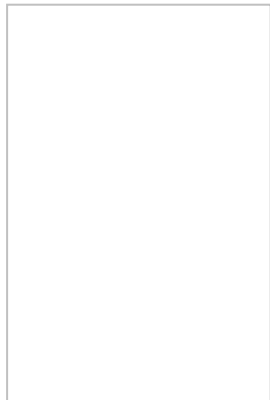
To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Dear Commissioners,

See my comment below sent on October 14, 2021. I do not see it posted on the comments page of your public document. Please post.

Thank you,

Debbie Shaw

Deborah 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

Begin forwarded message:

From: Debbie Shaw <dshawlandscape@gmail.com>

Date: October 14, 2021 at 7:45:48 AM PDT

To: Hollister@coastal.ca.gov

Subject: Opposed to HRCAP Draft due to imminent fire danger

Dear Commissioners,

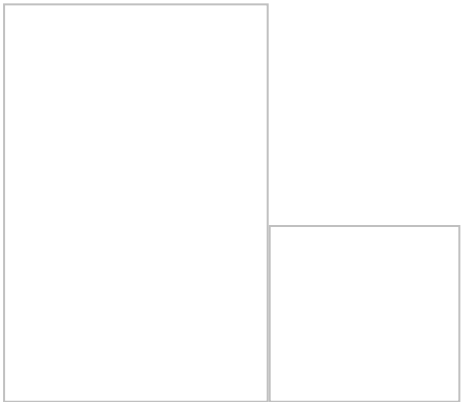
I am strongly opposed to the HRCAP Draft Plan. The current Alisal Fire and any fire that we have here on the coast are dangerous, wind driven events that endanger people and livestock. The danger to people visiting the Hollister Ranch is

extreme. ANY fire that breaks out, whether due to visitor use or otherwise, poses an immediate and deadly threat to anyone trying to escape.

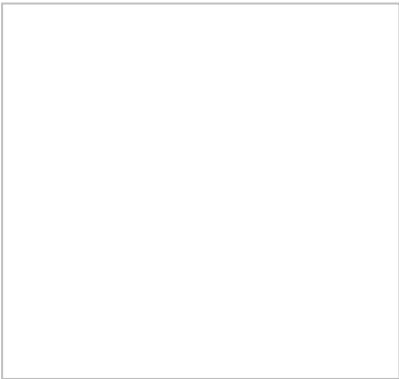
The emergency response in these inaccessible mountain areas and remote stretches of coast is inadequate to handle such a situation. Should there be visitors to the ranch when it breaks out they will need to be able to gather quickly, leave in one vehicle, and under the direction of an experienced driver to safely evacuate. Dispersed individuals or groups in any numbers larger than one van are not going to be able to get out.

Respectfully I submit that the disregard for public safety in this HRCAP Draft is unconscionable.

Thank you,
Debbie Shaw



Debbie Shaw, Principal
Deborah Shaw Restoration + Landscape, Inc.
PO Box 8241
Goleta, CA 93118
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Website: dshawlandscape.com



NATIONAL COAST TRAIL ASSOCIATION



Keeping The Coast For Everyone!
through advocacy, education and action
for recreational trails, public access and coastal preservation

November 16, 2021

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

RE: Hollister Ranch Coastal Access Plan Draft

Commissioners:

Our organization's vision includes the **California Coastal Trail (CCT)** as a ***completely connected coastal hiking trail from Oregon to Mexico!*** Our mission involves ***"Keeping the Coast For Everyone"*** . . . for recreational trails, public access and coastal preservation. Our three program areas are trail development, conservation and education, and offer a simple way to **provide our input to you regarding the Draft Hollister Ranch Coastal Access Plan (HRCAP).**

Trail Development . . . "Working for Recreation and Public Access"

California Coastal Trail " . . . a continuous, interconnected public trail system spanning over a 1,230 miles from Oregon to Mexico . . . designed to accommodate hiking, biking and equestrian use and be fully accessible . . . used for recreation . . . alternative transportation . . . increasingly seen as an economic asset to local communities as a tourist attraction and community amenity . . . enable Californians to enjoy our coastal treasures . . . attract visitors . . ." CA Coastal Conservancy (Image: CCT logo)



The reality is that although about **70% of the trail already exists, one of the big gaps involves the expansive coastline along the Hollister Ranch.** And one never-ending theme I am always advocating for is not only providing access, but also creating a quality recreational trail experience. Simply put, a trail is more than just a pathway, it's an experience through a landscape . . . or seascape . . . that makes it unique, like none-other in the entire world! And believe me, as someone who hiked the entire 1200-mile plus California Coastal Trail in 1996, walking along the edge Highway 1 was not the kind of experience I was seeking! So **making the land and seascapes of the Hollister Ranch part of the trail connection would provide the kind of world-class experience** appropriate for hikers. Let's turn the dream into a reality!

Conservation . . . “Taking Action for Coastal Preservation”

What good is the California Coastal Trail without . . . the California coast! So, given the value scenic beauty, nature, wildlife viewing . . . given the need to protect biodiversity, the plants and animals that live there . . . **protection of the land and seascapes is absolutely essential.** The question is always how this can be done, how can public access be provided while protecting both natural and cultural resources? And how is access managed to respect the privacy and resources of landowners where a trail travels? In essence, how DO we keep the coast for EVERYONE, for people and wildlife, for plants and animals on land, and marine life in the ocean? Minimal access and slowly implementing any plan, with the apparent adaptive management approach that will be taken . . . essentially learning as one goes, and changing anything that's not working, for example . . . are some answers to these questions. And the HRCAP already includes those approaches. Finally, if the strategic plan of the Jack and Laura Dangermond Preserve includes as one of it's goals to . . . “Build a sustainable and enriching public visitation program” . . . then surely public access that's well-managed to protect nature and culture would appear doable. Let's provide access while protecting nature! (Image: Point Conception Lighthouse, NOAA)



Education . . . “Promoting Coastal Trails to Everyone”

Tourists may use a trail but once in their life, but residents may use a trail many times over their lifetimes. So, sure, **trails provide economic benefits to nearby communities by visitors**, but a better quality of life for local community members is also important. And a “trail” in this sense includes everything from a simple access trail, to a developed trail or a walk on the beach. Given providing public access was an apparent **condition for the Hollister Ranch Owner's Association** to develop their lands . . . many, many years ago . . . it's time. It's time to make this happen, it time to negotiate, let's make access happen now! And we suggest that mediation by a highly skilled mediator, could be a viable approach for successful negotiations.

Let's Move Forward . . . “Begin the Preparation Phase!”

"The draft HRCAP is based upon a three-phase, managed approach to providing public access . . . The **Preparation Phase will begin immediately after approval of the HRCAP by the Coastal Commission.** Key activities . . . initiation of an acquisition program for the necessary property rights; determination of the program management entity(ies); assessment of tribal and cultural resources . . . and implementation of initial infrastructure improvements." ***HRCAP Draft, p. 9***

Finally, therefore, **we support the immediate approval of the draft HRCAP by the California Coastal Commission,** such that the preparation phase can begin immediately, to “Keep the Coast for Everyone!”

Al LePage, Executive Director / CoastTrails.org

cc: Board of Directors

No regarding increased access to Hollister Ranch

jeff kruthers <jeff.kruthers@gmail.com>

Wed 11/17/2021 5:56 AM

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

Do not pursue Hollister Ranch. Instead, develop state-owned beaches closer to Goleta and Santa Barbara.

Leave Hollister Ranch alone.

Jeff Kruthers

jeff.kruthers@gmail.com

805-567-1008



Submitted Letter to CCC RE: Hollister Ranch Coastal Access Program

jonathen lund <lboompe@yahoo.com>

Wed 11/17/2021 5:45 AM

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

Cc: Hollister Ranch <hroa@hollisterranch.org>

Dear California Coastal Commission and To Whom It May Concern,

My name is Jonathen Lund. I've been fortunate enough to be a guest to Hollister Ranch since I was 15 years old in 1995. By and large it remains the same today as it was then because of the care and stewardship the owners and stakeholders have shown for the area we care so much about. The respect for and knowledge of all that has come before us in the scheme of the history of this special part of the California coast is engrained deep within.

The irony and hypocrisy are not lost on me that the very agency that claims to have been protecting our coast and preserving the sacredness of tribal lands is the same agency that by its very actions in pursuing this public access plan are endangering what they claim to hold dear.

This is a working cattle ranch. Unfortunately, people are not as easy to herd as cattle and there are bound to be people going where they shouldn't go, trespassing on private property, damaging fragile eco-systems and overloading the minimal infrastructure we have here, not to mention the danger to life and limb of said people.

We all know there is not enough money available realistically to expand the necessary infrastructure to accommodate the numbers of daily guests being proposed, and even if there was, it cannot be done without permanently altering the existing beauty and minimal footprint intentionally designed to sustain and become what is now Hollister Ranch when it was originally subdivided into the existing parcel structure. It was BY DESIGN intended to preserve the fragile balance of human population, wildlife, and delicate coastal ecosystem.

Ironically, there are more miles of coastline from the Gaviota entrance and State Park stretching to the Goleta coastline at Bacara Resort and Spa that are just as, if not more inaccessible overland than our 8.5 miles of coastline at Hollister Ranch. Where does it end? Will the CA Coastal Commission decide to break up all the private ranches and properties around El Capitan, Refugio, and Naples next to allow the public to trek across private property there, too, in the name of beach access? I have news for you: where there is a will there is a way. Anyone willing to adventure a little bit can already access any stretch of any of the aforementioned coastline LEGALLY by staying below the mean high tide line. I don't believe that gives anyone the right to go where they please on private property whether by drive, walk, bike, or any other mode of transport just because the government has given its blessing and abused its power in trumping private property rights.

I urge fellow owners and members of the public to consider irregardless of which side you are on to see the hypocrisy and dangerous precedent being set. This will negatively affect the pristine condition of the coastline and coastal range within the Hollister Ranch inexorably and irreversibly while damaging all that we claim to hold dear.

Say NO in every form to the Hollister Ranch Public Access Program in its current form! Stand up against any further encroachment by CA Coastal Commission against the illegal seizing of the lawful and rightful stewardship by private citizens organized as a legal cooperative (HROA) to take care in perpetuity of this small pristine stretch of the California coast in accordance with Federal and State laws regarding private property.

The Hollister Ranch is the way it is today BECAUSE OF the intentional efforts and vision of our predecessors to keep it pristine, not IN SPITE OF these efforts.

Thank you,
Jonathen Lund
Parcel 93

PS... I refer you to a point-by-point rebuttal of the current HRCAP that I wholeheartedly agree with as submitted by Geoff Yarema of Hermosa Beach, below:

From: Geoff Yarema <gsyarema@gmail.com>
Sent: Tuesday, October 5, 2021 10:39:44 PM
To: hollister@coastal.ca.gov <hollister@coastal.ca.gov>
Subject: Draft Hollister Ranch Coastal Access Plan

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

Public access to the coastline of Hollister Ranch

Sam Murch <ssmurch@gmail.com>

Wed 11/17/2021 4:21 AM

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

To whom it may concern.

I write to you to advocate for a reasonable and prompt plan to implement public access to the beaches and coastline of Hollister Ranch.

As a surfer, fisherman, and avid explorer of California's beaches, I encourage an approach that pays respect to the environmental health of the Hollister Ranch coastline, as well as the rare and special ambiance that occurs when traffic and numbers of visitors are moderated and development is kept as limited as possible to accommodate the increased visitation.

I implore balancing that with the legal requirements of coastal access, and the fair, equitable use of communities who may be deterred from visiting by factors such as cost, limited access to vehicular transport, etc.

Finally and critically, I hope that the coastal commission and state collaborate and listen to the Chumash tribe regarding their concerns about potential impacts to their unceded lands.

Thank you for working towards a speedy, carefully examined and just approach to access.

Thank you,

Sam Murch

Public Comment on November 2021 Agenda Item Thursday 5 - Public Workshop on Hollister Ranch Coastal Access Program, Santa Barbara County

Melanie Herrera <m3herrera@ucsd.edu>

Wed 11/17/2021 2:51 AM

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

Dear Commissioners,

My name is Melanie Herrera and I am a graduate student at the Scripps Institution of Oceanography. I am speaking on behalf of myself to express support for safe coastal access at Hollister Ranch. As intended by the California Coastal Act, the public's access to the coast should be guaranteed and development of any kind should not interfere with that right. It is of utmost importance to ensure equitable access to Hollister Ranch beaches. The intent of AB 1680 is to have full public access, not just educational tours. All Californians should be able to enjoy this resource. Therefore, the Hollister Ranch Coastal Access Program should ensure public access for people with disabilities and signage in multiple languages to create a safe and welcoming place for all Californians.

Thank you for your time and the opportunity to comment.

Sincerely,

Melanie

--

Melanie Herrera (*She/Her/Hers*)

MAS Marine Biodiversity and Conservation '22

Scripps Institution of Oceanography

m3herrera@ucsd.edu | (301) 312-7279

[LinkedIn](#)

I respectfully acknowledge that we live and work on the traditional, ancestral & unceded land of the Kumeyaay. [Whose land are you on?](#)

Coastal Access

Richard Ryon <dickryon@comcast.net>

Wed 11/17/2021 1:18 AM

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

I am a coastal kayaker. I have long wanted to go around Vandenberg AFB and Point Conception. It is about 57 miles, therefore a 2-day trip. It would be great to have a place where it is allowed to land and camp overnight, somewhat short of the full distance. Another great alternative would be to start at Gaviota State Park and head toward Point Conception, with a place to camp somewhere on the way to the point. A three day, two night trip would be perfect! Kayakers need very little, mostly just a place where it is allowed to camp. Extras facilities, but not essential, would include a toilet, picnic table, water faucet. Pretty simple. Please consider these options as you make plans for Hollister Ranch.

Sincerely,

Richard Ryon

Monterey, CA

Comment Letter for: Hollister Ranch Coastal Access Program - please publish this one. Delete letter previously sent today at 4:25PM.

Andreya Mulligan <andreya@ginarra.com>

on behalf of

Louis Personal Email <aloha@ginarra.com>

Wed 11/17/2021 1:10 AM

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

Cc: HROA@hollisterranch.org <HROA@hollisterranch.org>

My name is Louis Graziadio. I have been coming to the Hollister Ranch since the early 1960's and have been a Hollister Ranch owner since 1972. I have watched the Coastal Commission since Prop 20 was passed expand its reach way beyond what Californians wanted or voted for in 1971! The Coastal Commission has added to and continues to exceed its intended powers year after year.

You don't need to guess that I am a big NO vote on your Hollister Ranch Coastal Access Program. There is plenty of coastal property that is way more suited to creating beach access for the public than the Hollister Ranch. Your studies are woefully lacking any kind of cost benefit analysis regarding what it will cost taxpayers to take away our privacy and private property versus the many other coastal properties more suited to public access.

All Hollister Ranch owners should fight this plan and not allow any more intrusion by giving any of our rights away a little bit at a time. The millions and millions of dollars that the Coastal Commission has cost the Hollister Ranch owners in litigation costs over the last 50 years needs to stop! It's government abuse.

The Hollister Ranch Boards of Directors over the years have been helpful over and over again to the Coastal Commission and the Boards are always trying to find a compromise.... what has that gotten The Hollister Ranch owners? Unfortunately, it has forced us to watch our property rights along with our millions of hard-earned dollars continue to get spent in more and more legal fees.

I strongly urge all the Hollister Ranch owners to just say NO. NO more negotiations, NO more access. NO more government intimidation and their legal abuse!

This is our private property, not for the public to trespass on. It's a special place and letting the public in will only destroy it. Letting the public in will only put all our properties at risk as well as our personal safety.

The state will never have enough money to take our property. If by governmental abuse they are able to take our property they will never have enough money to keep beaches clean, our Ranch properly policed or keep our roads cared for and safe.

Regards,

G. Louis Graziadio III

Comment for Hollister Ranch Coastal Access Program Workshop

Eric Seale <ecseale@gmail.com>

Wed 11/17/2021 12:45 AM

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

Hi.. I've read the 167-page draft coastal access program. I'm struck by its scope in light of the April 2022 deadline for the first phase of public access.

I hope this workshop will come to an interim agreement with Hollister Ranch for limited access by April 2022, then use this experience with limited access to learn what is practical and sustainable for the interested parties and the land. With this knowledge, you can sharpen your focus and produce a realistic program for coastal access.

..Eric Seale

Comments for Posting on Hollister Ranch Proposal

Denise Sollenne <denisesollenne@gmail.com>

Tue 11/16/2021 7:18 PM

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

To the Commissioners and All Parties Involved,

I wrote some time back and it appears that my comment was not posted. Please post this comment if possible.

Having grown up in Coastal Southern California, I can voice an opinion of experience about the public and the public's use of lands and coastline beach access.

In Malibu, California, during the early years of the Coastal Commission, deeded access to beaches was established over private property. There was a tremendous amount of pushback at the time from property owners and neighborhood coalitions wishing to preserve their property rights. Most of this effort failed to halt the use of the land as public beach access.

I observed this part of history from the perspective of a young citizen in a Malibu of the 1960's that was very rural. It was beautiful country and ocean and shore animals were plentiful: whales, sea lions, red fox, road runners, deer, bears, coyotes, boar, pelicans, and plentiful shellfish and ocean fish, to name a few. Predatory birds abounded and seasonally orioles would populate the sky.

All of this natural abundance quickly disappeared with growth and road and land development and particularly with increased access to more beachfront, more parking along the highway and more publicity about newly accessible beaches. I watched the destruction of wildlife, habitat and the crushing amount of trash along the highway and the beaches every summer. It did not go well.

No persons take better care of the land than property owners. I witnessed the disrespect and destruction that proceeded from the public's increased access to the once pristine shore.

Please keep Hollister Ranch and its natural resources in the hands of the people who have done a tremendous job of preserving it — the private owners. Not everyone needs access to everything if you wish to preserve some things.

Denise Sollenne
Santa Barbara, Californina

HRCAP Draft Plan

mwsanson@aol.com <mwsanson@aol.com>

Tue 11/16/2021 1:27 AM

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

Cc: kcherry@hollisterranch.org <kcherry@hollisterranch.org>; srockfalls@me.com <srockfalls@me.com>

To Whom It May Concern:

I am an attorney licensed to practice in California and familiar with the California Coastal Act, the right to public access in the State Constitution and the history of efforts by the Coastal Commission to increase public access. I have visited the Hollister Ranch on many occasions since 1976 and have reviewed the Draft Plan before making the following comments:

1. The Hollister Ranch coastline is a unique environmental and cultural asset that has benefited from its restricted access;
2. The only land route is a dangerous, narrow, winding road that is incompatible with the high traffic volume contemplated in the Draft Plan and does not provide an adequate escape route in the event of a major fire event, earthquake or tsunami;
3. There is little to no cellular phone reception which would make it difficult if not impossible to summon emergency rescue or medical resources;
4. The Draft Plan contains a shocking amount of infrastructure in the form of road expansion, parking lots and bathroom and other facilities that would have a devastating impact on the existing environmental and cultural resources;
5. The enormous cost of purchasing property for infrastructure and securing the right of way necessary to create access would serve the public interest better if invested in other state coastal assets that are more accessible and feasible;
6. The impacts of declining beach acreage and cliff erosion due to projected sea level rise are not adequately addressed in the Draft Plan.

I support public access to the extent it is feasible but due to the foregoing reasons I am opposed to the HRCAP Draft Plan and support the continuing stewardship of the HROA which has for decades successfully managed the precious resources of the HR coastline while providing realistic environmentally supported access through the scientific, classroom and cultural programs currently in existence.

Mark Swanson

Problems with Public Access

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

Mon 11/15/2021 5:39 PM

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

From: Gary Groth-Marnat <garygm9898@gmail.com>

Sent: Friday, November 12, 2021 5:13 PM

To: Materials <materials@coastal.ca.gov>

Subject: Problems with Public Access

HOLLISTER RANCH: PROBLEMS WITH PUBLIC ACCESS

1. COSTLY ESPECIALLY WHEN STATE PARKS ARE STRUGGLING WITH INADEQUATE FUNDS
2. UNIQUE FRAGILE ENVIRONMENT
3. EASIER OPTIONS FOR EXPANDING COASTAL ACCESS
4. LENGTHY EXPENSIVE COMPLICATED LEGAL BATTLES
5. NEED TO CONDEMN PROPERTY USING EMINENT DOMAIN
6. EXTENSIVE INCREASE IN FIRE HAZARD
7. MULTIPLE DANGEROUS RAILROAD CROSSINGS
8. POTENTIALLY HAZARDOUS CLIFFS
9. MISCELLANEOUS DANGERS (MULTIPLE BLIND CORNERS, RATTLESNAKES, LARGE SURF)
10. ASSOCIATED ENTITIES (STATE PARKS, FIRE DEPARTMENT, LAW ENFORCEMENT, RAILWAYS) EITHER NOT IN FAVOR OF PUBLIC ACCESS OF QUITE AMBIVALENT
11. SIGNIFICANT PUBLIC COMMENTS EXPRESSING CONCERN OR OPPOSING PUBLIC ACCESS

Access prevented for public beach areas at Hollister Ranch for over 40 years

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

Mon 11/15/2021 5:20 PM

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

From: borinst@roadrunner.com <borinst@roadrunner.com>

Sent: Saturday, November 13, 2021 8:41 AM

To: Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>

Subject: Access prevented for public beach areas at Hollister Ranch for over 40 years

To: CA Coastal Commission

Hello John,

I strongly support Senator Monique Limón for her courageous leadership.

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.

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.

Thanks for your attention,

Mark Borinstein, 12250 Addison St., Valley Village, CA 91607

Hollister Ranch Coastal Access Program

Rick Donahoo <paddlehard@gmail.com>

Mon 11/15/2021 4:35 PM

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

To those listening;

The Commission should expeditiously approve and implement the HRCAP. It provides for reasonable managed access to Ranch beaches by land while protecting natural and cultural resources.

The coastal trail is an essential element of the HRCAP. A path through Hollister Ranch would further the Statewide vision of a continuous interconnected public trail system along the California Coast.

Thank you in advance for your approval.

Rick Donahoo

Hollister Ranch Coastal Access Program (HRCAP)

Andrew Norton <apnorton@gmail.com>

Mon 11/15/2021 12:43 AM

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

Dear Chairman Padilla and Commissioners,

I was hoping to speak at the October California Coastal Commission (CCC) public hearing but unfortunately, with the change in date to November 18, I won't be able to make the meeting. I would very much like to share my thoughts.

As a Santa Barbara native, I've been frequenting the Hollister Ranch for 20+ years. One of the most noticeable things I've observed during this time is how little things have changed – less than 2% percent of the ~14,000 acres are developed, wild animals and native plants continue to thrive, and the natural resources remain in harmony with the surroundings. The persistence of these observed values, upheld by the Hollister family and now the Hollister Ranch Owners Association (HROA), seem testament to the stewardship, preservation approach, and respect for this wild stretch of California coast as being alive and well.

I've been closely following the approach of the newly proposed CCC access plan. The access plan seems risky, destructive, and ill-informed at best. Questionably, the CCC's development access program does not plan to have an environmental impact study done before the development plan. Furthermore, the approach seems to be overwhelmingly against public sentiment on the issue – the public already understands there is access to the beaches along this coast and the majority seems to prefer this stretch of coast remain protected and wild. Also, the CCC does nothing to address concerns of a detailed budget for this program --where would the funds come from and wouldn't it be more prudent to spend this money fixing up existing CA state parks, which are currently underused and struggling. Many other important aspects of what this type of proposal should contain remain largely unanswered – concerns of safety and responsibility are two notable examples. The Ranch is an incredibly remote and wild place with cattle on the winding roads, rattlesnakes, bluffs that commonly slip into the ocean, and so on. Ranch owners are fully responsible for their guests visiting the ranch. Would the CCC be responsible for public visitors? Would the CCC be responsible for damage to private property? For increased trash on the beaches? For a fire caused by a visitor? Can county agencies such as sheriff and firefighters support the proposed 100 and 500 visitors per day? Can the CCC appropriately support issues that may arise given the *"Coastal Commission is a resource-strapped state agency with a growing backlog of more than 2,600 open, unresolved enforcement cases, according to a Coastal Commission report [1]."*

The HROA already has a successful public access program in place. Over the years and in partnership with agencies such as the Audubon Society, UCSB, the Santa Barbara Natural History Museum, Operation Surf, and other groups, thousands of people visit Hollister Ranch each year [2] in a safe and resource-respectful manner.

I urge you to PLEASE reconsider the proposed CCC access plan.

Sincerely,

Andrew

[1] https://www.noozhawk.com/article/state_parks_illegally_opens_acres_ocean_dunes_snowy_plover_habitat_vehicle

[2] <https://www.hollisterranch.org/visit-hollister-ranch>

Drafts Hollister Ranch Coastal Access Plan

Marcello Cattaneo Adorno <mcattaneoadorno@gmail.com>

Sun 11/14/2021 10:17 PM

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

I have recently read the Dra. Plan published on September 24 by the State Agency Team, which includes the Coastal Commission, State Coastal Conservancy, State Lands Commission and the Department of Parks and Recrea. on, and I thank you for the opportunity to present my opinion regarding the Plan in its present form, to which I strongly object.

My objec. on is because of the following main reasons, which have already been presented and discussed at length by other interested parties, and are summarized in the bullet points below:

- Lack of a comprehensive environmental impact study, as required by CEQA
- 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
- The cost estimates for the draft plan in its various versions fail to include
 - the costs of potential litigation by owners and other interested parties which may oppose the plan,
 - the costs of acquiring the land needed to implement a trail and to build public facilities, parking lots etc.
- Lack of 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
- Failing to recognize 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. The unrealized potential of these Parks could be realized with only a fraction of the planned and unplanned costs of implementing limited HR access, and certainly a faster, easier and less contentious path to implementation.

Respectfully,

Marcello Cattaneo Adorno

mcattaneoadorno@gmail.com

Support access

gadsby <mattiegadsby@hotmail.com>

Sun 11/14/2021 8:53 PM

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

I am writting in support of adopting the Hollister Ranch Coastal Access Program. Please adopt to provide fair access to this land including hiking trail.

Mattie Gadsby

721 S. McClelland St.

santa Maria CA 93454

Hollister Ranch Coastal Access Program - Opposition Letter

kate irvin <kate.irvin5@gmail.com>

Sun 11/14/2021 8:08 PM

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

Cc: hroa@hollisterranch.org <hroa@hollisterranch.org>

Dear California Coastal Commission,

I am writing to express my concerns and opposition to the Hollister Ranch Coastal Access Program. The Hollister Ranch is a 14,000-acre agricultural preserve and working cattle ranch with an extremely diverse ecosystem and significant cultural/historical resources. It is a living example of exceptional land and resource stewardship.

The proposed public access program and increase in visitors threaten this ecosystem and fail to address environmental protection, safety and fire protection, and private property protection.

The people who envisioned the Hollister Ranch, along with its current and past owners, have worked incredibly hard so that this slice of California will always remain the way it is today. The Hollister Ranch landowners are good stewards of the land and have a proven track record of ensuring the remote, rural, and relatively undeveloped coastline thrives.

It is important to note that the general public can walk the coastline, kayak, and/or boat into the area, as well as fish, surf, or explore coastal tidelands. We all can benefit from this unspoiled nature the owners of Hollister Ranch have preserved.

I am against the Hollister Ranch Coastal Access Program.

Regards,

Katherine Winn Irvin

Hollister Ranch HRCAP Program

Gary Niblock <gniblock@gmail.com>

Sun 11/14/2021 8:00 PM

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

Short version:

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Long version:

Dear California Coastal Commission,

I have reviewed the Draft HRCAP and **OPPOSE** the entire proposed HRCAP PROGRAM.

Although the plan may sound good and likely was well intentioned, the longterm negative consequences far outweigh any short term gain.

Common sense demands a more complete and thorough analysis of the current proposal. Appropriate adjustments need to be made in order to insure the safety of potential visitors, limit numbers, as well to honor and preserve the Hollister Ranch environs. We deserve to be informed of the realistic environmental impact and the significant economic costs associated with any proposal **prior** to any decision. A proper analysis of the very real and substantial legal liability issues need to be assessed. There are too many very obvious, predictable and irreversible negative consequences associated in the overreaching nature of the current proposed HRCAP proposal.

I have always felt the very premise on which this **Access issue** has been based is **flawed**.

To imply that this stretch of coastline has **No Public access** is simply **not** true.

Access is **NOT** the issue, and has never been the issue.

Access has always been and still is available for all those willing to prioritize the time and effort required to access this coastline.

Easy access is not a right.

For last 45 years I have prioritized my time and efforts to access to this unique stretch of coastline. I never considered that my access was out of my reach. I find it amusing, almost laughable, to be told there is *no access* to this coastline yet I have been successfully accessing it for over 40 years. My numerous and rewarding trips along the Ranch coast began as a teenager back in the 70s. Many, like myself, continue to put in the time and effort required to access this coastline. It still remains accessible by walking, boating or paddling. It is the mandatory extra efforts required that have preserved the coastline leaving it pristine and desirable. The magic and priceless rewards have remained the same.

The proposed plan to BUS **up to 500** people a day into this unique and fragile stretch of coastal property is naive and foolish !!

Just the legal liability inherent in such a plan is downright scary and has never been properly illuminated.

Most of that stretch of coastline is lined by steep and constantly collapsing cliffs. There are a very **limited** number of ***safe beach zones***. These *safe zones* are variable and dependent on tide and swell. There are many times the zones are unsafe and / or **nonexistent**.

The High tides and large wintertime swells can eliminate most *safe zones*. It is ludicrous to consider granting access for up to 500 people a day to such a tenuous and potentially dangerous stretch of coastline.

The legal liability issues alone should eliminate the current proposal.

We deserve to know the REAL COSTS and impacts associated with such a dramatic plans.

The obvious goes ignored. The large winter storm in February of 2014 damaged and shut down the boat launch located at Gaviota State Park. Rehabilitation to this vital infrastructure has never been remedied due to California State budgetary constraints and misguided priorities. The Gaviota State Park and its once functional pier with the active boat hoist was the main *Public access* point to this stretch of Point Conception coastline.

We have witnessed the many successive years of neglect and failure rehabilitate the access point for the Public. Despite this added inconveniences caused by the 2014 storm damage, motivated people adapted alternative means of access. This added obstacle has not stopped or detoured those people willing to adapt to the new challenges required to access this coastline.

Public Access to the Hollister and Bixby Ranch coastline remains to this day

There are many rural and remote stretches of pristine and beautiful California coastline as well as numerous backcountry locations spots that are only accessible to those who respect and dedicate the time and energy required to gain that access .

It is the extra effort and remoteness that keeps them so special and pristine.

This stretch of coastline is also home to the **WESTERN GATE** and is **sacred** to Chumash Indian tribe.

I look forward to hearing thier insight and input from the Chumash **prior** to any decision making process.

It is common sense to dedicate our California States limited and stretched capital to properly maintain our current State resources

including the Gaviota, Refugio and El Capitan State Parks.

Let these special and remote places remain special.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Access is **NOT** an issue and **easy access** is **NOT** a sound argument.

Visiting hollister ranch

S Bull <slbull297@gmail.com>

Sat 11/13/2021 7:51 PM

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

Hello,

This is an exciting time for those of us who've only dreamt about visiting the mystical beaches on Hollister Ranch.

Sure enough, I am one of them.

I have a friend who works out at Hollister Ranch quite often (installing septic tanks, etc.). For over ten years, I have been asking him to take me out there on one of his jobs. For ten years, the answer has been, no can do.

Right now, is the Ranch allowing so many people to enter the Ranch to visit one or two of the beaches?

I have heard rumors, that yes the guards are allowing so many people, per day to enter the Ranch, in order to visit the two closest beaches. Is this true?

I would like to be invited as part of the initial group that would allow us to openly visit the beaches at Hollister Ranch. When I say us, us as in myself and my son.

Thank you in advance!

Sheri Bull

slbull297@gmail.com

Public Comment - Hollister Ranch

jim kanyouness <jkanyouness@gmail.com>

Sat 11/13/2021 5:39 PM

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

Dear Coastal Commission,

After reviewing the recent commission report released, it seems to me that the complications involved in allowing access to 6 beaches along our coast at the tune of \$11M so far is a ridiculous and poor use of resources and funding. Do you know how many beaches are inaccessible and difficult to reach, up and down our coast? This whole push is more about the "us" vs. "them" than the actual beaches involved. There are a lot of better ways to spend your time, resources and money. Let's fix our current parks and beaches, manage them responsibly, and use the \$11M + to create programs for our kids at the state parks, and get them off devices. No one wants to be on a shuttle and operating on a set schedule. This whole program makes no sense. Shuttling in people to 6 beaches while fighting the rights of private property owners is asinine. This will not be easy: Here is our shuttle with 100 people/day, then 500 people. Good luck getting that approved, short of taking it, which I am not in agreement on a taking of private property. Private property is an important part of being American; please don't forget that in your quest for the beaches and especially 6 distant and wind ridden beaches. The environmental reports do not support that amount of traffic, and the environmental aspect is an important part of your directive. A shuttle will be a short-sighted success for a short window of time, and then no one will care just like the empty wind ridden Gaviota park. These beaches are rugged; people are going to want the shuttle to turn around because it is too windy and cold. What do you do then? You are wasting our money for something that very few will use. Spend our tax dollars where everyone can enjoy it. The state parks is already having a problem managing what they currently have. Create a children's program for our coastal parks, make the parks more than a bathroom and a parking lot. Educate; spend it on programs. Our state is beautiful we can do so much better than wasting our money shuttling people to 6 empty beaches. People want to drive there which is not an option. Who wants to get on a sandy dirty shuttle to go sit on a beach? - no one.

Opposed to HRCAP

Debbie Shaw <dshawlandscape@gmail.com>

Sat 11/13/2021 3:34 PM

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

Thank you Commissioners.

My name is Debbie ShawBooth . I am a 58 year old native Californian, 40 year resident of Santa Barbara, UC Santa Barbara Environmental Studies graduate, business owner, botanist, and surfer.

I strongly oppose the Hollister Ranch Dra. Coastal Access Plan.

The significant coastal resources at the beaches adjacent to our coastline in Northern Santa Barbara County are unmatched in California. Vandenberg Air Force Base, Jalama County Park, Dangermond Preserve, Arroyo Hondo Preserve, the Gaviota Terminal Decommissioning Plant, Gaviota, Refugio, and El Capitan State Parks, the 26 miles of State owned Beaches between these State Parks, and all the coastal ranches located adjacent these lands, including the Hollister Ranch, preserve these significant and environmentally sensitive resources in perpetuity. Environmental stewardship is practiced and upheld closely within the parameters of each of these entities' own oversight and budget. **The current HRCAP destroys this legacy of good land stewardship by imposing state mandated and environmentally unchecked development for recreational use.**

The lack of concern or even mention of the severe environmental impacts, desecration of Chumash sacred lands, trampling and trashing of pristine sections of coast, and destruction of the rural character of the land and community is unacceptable to me. For the HRCAP to propose this type of access in order to grant a very small minority of white privileged surfers and recreation enthusiasts an expensive trail to nowhere when **the State is unable to provide the means to maintain** and improve a three mile stretch of trail already in existence and originally built to service families and campers between El Capitan State Park and Refugio State. When the State is unable to repair the Gaviota Pier and Boat Launch due to lack of funds. When the State Parks and adjacent lands are overrun with use, trash, people, and unsafe conditions in the summer and closed in the winter due to lack of funds. **I implore the State Commissioners to allocate the funds to fix and maintain in perpetuity these impediments to safe and equitable access on lands already purchased and held in the State's control.**

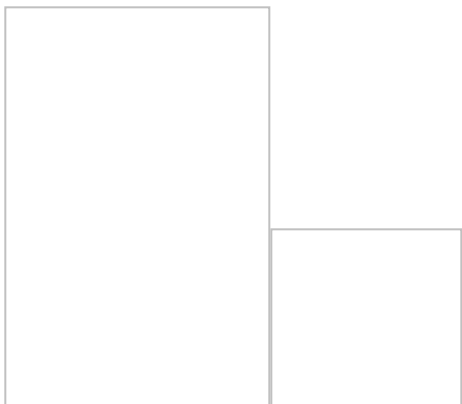
The hundreds of millions of dollars, which, let's be real, would cost much more than that, could instead be used to address the real culprit here, **climate change.** Climate change has put California in a drought so severe as to be the worst on record, raging wildfires, mudslides, **plastic pollution, the extinction crisis,** these are the real threats. Instead of spending frivolous millions on granting access to a few vocal white privileged recreationists, should instead be allocated to supporting our **firefighters; men and women who are at this moment out there risking their lives** to keep our homes and families safe; hundreds of millions of taxpayer dollars that could otherwise be spent on seriously addressing the **hundreds of thousands of homeless people living out on our streets,** sidewalks, under freeway overpasses, bridges, culverts, shopkeepers doorsteps, and our public parks, urinating and defecating daily into the **creeks and watersheds,** causing irreversible damage to the **environment** and to themselves.

The development outlined in the HRCAP is wholly destructive and is being advocated to occur **without Environmental Review.**

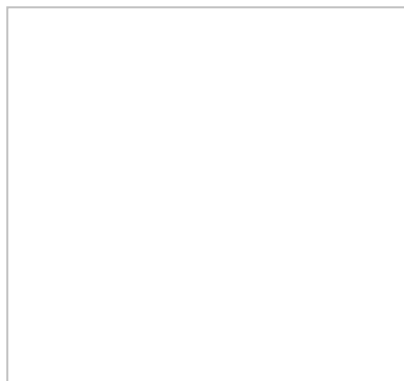
I reject the Plan as fiscally, environmentally, and socially irresponsible.

Sincerely yours,

Debbie ShawBooth



Debbie Shaw, Principal
Deborah Shaw Restoration + Landscape, Inc.
PO Box 8241
Goleta, CA 93118
(805) 687-1530
Women Owned Business
WBE #17000105
DIR #1000530447
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Website: dshawlandscape.com



Wireless Communication Problems and Opposition to Hollister Ranch Public Access

NICO ABONDOLO <abondolo@mac.com>

Sat 11/13/2021 4:40 AM

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

Dear Commissioners,

I oppose general public access to the Hollister Ranch. I am a current Hollister Ranch owner for the past six years and have visited the area by land and sea for the past 30 years.

I would like to bring to your and the public's attention the lack of dependable communication that exists in this area. I foresee communication difficulties that the public will encounter at the Hollister Ranch. The following are my direct observations with various communication formats in the area. I hold a FCC license for amateur radio (call sign KN6MUZ).

There is no dependable cellular service by any provider along the beach or the access road. Because of the hilly terrain and ocean front bluffs, the popular Family Radio Service devices are useless, as those frequencies depend on line of sight between radios.

The Hollister Ranch maintenance staff use a private, two way, radio service. These also depends on line of sight for dependable communications.

Thru my FCC license I operate a hand held transceiver that can communicate from SOME areas on the Ranch with the repeaters on Santa Cruz Island (W6XC and K6TZ). These repeaters are operated by the Santa Barbara Amateur Radio Club. Please let me stress that I perform radio checks every time I am on the Hollister Ranch to evaluate communication with those repeaters. Radio placement on the bluff above the water is most successful, although radio placement at the beach is NOT dependable.

From NOWHERE on the Hollister Ranch am I able to reach the various repeaters on Santa Ynez Peak, which include additional networks beyond the Santa Barbara Amateur Radio Club.

In conclusion, I bring my radio to the Hollister Ranch as an emergency communication device. I continually test my ability of reaching the repeaters on Santa Cruz Island.

Marine VHF radios are monitored by the Coast Guard, but are not an option for beach goers as they are only permitted to be operated aboard boats.

A Satellite Phone would likely be the best option for dependable communications in this area.

It would be foolish for the general public to be in this remote area without dependable communication. I cannot imagine public visitors will take on the expense of a Satellite Telephone.

All of these communication difficulties are alleviated from Gaviota and eastward as cell service is present along the US 101 corridor.

Finally, the construction of cellular towers would raise very strong opposition from residents.

I hope I am able to convey the difficulty of dependable communication from this area. I strongly oppose general public access to the Hollister Ranch.

Thank you for your time,

Nico Abondolo

Hollister Ranch Coastal Access!

Michael Cheng <mikecheng3@verizon.net>

Sat 11/13/2021 3:43 AM

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

Dear Sir/Mdm.,

I am requesting a favorable hearing with a decision in allowing local citizens have an equal and fair access to the coastal beach area now being encircled and closed by the Hollister Ranch Association.

My justification, as a private citizen living in the Santa Barbara area is as follows:

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.

I am looking forward to have free access to the public coastal beach areas in no time.

Sincerely,

Michael Cheng
680 Camino Campana
Santa Barbara, CA. 93111

Please restrain the public access plans for Hollister Ranch

Bryan Snyder <foolsby@hotmail.com>

Sat 11/13/2021 3:32 AM

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

Dear Coastal Commission,

I am not a resident of Hollister Ranch, but a teacher of the Tidepool School program that brings county students to Alegria Beach on Hollister Ranch for marine science sessions. As much as would like access to be egalitarian, it is so rare to have good quality intertidal habitat along our shorelines, and unrestrained or even partially restrained would severely degrade the unique habitat of Alegria Beach - an area set aside by Hollister Ranch as a preserve. So please minimize plans to provide access to this area. Other beaches on the ranch... sure.... but please not the first two, to protect critical habitat.

Thank you!

-- Bryan Snyder
(805) 679-1022

Fwd: Comments on the Draft Hollister Ranch Access Plan

Nancy Aitkenhead <naitkenhead@me.com>

Sat 11/13/2021 1:36 AM

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

Subject: Comments on the Draft Hollister Ranch Access Plan

Comments on the Draft Hollister Ranch Access Plan

1. Executive Summary, para 3, states: "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 sentence incorrectly states that the HROA must participate, it should state that individual HR owners are required to participate. Further, the sentence implies that these owners did not participate as the law required. The 'program participation' required by the law is the payment of an 'in-lieu public access fee' in order to obtain a coastal development permit. Rewrite the sentence to objectively state the individual owner requirement of the in-lieu fee as is done in section 1.1, para 1.
2. Section 3.1, bullet 3 states: "The challenge for the HRCAP is to determine what types and amounts of increased visitation to the Hollister Ranch coastline will be reasonable, feasible, safe, and protective of natural and cultural resources." Yet, in multiple instances within the document the numbers of 100/500 persons/day are mentioned. How were these numbers identified?
3. Section 3.1, bullet 6 mentions the existing HR access programs. This is missing from the executive summary and should be added there.
4. Section 3.1, Concerns, Resource Management states "Sensitive biological resources need to be protected from use impacts". This is a partial statement of the issue. The concern stated at one meeting went into more detail citing the need for full environmental studies prior to implementation of the plan and follow-up studies after implementation to identify impacts, if any.
5. Section 3.1, Program Suggestions, last bullet: "Although not a direct charge of this program, HRCAP should support future California Coastal Trail (CCT) development through Hollister Ranch as complementary to current goals". This is a huge expansion of the 1680 charter. The CCT should be sited on the existing beach trail that is currently used by people (including low-ride public walk-ins), bikes and horses. This document is silent on the existing trail capability and strongly promotes planning for a second trail. A second trail is a waste of money, has safety issues and is damaging to the environment. It is not needed.
6. Section 4.2, p 30, last sentence: "The current at-grade railroad crossings are considered private crossings and **may not** meet the safety requirements of a public at-grade crossing." Agree, these crossings **will** require significant, costly safety upgrades as noted in section 7.4 of this plan. Update this sentence to eliminate the ambiguity.
<https://www.cpuc.ca.gov/regulatory-services/safety/>
7. Section 4.2, Private Property and Liability. Liability issues are not limited to HRCAP visitor injury. There is potential liability for HRCAP visitor-caused injury to HR entities including but not limited to HR owners, the Cañale Co-op, and the environment. Recommend expanding this section to include this additional aspect as well as how the liability issues are addressed.
8. Section 4.5, Cultural and Tribal Resources: "Cultural and tribal resource site records and locational data are considered confidential and public access to such information is restricted by both Federal and California state law. The SAT and HRCAP planning team are working with qualified cultural resource professionals, consultants, and the Chumash on obtaining pertinent information to assist in the protection of such resources to guide planning for the

access program.” Consider instead entrusting this data to the Chumash along with periodic reporting of impact assessment and recommended remediation actions.

9. Section 4.6, p 45 notes a ‘narrow bridge’. Recommend rewording this to ‘single-lane bridge’.
10. Section 4.8: “Cabanas at these locations appear to lack requisite Coastal Act authorization and are being addressed by Coastal Commission and County staff through a separate process.” Recommend stating what meaning this has to the plan or deleting if this dispute over 40+ year old missing/lost records has no import to the access plan.
11. Section 4.9, Emergency Response. Recommend adding that emergency medical evacuation is typically via air ambulance (helicopter).
12. Section 4.10 Sea Level Rise. This section limits discussion to infrastructure. The CCC has conducted analyses of sea level rise in various timeframes. The anticipated effect of SLR on HR beaches should be added to this section as it can affect cost/benefit decisions in areas other than infrastructure. For example, a study may show that within a specified timeframe, a beach may no longer exist. In that case, resources could be allocated to a different beach.
13. Section 5.2 Inclusive Access. The term ‘un-appealing’ is not a physical constraint. Recommend deletion of the term.
14. Section 5.2 Respect Private Property. “do not **stray** inland to private portions of the Ranch”. Remove the euphemism ‘stray’ and reword to use the correct term, ‘**trespass**’.
15. Section 5.2, p 68 refers to future ‘blue op hiking’. The plan correctly documents the instability of the bluffs and this would add concerns regarding increased erosion and maintenance. The short trail between the two State parks is evidence of the inability of the SB Trails community to keep trails in good safe condition. Any HR coastal trail should not cause additional environmental issues and be limited to the beach.
16. Section 5.4. This section mentions multi-use trails to accommodate horses and bikes on trails. Trails should only be on the beach to limit environmental degradation. Horses and pedal beach bikes are currently demonstrating they are capable of traversing the HR beaches. It is anticipated that specialized ‘beach’ wheelchairs could as well.
17. From Section 3.1 p20, there is 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.” From Section 5.4, p 73, “By the time a trail is constructed, the program should have management controls in place **to account for independent access**. Therefore, independent trail-based access may be able to begin as soon as the trail is constructed.” These two statements appear to be diametrically opposed. This section does not conform to what most stakeholders desire. Recommended action is found in following comment.
18. Section 5.4, p73 cites the independent access for hikers but neglects to give the same constraint found in the previous section on drive-in independent access: “Visitors being able to drive in with their own car on their own schedule.... **However, this option would require the highest level of visitor management oversight.**” Rework these two sections to acknowledge that active management oversight of visitors is required and is more than just a sign-in sheet.
19. Section 5.5. “To serve more people, the program could potentially include opportunities to rent bikes or e-bikes.” Renting bikes, especially e-bikes, to persons who rarely bike is a recipe for disaster. The roads are just too dangerous. Recommend deleting any plan to rent bikes, limit bike riding to the beach, and do not allow e-bike access.
20. Section 7.1, Preparation Phase. This section states: “Key activities during this phase include initiation of an acquisition program for the necessary property rights; assessment of tribal and cultural resources at the beach access points and along the Ranch coastline; determination of the Managing Entity; and implementation of initial infrastructure improvements....” The photos in this draft plan demonstrate that current utilization, other than wildlife, on all beaches is minimal compared to the 100/500 per day cited in this draft plan. Although CEQA is mentioned in later sections in reference to infrastructure development, the need for environmental baseline studies prior to incurring this immense intensification in beach utilization is not found here. The Adaptive Management Approach as well as Objective 4 of Monitor and Assess (p89) requires these baseline studies in order to assess impacts. Address required independent baseline environmental studies in this section.

21. Section 7.1, Pilot Phase. "The Pilot Phase will have a maximum daily capacity of 100 people per day." In the later phase, the number is 500 people per day. How were these numbers determined? As mentioned in the above comment it is a huge usage intensification of the beach. Recommend that a formal, independent scientific assessment be conducted prior to the Pilot Phase to determine current use and identify a carrying capacity that will preclude environmental degradation and protect the endangered wildlife.
22. Section 7.3 Staging Area. It does not make sense to remove grazing pasture from the cattle operation and incur additional expense when the State owns land immediately adjacent to HR. The effect on the cattle operation needs to be included in this section.
23. Section 7.4, Public Safety. The plan states: "Utilize natural vegetation, topography, signage, or fencing to separate visitors from cattle." As referenced in other sections, use of the road is integral to the cattle operations. It is not feasible to fence along the road. However, visitors are on the beach, no additional fencing is necessary.
24. Section 7.4, Public Safety, "Institute a "check-in, check-out" policy for individuals visiting through independent access components such as walking, bicycling, or driving." This does not appear to address the request for **'some type of managed access, in contrast with minimally regulated access'**. Nor does it conform with the plan statement re independent access: **"However, this option would require the highest level of visitor management oversight."**
25. Section 7.4, Public Safety, "Prohibit building, maintaining, or using an open fire, campfire rings, or stove fires." Prohibit smoking and driving off road as well.
26. Section 7.4, Private Property Rights, states: "Discourage public access to private driveways and roads other than Rancho Real Road and beach access roads by installing directional signage." This is the bare minimum that could be done. Recommend further research to identify other actions such as signed acknowledgment of rules, educational pamphlets, installing gates to prevent access, liability waivers, and penalties for trespassing.
27. Section 7.4, Objective 5, p 89 re property rights. The Managing Agent responsibilities in providing visitor management oversight should include documentation of trespass issues that they have observed. Information should also be obtained from the HROA as well as the owners.
28. Section 7.4, Monitor and Assess. Missing from the objectives is an assessment of issues that arise with program rules, such as fires, trespass, speeding, etc. Data would be obtained from the Managing Agent and HROA. Recommend expanding Objective 6 to include assessment of compliance with program rules.
29. Section 7.5 HRCAP Advisory Committee. The composition and responsibilities of this committee requires a research entity such as UCSB.
30. Section 8.1, Capital Costs. Why is the 'California Coastal Trail' included as a potential cost? The trail already exists on the beach itself. Is this trail in the 1680 legislation or a methodology to create new trail funding? The cost is prohibitive, \$4.9 – 11.5 million versus virtually zero cost for the existing beach trail. A second HR trail that will decimate sensitive lands, detrimentally affect cattle operations, costs in the multi-millions, and significantly diminish privacy for HR owners is not needed. Further, the proposed orange 'candlestick' trail barrier (Appendix B) is visually obtrusive to the view of the ocean. It is likely that these candlesticks would soon be destroyed as the cattle are moved from pasture to pasture via the road. People, including low-ride public walk-ins, horses, and bikes all currently traverse the ranch on the existing beach trail. This existing beach trail is the lowest cost, most feasible, and least environmentally damaging CCT (trail) option.
31. CCT Segment, p 116 (and throughout for constraints associated with independent access). The bluffs and soils on the ranch are notoriously unstable. Every winter, and sometimes in the spring, trees fall, bluffs erode, and hillsides slump onto the road creating unsafe driving conditions. Last year, a tree fell on a car seriously injuring the driver. This and the responsibility for road maintenance, including liability and costs, should be addressed in the plan.
32. Throughout the document, there are serious constraints noted. The document addresses in detail the different access wish lists but gives minimal attention to the constraints. In this attempt to address all desires it gives the impression that every access method and management mode is feasible. Overpromising and under delivering usually results in unhappy

customers and/or program failure. Recommend strongly that the constraints are more fully discussed in the individual subsections. Additionally, explain in the intro to the section that some forms of access may prove to be unattainable due to the constraints.

33. The land that created the minimally utilized Gaviota State Beach was carved out of Hollister Ranch. In effect, this plan is a legislatively enacted method to increase the State Beach. It's a lot of time, energy, and money for access that may, as the GCC director noted, initially be large due to curiosity then taper well off. Essentially, due to the remote location, the windy conditions, the safety issues, and the difficult road, the hundreds of millions spent will primarily benefit those few who want to hike a beach trail on a wild coast. How much should it cost?
34. Independent access is noted for car, bike, and foot traffic options in several sections. However, this appears in direct conflict 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."** The independent access sections of the plan address only those few stakeholders who desire totally independent access. The current rugged, natural condition of the beaches is due to the protection afforded these lands over the last 50 years of HROA stewardship, prior 200 years of cattle ranching, and historically, the Chumash communities. It is good that the program recognizes these efforts, and will ensure a continued responsibility to protect these sensitive coastal resources. Recommend an additional section to address how this will occur.

Thank you for the opportunity to provide these HRCAP review comments.

Nancy Aitkenhead

Sent from [Mail](#) for Windows

Nuestra senora Del Refugio

violet_love <ranchopalominosb@gmail.com>

Sat 11/13/2021 1:31 AM

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

A confirmed land patent is in trust to the title holders of the Ortega family heirs who are Chumash lineal descendants of these ranch lands. The fraud that Hollister has committed by false claim of ownership, is going to be addressed here. The title to the land is backed by treaty and you do not have right to the land. Non Indian people can not hold title on these trust lands by supreme law.

These are sacred burial of Chumash ancestry this is a private rancho. This is documented to the Ortega family forever.

Please tell us who exactly is the owner? The hollister ranch association is not above the law. The Ortega heirs are asserting their right as patent holders to the entire family dynasty. The empire of the California royal family will not be erased. These are documented facts and it is false that these lands can belong to the public. They are patent by the Chumash royal family of California.

Thank you,

Mercedes de Ortega

Wife of lineal heir to the rancho Nuestra Senora Del Refugio federal trust patents are given to royal family's for military service to the crown, and the United States. These are the children of the iconic heroes of this land. El Capitan and his family have been documented here from before anyone from far away was here.

Public Comment on HRCAP

PETER GREENWALD <petergreenwald@mac.com>

Sat 11/13/2021 12:55 AM

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

To: California Coastal Commission

I am writing to express my concerns that the HRCAP, as currently drafted, could undermine the pristine, well-protected nature of the ranch, and degrade its singular environmental value to the general public as well as surfers, educators, researchers and property owners. I own an interest in a ranch parcel and my primary interest is to preserve this land, while providing reasonable, ecologically-protective levels of public access. I urge the Commission to modify the proposed HRCAP to more narrowly tailor its measures to address significant issues, and collaboratively build on current programs.

The following are my key concerns:

- *Strategies appear broader than justified given current access and programs.* Various interest groups currently have access to the ranch. For example, one interest group – surfers who are willing to put in the effort to avoid crowds – have accessed Hollister Ranch waves for decades using boats and other means. For them, the HRCAP does not provide new access; rather, it merely provides *easier* access (and carries potential to destroy the reason they come in the first place by increasing crowds). Other interest groups, including wildlife enthusiasts, scientists, educators, and persons with disabilities, have accessed Hollister Ranch for years through docent-led managed access programs offered by the ranch.

If you conclude that the current managed access programs are insufficient, I urge you to seek to negotiate improvements to those programs with the ranch in lieu of mandating the impactful strategies described in the HRCAP (e.g. new parking lots, road and safety signage for unescorted guests, staging areas, large volume shuttles, etc.)

- *Who will make key decisions and what will they be based on?* The HRCAP proposes that fundamental decisions, such as limits on visitor entry and need for new infrastructure, will be made in the future by a new entity called the “Managing Entity.” This sounds like an effort to kick a can of tough decisions and analyses down the road. It raises myriad questions, such as whether the Entity will have financial conflicts if it receives funds both to design and to run access programs, whether the adequacy and timing of environmental impact analysis will be sufficient, etc.
- *Up to 100 to 500 people a day?* The HRCAP does not provide much specificity about what will happen in the future, but this is one issue where it does. The numbers should be alarming to anyone concerned about preserving the natural state of the ranch.

At a recent workshop, a speaker indicated that such numbers will not be excessive because visitors will spread out over the miles of ranch coastline and will not all be there at the same time of day. However, there are many reasons why visitors would congregate at specific times in specific interesting or desirable areas. For example, surfers will undoubtedly come on days and at times when the swell, tides and wind are favorable. They will go to spots where the waves are good. Depending on the day, miles of coastline at the ranch can have waves that are subpar, while a select few spots are good. In addition, some of the best ranch surf spots are relatively small. For

example, compare the tiny “carrying capacity” of Little Drakes or Rights and Lefts to massive breaks like Rincon or Malibu.

Moreover, the 100 – 500 visitor numbers could well be viewed by the Managing Entity as goals it should aspire to achieve. Indeed, the draft plan states that the Entity will “work to increase public access to the extent practicable.” Those numbers thus have real potential to become reality and to destroy the singular value of this place for many users.

For these reasons, I urge the Commission to modify the proposed HRCAP to narrowly tailor its proposed actions to address significant issues, and do so through a collaborative approach that builds on current access programs.

Thank you for considering my views.

Peter Greenwald

Comments Related to the Proposed Hollister Ranch Development Plan.

Darryll Getzlaff <darryllg32@yahoo.com>

Sat 11/13/2021 12:50 AM

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

Thank you for the opportunity to express my opinions (and concerns) relating to the draft Hollister Ranch Development Plan.

I first fell in love with the beaches on the Hollister Ranch in 1965 when our Boy Scout leader received permission from the Bixby and Hollister families to access their properties, as we did a "beach hike" from Jalama south to Gaviota. Since then, I've enjoyed the pristine beauty of the Hollister Ranch while hiking and surfing, for the past 55 years.

In the 70's, 80's and 90's, I accessed the beaches by boating-in from the pier at Gaviota State Beach, or by walking in from the North and South ends. For the past 20 years, I've been fortunate to enjoy these special beaches with my children as Surf Guests of HR property owners.

Now residing in San Diego, my read of the proposed plan and projected maps leads me to believe that the plan will ultimately lead to turning the special natural recreation areas adjacent to HR into the maze of trash-filled parking lots and eroded trails we see locally in the communities of Pacific Beach and Mission Beach My genuine desire is that the private property owners on the Hollister Ranch and the State can work closely together to design / define a different plan to enhance access for education, research, and enjoyment of this beautiful coastal creation, without encouraging the congestion, modernization, environmental ruin, and costs that I fear the proposed plan will create.

Thank You - Please don't hesitate to contact me if you would like clarification or additional information.

Darryll.

Darryll Getzlaff
32°55'N / 117°5'W
858.750.9793 (mobile)
darryllg32@yahoo.com

RE: HRCAP Public Hearing

lawmft <lawmft@aol.com>

Sat 11/13/2021 12:40 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>; Hollister Ranch <hroa@hollisterranch.org>

Dear Commissioners and Interested Parties,

For many years I served as Director of Clinical Training and Professor in the M.A. Counseling Psychology Program at Pacifica Graduate Institute located in Carpinteria, CA. My research and the courses I taught focused on primitive culture; ideology, spiritual beliefs, habits and mythology, in other words systemic wisdom, handed down to each generation. Traditional cultures established daily habits and patterns of life based upon experiences in their natural world. In this way, an interdependence was established between "the place" and the "human community" living there. Connection and balance were maintained because each generation assimilated the knowledge, customs and beliefs.

The principles of "culture and place" still apply in the modern world. The HRCAP is out of balance because well meaning individuals, and special interest groups controlled by "progressive" intelligence and human decision would like to impinge on the patterns of the natural world at Hollister Ranch. Simply put, naive humans are demanding more than the eco-system can provide. All human communities are bound by and limited to the natural environment, flora, and fauna which equate to an ecology of "place."

Thank you,
Lou Ann Wallner

Comments and my perspective

Jason Argent <jasonargent@gmail.com>

Sat 11/13/2021 12:36 AM

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

Hello. Thank you for reading my perspective on Hollister Ranch access.

First, I don't have a dog in the fight, at least not directly. But I've been to just about every public beach up and down the coast and they are, at least in some ways, greatly affected by public access. Trash, restrooms, illegal camping, etc.

I am a huge proponent of public beach access, but I strongly believe that we should maintain and protect some areas - Hollister Ranch included - for the sake of what's left of what little pristine coastal land we have remaining in California, as well as ecological considerations.

Let's remember the coast is still public. But please, please keep the private land private. These landowners have been dedicated, if not obsessed, with maintaining the pristine nature of the land. Unfettered public access would only be a negative in that respect. Let's please keep it that way.

Thank you
Jason

Jason Argent
415-265-9413

Keep Hollister closed to the public

Danielle Bushar <daniellebushar@gmail.com>

Sat 11/13/2021 12:36 AM

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

Please accept this email as my vote against opening Hollister ranch beaches to the public,

Kindly,

Danielle bushar

Draft HRCAP Review Comments

Nancylee <naitkenhead@me.com>

Sat 11/13/2021 12:28 AM

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

Comments on the Dra. Hollister Ranch Access Plan

1. Executive Summary, para 3, states: "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 sentence incorrectly states that the HROA must participate, it should state that individual HR owners are required to participate. Further, the sentence implies that these owners did not participate as the law required. The 'program participation' required by the law is the payment of an 'in-lieu public access fee' in order to obtain a coastal development permit. Rewrite the sentence to objectively state the individual owner requirement of the in-lieu fee as is done in section 1.1, para 1.
2. Section 3.1, bullet 3 states: "The challenge for the HRCAP is to determine what types and amounts of increased visitation to the Hollister Ranch coastline will be reasonable, feasible, safe, and protective of natural and cultural resources." Yet, in multiple instances within the document the numbers of 100/500 persons/day are mentioned. How were these numbers identified?
3. Section 3.1, bullet 6 mentions the existing HR access programs. This is missing from the executive summary and should be added there.
4. Section 3.1, Concerns, Resource Management states "Sensitive biological resources need to be protected from use impacts". This is a partial statement of the issue. The concern stated at one meeting went into more detail citing the need for full environmental studies prior to implementation of the plan and follow-up studies after implementation to identify impacts, if any.
5. Section 3.1, Program Suggestions, last bullet: "Although not a direct charge of this program, HRCAP should support future California Coastal Trail (CCT) development through Hollister Ranch as complementary to current goals". This is a huge expansion of the 1680 charter. The CCT should be sited on the existing beach trail that is currently used by people (including low-ride public walk-ins), bikes and horses. This document is silent on the existing trail capability and strongly promotes planning for a second trail. A second trail is a waste of money, has safety issues and is damaging to the environment. It is not needed.
6. Section 4.2, p 30, last sentence: "The current at-grade railroad crossings are considered private crossings and **may not** meet the safety requirements of a public at-grade crossing." Agree, these crossings **will** require significant, costly safety upgrades as noted in section 7.4 of this plan. Update this sentence to eliminate the ambiguity. <https://www.cpuc.ca.gov/regulatory-services/safety/>
7. Section 4.2, Private Property and Liability. Liability issues are not limited to HRCAP visitor injury. There is potential liability for HRCAP visitor-caused injury to HR entities including but not limited to HR owners, the Coastal Co-op, and the environment. Recommend expanding this section to include this additional aspect as well as how the liability issues are addressed.
8. Section 4.5, Cultural and Tribal Resources: "Cultural and tribal resource site records and locational data are considered confidential and public access to such information is restricted by both Federal and California state law. The SAT and HRCAP planning team are working with qualified cultural resource professionals, consultants, and the Chumash on obtaining permanent information to assist in the protection of such resources to guide planning for the access program." Consider instead entrusting this data to the Chumash along with periodic reporting of impact assessment and recommended remediation actions.
9. Section 4.6, p 45 notes a 'narrow bridge'. Recommend rewording this to 'single-lane bridge'.
10. Section 4.8: "Cabanas at these locations appear to lack requisite Coastal Act authorization and are being addressed by Coastal Commission and County staff through a separate process." Recommend stating what meaning this has to the plan or deleting if this dispute over 40+ year old missing/lost records has no import to the access plan.
11. Section 4.9, Emergency Response. Recommend adding that emergency medical evacuation is typically via air ambulance (helicopter).
12. Section 4.10 Sea Level Rise. This section limits discussion to infrastructure. The CCC has conducted analyses of sea level rise in various timeframes. The anticipated effect of SLR on HR beaches should be added to this section as it can affect cost/benefit decisions in areas other than infrastructure. For example, a study may show that within a specified timeframe, a beach may no longer exist. In that case, resources could be allocated to a different beach.
13. Section 5.2 Inclusive Access. The term 'unappealing' is not a physical constraint. Recommend deletion of the term.
14. Section 5.2 Respect Private Property. "do not **stray** inland to private portions of the Ranch". Remove the euphemism 'stray' and reword to use the correct term, '**trespass**'.

15. Section 5.2, p 68 refers to future 'blue top hiking'. The plan correctly documents the instability of the bluffs and this would add concerns regarding increased erosion and maintenance. The short trail between the two State parks is evidence of the inability of the SB Trails community to keep trails in good safe condition. Any HR coastal trail should not cause additional environmental issues and be limited to the beach.
16. Section 5.4. This section mentions multi-use trails to accommodate horses and bikes on trails. Trails should only be on the beach to limit environmental degradation. Horses and pedal beach bikes are currently demonstrating they are capable of traversing the HR beaches. It is anticipated that specialized 'beach' wheelchairs could as well.
17. From Section 3.1 p20, there is 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." From Section 5.4, p 73, "By the time a trail is constructed, the program should have management controls in place **to account for independent access**. Therefore, independent trail-based access may be able to begin as soon as the trail is constructed." These two statements appear to be diametrically opposed. This section does not conform to what most stakeholders desire. Recommended action is found in following comment.
18. Section 5.4, p73 cites the independent access for hikers but neglects to give the same constraint found in the previous section on drive-in independent access: "Visitors being able to drive in with their own car on their own schedule.... **However, this option would require the highest level of visitor management oversight.**" Rework these two sections to acknowledge that active management oversight of visitors is required and is more than just a sign-in sheet.
19. Section 5.5. "To serve more people, the program could potentially include opportunities to rent bikes or e-bikes." Renting bikes, especially e-bikes, to persons who rarely bike is a recipe for disaster. The roads are just too dangerous. Recommend deleting any plan to rent bikes, limit bike riding to the beach, and do not allow e-bike access.
20. Section 7.1, Preparation Phase. This section states: "Key activities during this phase include initiation of an acquisition program for the necessary property rights; assessment of tribal and cultural resources at the beach access points and along the Ranch coastline; determination of the Managing Entity; and implementation of initial infrastructure improvements...." The photos in this draft plan demonstrate that current utilization, other than wildlife, on all beaches is minimal compared to the 100/500 per day cited in this draft plan. Although CEQA is mentioned in later sections in reference to infrastructure development, the need for environmental baseline studies prior to incurring this immense intensification in beach utilization is not found here. The Adaptive Management Approach as well as Objective 4 of Monitor and Assess (p89) requires these baseline studies in order to assess impacts. Address required independent baseline environmental studies in this section.
21. Section 7.1, Pilot Phase. "The Pilot Phase will have a maximum daily capacity of 100 people per day." In the later phase, the number is 500 people per day. How were these numbers determined? As mentioned in the above comment it is a huge usage intensification of the beach. Recommend that a formal, independent scientific assessment be conducted prior to the Pilot Phase to determine current use and identify a carrying capacity that will preclude environmental degradation and protect the endangered wildlife.
22. Section 7.3 Staging Area. It does not make sense to remove grazing pasture from the cattle operation and incur additional expense when the State owns land immediately adjacent to HR. The effect on the cattle operation needs to be included in this section.
23. Section 7.4, Public Safety. The plan states: "Utilize natural vegetation, topography, signage, or fencing to separate visitors from cattle." As referenced in other sections, use of the road is integral to the cattle operations. It is not feasible to fence along the road. However, visitors are on the beach, no additional fencing is necessary.
24. Section 7.4, Public Safety, "Institute a "check-in, check-out" policy for individuals visiting through independent access components such as walking, bicycling, or driving." This does not appear to address the request for **'some type of managed access, in contrast with minimally regulated access'**. Nor does it conform with the plan statement re independent access: **"However, this option would require the highest level of visitor management oversight."**
25. Section 7.4, Public Safety, "Prohibit building, maintaining, or using an open fire, campfire rings, or stove fires." Prohibit smoking and driving off road as well.
26. Section 7.4, Private Property Rights, states: "Discourage public access to private driveways and roads other than Rancho Real Road and beach access roads by installing directional signage." This is the bare minimum that could be done. Recommend further research to identify other actions such as signed acknowledgment of rules, educational pamphlets, installing gates to prevent access, liability waivers, and penalties for trespassing.
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Thank you for the opportunity to provide these HRCAP review comments.

Nancy Aitkenhead

Sent from [Mail](#) for Windows

HOLLISTER RANCH

Tina Borden <tina_borden@mac.com>

Sat 11/13/2021 12:26 AM

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

Is it true that trying to create easier access to Hollister Ranch beaches is going to cost our state no less than \$10,000,000 dollars? I think it would make much more sense to allocate those dollars to our existing public beach parks (like Gaviota State Park) that are in desperate need of attention.

Kristina

Sent from my iPhone

Public access to Hollister Ranch

Matt Hart/USA <Matt.Hart@cushwake.com>

Sat 11/13/2021 12:18 AM

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

To whom it may concern,

I was alarmed when I read that it will cost ~\$10M, or anything close to that, to provide public access to Hollister Ranch (HR). Although I'd love to have access to that surf, we need to direct that \$10M towards up-keeping the abundant parks the state of CA has, first! I've been saddened to see the lack of upkeep of state parks over the last 5 years, and particularly during Covid. CA has so many wonderful, world class parks already, we should focus on maintaining the existing parks before we try to take land from CA taxpayers who have band together to preserve a piece of CA at Hollister Ranch. They're not trying to build condos, hotels, or anything really. They just want to persevere the land and way of life at HR. I'm not part of that special community at HR, but I do respect it and think others should, too.

Regards,
Matt

Sent from my iPhone

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HRCAP, AB1680

Ashley Hollister <ahollister22@gmail.com>

Fri 11/12/2021 10:48 PM

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

Steve Padilla, Chair

California Coastal Commission 455 Market Street, Ste. 300 San Francisco CA 94105

Email: Hollister@coastal.ca.gov

November 12, 2021

Re: Draft Hollister Ranch Coastal Access Program (HRCAP) Coastal Commission October 14 Virtual Workshop

Dear Chairman Padilla & Commissioners,

The Hollister Ranch is a natural and cultural resource which I have long felt must be respected and preserved. To sacrifice components of the California Coastal Act, such as the protection of agriculture and our natural resources, for the sake of providing prompt and easy public access to the beach does not make sense both financially and environmentally.

Even so, throughout this process I have remained open to discussion on feasible options for access plans which balance principles of inclusion and preservation. It is my view that the approach to access must come from a place that is informed, evidence-based, transparent and coordinated in order to balance this right to access with an understanding and respect for our fleeting and fragile ecosystems. In my profession developing public policies and programs, I ascribe to a code of ethics which values impartiality, inclusion and diversity, and avoidance of harm. Above all, my function is to remain objective and participatory, and to ensure a respect for human rights and environmental sustainability in the design, process, and recommendations put forth in any program plan or evaluation.

In this vein, I respectfully reject the plan put forward, as it does not appear to be a workable solution which is grounded in the stakeholder input observed in public workshops nor does it appear financially viable or environmentally responsible. As an example, conducting sentiment analysis of the public opinion through 31 posted comments on web articles, I can see that 87% have negative sentiment towards the current proposed plan, 10% were neutral/inconclusive and 3% had positive sentiment or support. This is the type of analysis and information I would have liked to see in justifying the current plan, based on the goal of being a participatory and transparent process bestowed on the California Coastal Commission. Below are some common quotes I have come across, which appear to capture what most of the public actually want in a Hollister Ranch Coastal Access Plan:

"The beach is public and always has been, if you put in the effort. Over and over I have seen what easy public access does to a place. IT RUINS IT!"

"This is a BAD idea. Turning this into a State Park will ruin the coastal areas. Whether it's 100 or 500 allowed in, there are not enough park rangers to ensure that this coastal gem stays pristine."

"There is also no constitutional violation in having public beaches (they are all public) that are only accessible via the water or via the beach at lower tides. The state could use their constitutional powers via eminent domain as indicated in the access plan, but that would be a horrendous waste of resources that would be much

better spent elsewhere facilitating equitable access to CA coast, like improving existing facilities/access points, making them more accessible, even fixing the boat hoist at Gaviota State Park that historically provided easy access to the entire stretch of Hollister coast and far beyond."

"HR is far from "truly wild." Let's face it, it's got cattle and people do live and visit there. But it's a lot closer to what nature intended than our other beaches. Nature needs a place to be wild and left alone. Even the peaceful presence of quiet people are enough to disturb numerous wild species natural activities, including breeding."

"The right for citizens to be able to access all of California's coast was a noble idea with good intentions, but it has outlived its usefulness and is a policy that desperately needs to be reassessed in the face of ever increasing encroachment into wild habitat. It no longer seems "progressive," and rather comes across as downright un-environmental."

"This has turned into a class argument when it should really be about preservation"

In short, I think more steps are required to find a solution-oriented path to access, as such rushed and seemingly combative and large-scale decisions will have long-term detrimental impacts to cultural and environmental resources. A thorough environmental review should be a prerequisite to a plan, not an after-thought once irreversible damage is observed. In addition, a clear presentation of the public's actual opinion on the matter is needed in order to come to a plan which proves to be more collaborative and informed and acknowledges and expands on the docent-led, boatable and walkable access opportunities already in existence.

Sincerely,

Ashley Hollister



Hollister Ranch

Request for Refined Plan for Public Access

November 5, 2021

Coastal Commission Members,

I am in a position to offer a unique opinion on the proposed access to the Hollister Ranch. I lived at the Ranch as a child and now serve on the HR Design Committee as the professional landscape architect for the homeowners' association. Also, I lived through the sale of the Ranch from the Hollister family to the developer, when we had no idea how bad things could get.

Thank all who fought against those terrible ideas!

The constant vigilance of the Ranch owners who value conservation, the openness to share educational and spiritual experience, and my own efforts to keep the land as natural as possible, lead me to believe we can come up with a plan, but it will take much better planning than what is proposed.

I am totally opposed to the current options as proposed for many reasons:

- Tidal conditions not considered thoroughly.
- Open access not an option with cattle, road or weather conditions.
- Facilities not in place for human and other waste.
- The 101 HWY turns inland at Gaviota because of unsafe geography.
- Funding is missing for road improvement and additional security.
- A coastal trail vision is not only unfeasible, but impossible with Vandenberg, our nation's security at stake.
- The safety of all visitors and owners, many of whom we had to rescue at high tide in the 1960's!
- And many more...

I would recommend a program that is first come, first serve, (just like our State Parks), where a number of people can reserve a van trip into the Ranch beaches during the safe times for beach access. That number will have to vary due to logistical considerations, based on the road conditions and weather, but it works for the parks.

Thank you for considering my opinion,
Kathryn Dole

Telephone (805) 965-1866
Facsimile (805) 965-8183

License Number 4114

512 Brinkerhoff Avenue
Santa Barbara, CA 93101

Oppose public access to Hollister Ranch Beaches

Hannah Armer <hannahsgarmer@gmail.com>

Fri 11/12/2021 9:41 PM

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

I'm reaching out to voice my opposition for opening up Hollister Ranch for public access to the beaches. The marine-land interface is a delicate system, and the pristine ecological system will be destroyed in a short time if public access is approved. Please protect our coastal marine life from public access!

Best,
Hannah A

no on public access

jefftimpson@cox.net <jefftimpson@cox.net>

Fri 11/12/2021 9:29 PM

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

Please do not allow public access to the Hollister Ranch. It would create increased infrastructure demands which will lesson the ranch experience. If someone wants to go, they can boat, or paddle in.

Respec. ully submi ed,
Jeff Timpson
Encinitas, California.

Public access to Hollister Ranch

John Vallee <reef_magnet@yahoo.com>

Fri 11/12/2021 8:54 PM

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

Dear Committee Members

To briefly restate what I have mentioned to you in prior messages, I think that public access to Hollister should proceed slowly and cautiously. The animal, plant, and marine communities here are relatively pristine and vulnerable to human impact. Those allowed access should be, above all, educated about this unique stretch of Southern California coastline and limited initially to a small number.

Myriad species thrive at Hollister Ranch. This issue is about much more than *Homo sapiens*. The more people using the area, the greater the environmental damage that will be done.

Let's start low and go slowly in order to regularly re-assess the impact of public access.

Sincerely,

John H Vallee MD

Protect Hollister Ranch

Ben Shelby <benjamintshelby@gmail.com>

Fri 11/12/2021 8:32 PM

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

Hello,

As a former Santa Barbara Resident, UCSB Aquatic Biology Alumnus, and avid environmental activist, I urge you not to allow for the opening of the Hollister ranch coastal area. The area has been so well preserved for the past few decades, and the widespread environmental benefit of keeping areas like this protected, is so much more than most know.

California's environment has gone through such devastating events in recent years, its even more important for areas like Hollister Ranch to remain protected now more than ever. These areas act as a haven for endangered and threatened species to heal and spread outwards in to the surrounding - unprotected areas, and create a benefit to far more than just its own area.

I understand the desire for many to gain access to these pristine areas, but the only reason they are pristine, is the fact that many do not have access. Please help keep Hollister Ranch's coastal area pristine, the same way it has had success for so long.

I urge you to protect the Hollister ranch coastal area from public access and development.

Best,
Ben Shelby

Opposition to Hollister Ranch Coastal Access Program (HRCAP)

Hunter Turpin <hunter.turpin@gmail.com>

Fri 11/12/2021 8:19 PM

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

Cc: Hollister Ranch <hroa@hollisterranch.org>

Dear California Coastal Commission, Commissioners and Interested Parties,

Thank you for the opportunity to comment on the DRAFT Hollister Ranch Coastal Access Program (HRCAP). As lifelong residents of the Central Coast and members of the HROA for over 40 years, our family would like to express our vehement opposition to the proposed Hollister Ranch Coastal Access Program and Public Access Plan.

The Hollister Ranch is a truly unique and special place and represents one of the most biologically rich and diverse ecosystems still intact in our great state of California. The Hollister Ranch is home to an abundance of wildlife, including numerous endangered or threatened species, in addition to a plethora of cultural resources, including many sites of supreme spiritual and cultural significance to the Chumash. This land is fragile – expanded public access as proposed in the draft HRCAP would severely impact and endanger the sensitive coastal resources which blanket the Hollister Ranch and its coastline.

Furthermore, the draft HRCAP is fiscally irresponsible and represents a misuse of public funds and resources. It places a significant financial burden on the state at a time when we, as Californians, are faced with a suite of challenges ranging from homelessness to public education, severe drought and climate change to housing shortages, and aging infrastructure. It is irresponsible and misguided for the state to be focusing so much time and money on expanding public access to such a remote stretch of pristine and highly sensitive coastline, especially against the backdrop of these other challenges we face. Furthermore, there are multiple other state and county-run beach access parks near the Hollister Ranch (El Capitan, Gaviota State Beach, Jalama), all of which have funding and maintenance issues.

There are numerous safety and logistics concerns with the proposals in the HRCAP: the area's remoteness and inaccessibility; the lack of infrastructure or cell service; extremely high fire danger; and all ingress/egress access being dependent on ONE narrow two-lane road - none of which are adequately addressed in the proposed HRCAP. Any expansion of this road or construction of additional infrastructure as proposed in the HRCAP (parking, paving, facilities, etc.) is not feasible, financially prudent, or environmentally sound and would negatively impact sensitive cultural, biological and ecological resources.

The Hollister Ranch currently oversees a robust managed access program for educational and scientific purposes. An expansion of this managed access program would be a great solution. It could incorporate environmental justice principles and prioritize access for historically underrepresented, marginalized, or economically disadvantaged communities in greater Santa Barbara County. Any new managed access should entail group visits by shuttle and always be led by a trained docent or guide – those knowledgeable about Chumash history and culture. Lastly, expanded managed access must be approved, implemented, and overseen by the HROA and the Hollister Ranch community.

In summary, this plan is unacceptable, and we strongly oppose its implementation. The HRCAP imposes on the private property rights of Hollister Ranch owners - individuals and families who have been exemplary stewards of this land for half a century or more. What's more, the HRCAP identifies many of the issues and problems we have raised above; however, it proposes no feasible solutions nor reasonable budget, timeline, or plan. We fear that the HRCAP will irreparably damage this treasured coastline, its cultural heritage, and its fragile ecosystem.

We appreciate your consideration of our comments and thank you for your time.

Sincerely,

The Turpin and Allebrand Families
Hollister Ranch, Parcel 124
Gaviota, CA

Opposed to proposed HRCAP

Kit Boise-Cossart <kit@fastmail.us>

Fri 11/12/2021 8:09 PM

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

Opposed to proposed HRCAP

Dear Commissioners,

Be brave, be leaders, protect and preserve the coast.

As many writers have testified to you there **IS** access to our State tidelands along the Gaviota Coast from Goleta to Guadalupe, including the Hollister Ranch.

This pristine wild coast should be preserved for both present and future generations. Our kids, grandkids, and beyond.

The HRCAP plan does not satisfy our California Coastal Act goals.

Instead, work with the owners of Hollister Ranch to enhance their decades long, ongoing, successful access program. Their program has not cost the State a dime. Think about it.

Thank you,

Kit Boise-Cossart

Disapproval of of the HRCAP

Brian Flornes <Brian.Flornes@vintagesenior.com>

Fri 11/12/2021 7:52 PM

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

To the Commissioners of the California Coastal Commission,

I have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM it's attempt to convert the last remaining natural habitat environment of the Southern California coastline into development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Access currently exists and always has existed. To say otherwise is false statement. It takes effort and those that make the effort get the rewards of not having excessive crowds gaining access via buses.

Please stop this ridiculous endeavor, wasting tax payor dollars, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Brian Flornes
Laguna Beach, Ca
brian.flornes@vintagesenior.com

(No subject)

ROBB DERRINGER <r8pistol@aol.com>

Fri 11/12/2021 7:48 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

HERE IS MY VERBOSE RESPONSE THAT IS VERY UNLIKELY TO BE READ :

NOVEMBER 10, 2021

Dear California Coastal Commission,

I have reviewed the Draft HRCAP and **OPPOSE** the entire proposed HRCAP PROGRAM.

Although the plan may sound good and likely was well intentioned, the longterm negative consequences far outweigh any short term gain.

Common sense demands a more complete and thorough analysis of the current proposal. Appropriate adjustments need to be made in order to insure the safety of potential visitors, limit numbers, as well to honor and preserve the Hollister Ranch environs. We deserve to be informed of the realistic environmental impact and the significant economic costs associated with any proposal **prior** to any decision. A proper analysis of the very real and substantial legal liability issues need to be assessed. There are too many very obvious, predictable and irreversible negative consequences associated in the overreaching nature of the current proposed HRCAP proposal.

I have always felt the very premise on which this **Access issue** has been based is **flawed**.

To imply that this stretch of coastline has **No Public access** is simply **not** true.

Access is **NOT** the issue, and has never been the issue.

Access has always been and still is available for all those willing to prioritize the time and effort required to access this coastline.

Easy access is not a right.

For last 45 years I have prioritized my time and efforts to access to this unique stretch of coastline. I never considered that my access was out of my reach. I find it amusing, almost laughable, to be told there is *no* access to this coastline yet I have been successfully accessing it for over 40 years. My numerous and rewarding trips along the Ranch coast began as a teenager back in the 70s. Many, like myself, continue to put in the time and effort required to access this coastline. It still remains accessible by walking, boating or

paddling. It is the mandatory extra efforts required that have preserved the coastline leaving it pristine and desirable. The magic and priceless rewards have remained the same.

The proposed plan to BUS **up to 500** people a day into this unique and fragile stretch of coastal property is naive and foolish !!

Just the legal liability inherent in such a plan is downright scary and has never been properly illuminated. Most of that stretch of coastline is lined by steep and constantly collapsing cliffs. There are a very **limited** number of **safe beach zones**. These *safe zones* are variable and dependent on tide and swell. There are many times the zones are unsafe and / or **nonexistent**. The High tides and large wintertime swells can eliminate most *safe zones*. It is ludicrous to consider granting access for up to 500 people a day to such a tenuous and potentially dangerous stretch of coastline.

The legal liability issues alone should eliminate the current proposal.

We deserve to know the REAL COSTS and impacts associated with such a dramatic plans.

The obvious goes ignored. The large winter storm in February of 2014 damaged and shut down the boat launch located at Gaviota State Park. Rehabilitation to this vital infrastructure has never been remedied due to California State budgetary constraints and misguided priorities. The Gaviota State Park and its once functional pier with the active boat hoist was the main *Public access* point to this stretch of Point Conception coastline.

We have witnessed the many successive years of neglect and failure rehabilitate the access point for the Public. Despite this added inconveniences caused by the 2014 storm damage, motivated people adapted alternative means of access. This added obstacle has not stopped or detoured those people willing to adapt to the new challenges required to access this coastline.

Public Access to the Hollister and Bixby Ranch coastline remains to this day

There are many rural and remote stretches of pristine and beautiful California coastline as well as numerous backcountry locations spots that are only accessible to those who respect and dedicate the time and energy required to gain that access.

It is the extra effort and remoteness that keeps them so special and pristine.

This stretch of coastline is also home to the **WESTERN GATE** and is **sacred** to Chumash Indian tribe. I look forward to hearing thier insight and input from the Chumash **prior** to any decision making process.

It is common sense to dedicate our California States limited and stretched capital to properly maintain our current State resources including the Gaviota, Refugio and El Capitan State Parks.

Let these special and remote places remain special.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Access is **NOT** an issue and **easy access** is **NOT** a sound argument.

Like in life, life requires effort and effort is rewarded !

EDWARD ABBEY:

"Yes sir, yes madam, I entreat you, get out of those motorized wheelchairs, get off your foam rubber backsides, stand up straight like men! Like women! Like human beings! And walk—walk—"

WALK upon our sweet and blessed land!"

"Why are we generally so anxious to accommodate...the indolent millions born on wheels and suckled on gasoline, who expect and demand paved highways to lead them in comfort, ease and safety into every nook and corner"

YES TO COMMON SENSE AND **NO** TO THE HRCAP PROPOSAL .

sincerely,

Robb Derringer
Los Angeles CA

Disapproval of Hollister Ranch Access Plan

Andrew Lee <lee210a@gmail.com>

Fri 11/12/2021 7:19 PM

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

Hi,

In the aftermath of the Alisal Fire I would like to voice my strong disapproval for the Draft Hollister Ranch Access Plan. The Gaviota Coast creates strong sundowner winds often throughout the year. These events vary in duration but all create an explosive environment for wildfire. Bringing more people into this environment, on narrow, steep windy roads is dangerous. During the Alisal fire there were numerous accidents during the initial evacuation phase of the fire and prior to closing HWY 101. If this could happen on a large, wide freeway there is potential for much worse to occur on ranch roads.

The Draft Plan asks for 500 people a day to be on these tight roads, with limited escape routes should a wildfire occur. This is not acceptable in my opinion and puts residents, visitors and first responders at risk. In conjunction, the increased human activity in the area allows for more potential ignition sources that could create a wildfire. In my opinion this is not good land stewardship. The Draft Hollister Ranch Access Plan puts people and the environment at increased risk from wildfire and should not be allowed.

Thank you,,
Andrew Lee

OPPOSE - HRCAP PROGRAM

Daniela Peregretti <danielacperegretti@gmail.com>

Fri 11/12/2021 6:52 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Daniela Peregretti
San Francisco, California
[Danielacperegretti@gmail.com](mailto:danielacperegretti@gmail.com); (909)262-6615

Hollister Ranch Public Access Plan

James Aitkenhead <jimaitkenhead@icloud.com>

Fri 11/12/2021 6:48 PM

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

The Hollister Ranch is part of a large, approximately 40,000 acre, section of land that has been exceptionally well preserved. Visitors from the Wrigley Foundation said it is one of a handful of places on earth that has this much biodiversity and is preserved. What I think the California Coastal Commission (CCC) should do is partner with the Hollister Ranch, the Dangermon Preserve and the Surfing Cowboy ranch on preservation and restoration projects, and take some of the credit for the preservation. Preservation of the coast is half of the CCC charter. Public access should be guided groups of limited numbers of people. People who want to hike the coast could do so in escorted groups, and traverse the coast from Gaviota to Jalama.

Sent from my iPad

Against the state plan

Rebecca McLean <rmclean320@gmail.com>

Fri 11/12/2021 6:45 PM

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

To whom it may concern,

The proposed plan to open Hollister Ranch to 100 visitors then up to 500 for recreation is not only a safety hazard, but will also be detrimental to this fragile coast line. Currently, recreational areas already exist along the coast including Gaviota state park, Refugio, El Cap, etc. In these areas, the human footprint is obvious when compared to Hollister Ranch. Since when did conservation lose priority with the coastal commission?

While wildlife should be the priority in a world where humans continue to take and destroy, there are also many safety issues. There is one way into the ranch, the road that is funded by those that live there. How would an extra 500 people be evacuated when a wildfire starts, as does frequently last exhibited by the Alisal fire, in addition to all the current residents and livestock? Hollister ranch is one of the most eco-friendly cattle ranches where they are able to roam free. How will 500 extra people guarantee to be safe from altercations with the cattle which could put both the cattle and visitors at risk? How can all of these extra people not affect the cattle ranch in an adverse way?

There are so many problems and holes in this plan. It's sad that it's getting so much focus when the time and money could be devoted to something else that could actually make a difference for people that are suffering in our community.

This plan is a disaster and I respectfully hope it is revised drastically for the preservation of the nature and ecosystem of this coast line.

Thank you for considering.

Becca

Sent from my iPhone

Hollister Ranch

John Weaver <weave5@comcast.net>

Fri 11/12/2021 6:39 PM

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

To the Commissioners of the California Coastal Commission

As a native Californian and a lifelong surfer, I have concerns about the current plans for the last pristine piece of coastline south of Point Conception. This stretch of coast is unique in so many regards. We should be extremely cautious about how we proceed in opening up this area, since once these changes are made, they will be irrevocable. I urge restraint and study to maximize the value of this area for all generations to come.

Sincerely,
John Weaver

1010 Buchan Drive
Lafayette Ca 94549

Oppose - hrcap program

Austyn Gillette <austyn@formermerchandise.com>

Fri 11/12/2021 6:38 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Thanks,

Austyn Gillette

5925 Mesa Ave. Los Angeles, ca 90042

Opposition to Hollister Ranch Coastal Access Plan

Carter Ohlmann <carter@eri.ucsb.edu>

Fri 11/12/2021 5:48 PM

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

Cc: Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>

Dear California Coastal Commission,

I am writing to voice strong opposition to the proposed Hollister Ranch Coastal Access Plan.

Hopefully this letter will convince you that approving the proposed Hollister Ranch Coastal Access Plan (HRCAP) will significantly change the beaches along the Hollister Ranch by eliminating attributes that make public access so highly desired. And once this occurs, the State will have used tens of millions of taxpayer dollars to ultimately eliminate the environment that the public so desperately wants to experience.

The beaches along the Hollister Ranch are visited, on average, by roughly a handful of people each day. This lack of human intervention is key in allowing unique coastal ecosystems to exist. This wildness or wilderness is the allure that the public wishes to experience.

The HRCAP calls for up to 500 additional visitors per day. Five hundred! Assuming 25 people presently visit the beach along the Hollister Ranch each day on average (a conservative estimate; it is likely much less), this is a twenty-fold (TWENTY TIMES!) increase in human activity. As a coastal oceanographer employed by the University of California who has worked on regional beach ecosystem studies, I can assure you that the proposed increase in human activity will have a pronounced negative impact on the coastal ecosystems that make the beaches along this stretch of coastline unique, and what those in favor of public access want to experience. The HRCAP, if implemented, will lead to destruction of the environment it was designed to provide public access to.

The HRCAP does not consider any available science in determining the optimum number of visitors to the beaches along the Hollister Ranch so that public access can be maximized while still preserving characteristics that make public access so desirable. This is in direct opposition to the call for "rigorous use of science" in the Coastal Commission's Mission Statement (as given on their web site at [<http://coastal.ca.gov>])<http://coastal.ca.gov>).

Please oppose the HRCAP so as to preserve the beaches along the Hollister Ranch so they can ultimately be experienced by the public in the state that make them so desirable. If the number of additional beachgoers is increased twenty-fold as the HRCAP calls for, the wildness that makes the beaches along the Hollister Ranch so desirable will be forever lost. At the very least, the HRCAP should be opposed for failing to consider any science when determining the proposed daily access numbers.

Please ensure that future considerations for public access: 1) incorporate the best available science to quantify the maximum number of visitors that can be accommodated while preserving the beaches along the Hollister Ranch in their present state, the very state that the public wishes to experience, and 2) incorporate the best available science to indicate exactly how the beaches along Hollister Ranch, and the desirability of public access, will change given the proposed number of additional daily visitors. These minor requests are exactly aligned with the Commission's Mission Statement calling for "protecting and enhancing California's coast ... through ... rigorous use of science".

Sincerely,
Carter Ohlmann

--

Carter Ohlmann
Earth Research Institute
University of California
Santa Barbara, CA 93106

OPPOSE - HRCAP PROGRAM

monica galan <galan.monica6@gmail.com>

Fri 11/12/2021 5:22 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Monica Galan
Los Angeles, Ca
925-577-1436
galan.monica6@gmail.com

Opposing the CCC program for Public Access to Hollister Ranch

Leonadi Ward <leonadi@me.com>

Fri 11/12/2021 5:17 PM

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

November 9, 2021

Dear California Coastal Commission, and Concerned Parties

I have reviewed the Draft HRCAP and I OPPOSE the entire proposed HRCAP Program.

The Coastal Commission has lost its focus in the face of short term political goals.

I understand that public access is a 'right', but access is never the less not guaranteed (Pendleton, Vandenberg, Dangermond, etc). And never have buses and roads and parking lots and facilities ever been part of that "'right'. There is now and has always been PUBLIC ACCESS. No different than the Public Access guaranteed to our National Parks. The CCC needs to remind itself that there are massive swaths of our state where the only available public access requires effort, preparation, and a modicum of self-responsibility. And that access does not include trespass across private property.

The right to Public Access must be consistent with other rights and responsibilities, consistent with protection of the assets, private property rights, and public responsibility.

What is the CCC needs to ask, and to thoroughly vet, is What is the value of preservation? This question has not been asked, let alone answered. What is the cost when something that was once protected is degraded? What is the cost to us all when once pristine tide pools are denuded?

The CCC is not genuinely doing that math. Not honestly.

What will be the cost when an unsuspecting family is dropped off at low tide, only to be washed away hours later. Have YOU, the Coastal Commission done that math? Are you budgeting the personnel to police this? Are you weighing that liability? The clear answer is NO. There has been no thorough analysis of these costs.

I could go on and on. What is clear to anyone who cares to look between the sheets, California as a whole is not well served by this scheme. Nor can California afford the real economic costs.

Leonadi Ward

1994 Paquita Drive

Carpinteria, CA 93013

The 2021 Draft HRCAP-Errors and Omission

TDS APLC 2 <tdslaw@cox.net>

Fri 11/12/2021 5:14 PM

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

The 2021 Draft HRCAP-Errors and Omissions

To read the **2021 Draft HRCAP**, is to misapprehended the reality of what is not included in the plan and what the HRCAP Draft intentionally 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 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 far too much in 2021.

(3) The HRCAP Draft ignores the far more available, efficient and affordable "public access" that can be provided to the many 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 public and private 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 historical public access to the Hollister Ranch via adjacent California State Park facilities, including the *decades long*-nonfunctional Gaviota State Park Pier . The HRCAP Draft also ignores 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 such preservation of the natural resources and pristine status of the Point Conception lands. The State should admit that it should cease seeking to undo and develop 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.

Thank you for your consideration.

Tom Schaefer
Encinitas California

Public Access

John bridley <jnbridley@gmail.com>

Fri 11/12/2021 5:01 PM

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

Coastal Commissioners,

I am an owner at Hollister Ranch. I have owned property at the Ranch since the 1980's. I suspect any attempt I make to persuade you or any other decision makers to not open the Ranch to public access will only be perceived as self-serving. I am not opposed to limited, controlled and managed public access and believe a majority of owners support and continue to support this type of public access at Hollister Ranch. I am of the opinion that un-restricted public access/and or trails into the Ranch will only serve to spoil one of the remaining coastal properties that provides a special experience for all who visit and enjoy its beauty and special environment. Many' if not all of my friends and acquaintances who have visited the property share this same opinion or point of view. Remember, visitors enjoy the Ranch by boat, kayaks, walk-ins and as guests of owners by vehicles.

Too often special places, points of interest, private properties can and have been ruined, trashed and disrespected when simply opening the access to the general public. Please don't think that a simple yes vote to open this private property to the public, interested parties or special interest groups fixes the issues or politics of coastal access. Thoughtful, controlled managed access negotiated between the interested parties can much better serve to protect this special property for generations to come.

Thanks for your consideration and reading my concerns.

John Bridley

Property Owner Hollister Ranch Parcel 46

Objection to HRCP

Bob Dornin <Bob@bobdornin.com>

Fri 11/12/2021 4:47 PM

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

Two things can be true at once: someone can be an elitist rich man and also do better for the environment than the snakes in Sacramento could ever hope to be.

Tyler Tsuji, whom I know very little of except he has a functioning email account and trim hair, takes up the case for keeping the gates closed.)

Hollister Ranch is a sacred place that is seldom brought up in writing and ought to stay that way. But, in order to defend something, you have to be able to talk about it.

As a way of introducing this, I think it would be good to give some of my background info. I am a seventh generation Californian from Somis, California in the lower 805 studying Ag. Engineering at Cal Poly SLO. The heritage of this state is something I hold extremely dear to my heart. My family helped found Los Angeles ([before the Owens Valley water was stolen](#)).

I've grown up surfing the underground and also media blown-up spots from Point Mugu to Point Conception and have a strong connection to the area since I was born.

I don't own property at Hollister.

I've surfed it before and have friends and acquaintances with access and ownership of parcels, but I'm not "one of those elitists" as the government bureaucrats love to say.

The idea of opening up such sacred land is totally asinine. Hollister Ranch is the only remaining example of what California used to be. This heritage of Old California is what I live and breath. It is what drives my studies as an Ag. Engineering student, my aspirations in agriculture, and my recreation as a surfer.

I've grown up with stories of the old days, the citrus orchards that once were the San Fernando Valley, and tales of Joe Quigg flying through the Rincon Rivermouth on a self-made pintail on what is now known as a "call-box" wave.

This is why I am so passionate about this issue. It is because Hollister Ranch is a completely unique synthesis of the Old California cattle trade, old-school style surfing, and Chumash tradition. There is no other place on this planet, let alone state, that carries this heritage, spirit, and ethos in one place.

Hollister Ranch is what California used to be. Dale Velzy used to ride to the South Bay as a kid on horseback to camp and go surfing. Yet ever since Mulholland brought water to Los Angeles we've been cast out of Eden. As a child, I was raised in the tension that the specter of development brought to an agricultural community. The threat of development from Conejo Valley suburbia was always present as I grew up and still is there.

I know what the sold-out bureaucrats are really saying when they pitch "access" and "equal opportunity". Don't be hypnotized by their promises of social justice and the salvation they promise to grant if you pay your penance on the altar of equity.

I find it absolutely abhorrent these career paper-pushers would dare say (to paraphrase) "Give us your land, look at how we've done elsewhere, you're just a bunch of elitists".

Really?

Let's look at how the state government has handled state parks. Let's take a closer look at how they handled Hetch-Hetchy for the benefit of the Bay Area elites. These central planners turned Yosemite into a smog riddled mess that makes Disneyland look like a Zen temple.

Beware those who clamor for power. If anyone can give me a single example of how government oversight, control, or meddling has improved the quality of living and/or environmental status of an area, I dare them to. Even if the government has kept an area the same, I'll give them credit. As snobby and xenophobic as some Hollister owners can sometimes be, it is a simple fact that they (and the Nature Conservancy at Cojo-Jalama Ranch) are the strongest example of how private ownership and enterprise do eternally better than these posers in Sacramento and San Francisco.

Two things can be true at once: someone can be an elitist rich man and also do better for the environment than the snakes in Sac. could ever hope to be.

Which brings us to the real meat of the argument.

I've explained how the state government doesn't want Hollister access for environmental reasons, they want it for equity.

Equity is a false god. The Coastal Commission knows damn well that the Gaviota Land Conservancy has bought and opened to the public miles of coastline to the east of Hollister. All of it exists at near the same quality as the Ranch, but with the 101 running within a mile of most of the coast (a good thing for public access though!).

None of this land ever gets over-crowded. It's not like we're running out of beach umbrella space in the area. This leads to the next plausible reason for the CCC to get involved: surfers.

The only reason Hollister Ranch access is being brought to the fore is because the surf at Hollister is good.

Real good.

So this leads to a rational understanding that the state government is now ostensibly pushing for coastal access for surfers.

Wait. When did a government body, especially a California one, ever advocate for surfers?

That never has happened.

Ulterior motives are the next reasonable assumption for the state's interference in this matter. Very simply, the state of California would like nothing more than to have their greasy fingers meddling (oh, sorry, "managing") in more private property. Two reasons for government meddling today tend to be a potential for increase in tax revenue, an example for them to peddle as evidence for support of the social cause du jour, or a combination of the two.

At this point, the government can ultimately do whatever it wants. But I would like to speak directly to California surfers. They are the only people with enough vested interest to make any change to the course the CCC is currently on.

The idea that one has a right to anyone else's property isn't just immoral, it's downright evil. A quick note to the surfers who are clamoring to open the floodgates: if you're too much of a pussy to boat or paddle in, walk to the "first spot past the gate" on a negative tide, or work your ass off and sacrifice to buy into a parcel then that ought to be your own problem.

I generally understand and like the "high tide" rule in California, but I don't see how anyone can go from a reasonable rule like that to then say that you are entitled to pave over ranchers' land and walk over it to get to a beach that

is just as uncrowded and pristine and good as one just to the east (and a quick five-minute hike off the 101) that's already open to the public.

What's so funny is that this goes back to the original Eden dilemma our forefathers met in the fifties with the Hollister family. The Santa Barbara Surf and Sportsman's Club was founded to prevent the cow-tipping, graffiti, and trash that "down-souther" surfers brought up with them when they surfed the Ranch.

The solution to keep the peace and whole soul of the place that makes the place attractive was to regulate the place. First, that took the form of the club. Now it takes the form of property ownership.

It's a simple principle that people who own things take care of them. No one washes a car they rent. What is hilarious is that these administrators think that by opening up a sacred and pristine place to the general public that those people will have the same respect for the place as the people who had to work three jobs, live in a van, and be in debt for decades just to make having a stake in a parcel possible.

History repeats itself and I hope our governing bodies have the wisdom to learn from the history of this place to avoid losing the last remaining cradle of California's soul and traditions.

Hollister Ranch is a place I aspire to.

It's what I think of when I have to bite the bullet and pull an all-nighter for work or school in the pursuit of the income required to own a parcel. The fact that people want to just cheat through life and act entitled to the things other people worked for is a sign of the times.

My message to surfers is, if you want to surf there, have a backbone and put in the time to earn a place there.

You're not entitled to easy access there and as anyone who has surfed the rest of the 805 before ought to know, you aren't entitled to a spot in the lineup either.

But with both, if you put your head down and put in the work and respect with humility, there is plenty of room.

Hollister Ranch

Alex Black <alexblack444@icloud.com>

Fri 11/12/2021 4:35 PM

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

To the Commissioners of the California Coastal Commission,

As a long time surfer, hiker, ecologist, preservationist, and nature lover, I urge you to oppose the HRCAP program.

Though I understand your goal of making the coast accessible, I argue that the Hollister ranch *is* accessible, and that it is a unique experience due to it's current access points that have been the status quo for decades. Please allow this to remain the undeveloped coastal experience that is becoming so increasingly rare.

Thank you for your consideration,

Alex Black

Opposing HRCAP. NO to public access.

John McMahon <john.mcmahon@comcast.net>

Fri 11/12/2021 3:50 PM

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

NOVEMBER 12, 2021

Dear California Coastal Commission,

I have reviewed the Draft HRCAP and **OPPOSE** the entire proposed HRCAP PROGRAM.

Although the plan may sound good and likely was well intentioned, the longterm negative consequences far outweigh any short term gain.

Common sense demands a more complete and thorough analysis of the current proposal. Appropriate adjustments need to be made in order to insure the safety of potential visitors, limit numbers, as well to honor and preserve the Hollister Ranch environs. We deserve to be informed of the realistic environmental impact and the significant economic costs associated with any proposal **prior** to any decision. A proper analysis of the very real and substantial legal liability issues need to be assessed. There are too many very obvious, predictable and irreversible negative consequences associated in the overreaching nature of the current proposed HRCAP proposal.

I have always felt the very premise on which this **Access issue** has been based is **flawed**.

To imply that this stretch of coastline has **No Public access** is simply **not** true.

Access is **NOT** the issue, and has never been the issue.

Access has always been and still is available for all those willing to prioritize the time and effort required to access this coastline.

Easy access is not a right.

For last 40 years I have prioritized my time and efforts to access to this unique stretch of coastline. I never considered that my access was out of my reach. I find it amusing, almost laughable, to be told there is *no access* to this coastline yet I have been successfully accessing it for over 40 years. My numerous and rewarding trips along the Ranch coast began as a teenager back in the 70s. Many, like myself, continue to put in the time and effort required to access this coastline. It still remains accessible by walking, boating or paddling. It is the mandatory extra efforts required that have preserved the coastline leaving it pristine and desirable. The magic and priceless rewards have remained the same.

The proposed plan to **BUS up to 500** people a day into this unique and fragile stretch of coastal property is naive and foolish !!

Just the legal liability inherent in such a plan is downright scary and has never been properly illuminated. Most of that stretch of coastline is lined by steep and constantly collapsing cliffs. There are a very **limited** number of **safe beach zones**. These *safe zones* are variable and dependent on tide and swell. There are many times the zones are unsafe and / or **nonexistent**.

The High tides and large wintertime swells can eliminate most *safe zones* . It is ludicrous to consider granting access for up to 500 people a day to such a tenuous and potentially dangerous stretch of coastline.

The legal liability issues alone should eliminate the current proposal.

We deserve to know the REAL COSTS and impacts associated with such a dramatic plans.

The obvious goes ignored. The large winter storm in February of 2014 damaged and shut down the boat launch located at Gaviota State Park. Rehabilitation to this vital infrastructure has never been remedied due to California State budgetary constraints and misguided priorities. The Gaviota State Park and its once functional pier with the active boat hoist was the main *Public access* point to this stretch of Point Conception coastline.

We have witnessed the many successive years of neglect and failure rehabilitate the access point for the Public. Despite this added inconveniences caused by the 2014 storm damage, motivated people adapted alternative means of access. This added obstacle has not stopped or detoured those people willing to adapt to the new challenges required to access this coastline.

Public Access to the Hollister and Bixby Ranch coastline remains to this day

There are many rural and remote stretches of pristine and beautiful California coastline as well as numerous backcountry locations spots that are only accessible to those who respect and dedicate the time and energy required to gain that access .

It is the extra effort and remoteness that keeps them so special and pristine.

This stretch of coastline is also home to the **WESTERN GATE** and is **sacred** to Chumash Indian tribe. I look forward to hearing thier insight and input from the Chumash **prior** to any decision making process.

It is common sense to dedicate our California States limited and stretched capital to properly maintain our current State resources including the Gaviota, Refugio and El Capitan State Parks.

Let these special and remote places remain special.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Access is **NOT** an issue and **easy access** is **NOT** a sound argument.

One final note. The Hollister Ranch community has been an extraordinary steward of the land. They have gone to great lengths to preserve the habitat and environs of this coastline. Let them continue unimpeded as they will be much better stewards than any bu agency could ever be.

YES TO COMMON SENSE AND **NO** TO THE HRCAP PROPOSAL .

Thank you for your attention,
John McMahon
Orinda, Ca

sincerely,

Draft HRCAP - OPPOSE

Olaf Guerrand-Hermes <olaf995@gmail.com>

Fri 11/12/2021 3:24 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Thank you.

Olaf Guerrand-Hermès

HRCAP

Matt George <mattgeorge2010@gmail.com>

Fri 11/12/2021 3:18 PM

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

Coastal commission,

Regarding the HRCAP.

Please do not do this.

Please.

There is plenty of room elsewhere and we cannot afford this plan.

And it will only end in trashed out, environmental terror and absurdity.

Please have a close read of my colleagues appeal.

It is the truth.

I attach it here for your study:

NOVEMBER 10, 2021

Dear California Coastal Commission,

I have reviewed the Draft HRCAP and **OPPOSE** the entire proposed HRCAP PROGRAM.

Although the plan may sound good and likely was well intentioned, the longterm negative consequences far outweigh any short term gain.

Common sense demands a more complete and thorough analysis of the current proposal. Appropriate adjustments need to be made in order to insure the safety of potential visitors, limit numbers, as well to honor and preserve the Hollister Ranch environs. We deserve to be informed of the realistic environmental impact and the significant economic costs associated with any proposal **prior** to any decision. A proper analysis of the very real and substantial legal liability issues need to be assessed. There are too many very obvious, predictable and irreversible negative consequences associated in the overreaching nature of the current proposed HRCAP proposal.

I have always felt the very premise on which this **Access issue** has been based is **flawed**.

To imply that this stretch of coastline has **No Public access** is simply **not** true.

Access is **NOT** the issue, and has never been the issue.

Access has always been and still is available for all those willing to prioritize the time and effort required to access this coastline.

Easy access is not a right.

For last 45 years I have prioritized my time and efforts to access to this unique stretch of coastline. I never considered that my access was out of my reach. I find it amusing, almost laughable, to be told there is *no access* to this coastline yet I have been successfully accessing it for over 40 years. My numerous and rewarding trips along the Ranch coast began as a teenager back in the 70s. Many, like myself, continue to put in the time and effort required to access this coastline. It still remains accessible by walking, boating or paddling. It is the mandatory extra efforts required that have preserved the coastline leaving it pristine and desirable. The magic and priceless rewards have remained the same.

The proposed plan to BUS **up to 500** people a day into this unique and fragile stretch of coastal property is naive and foolish !!

Just the legal liability inherent in such a plan is downright scary and has never been properly illuminated.

Most of that stretch of coastline is lined by steep and constantly collapsing cliffs. There are a very **limited** number of ***safe beach zones***. These *safe zones* are variable and dependent on tide and swell. There are many times the zones are unsafe and / or **nonexistent**.

The High tides and large wintertime swells can eliminate most *safe zones*. It is ludicrous to consider granting access for up to 500 people a day to such a tenuous and potentially dangerous stretch of coastline.

The legal liability issues alone should eliminate the current proposal.

We deserve to know the REAL COSTS and impacts associated with such a dramatic plans.

The obvious goes ignored. The large winter storm in February of 2014 damaged and shut down the boat launch located at Gaviota State Park. Rehabilitation to this vital infrastructure has never been remedied due to California State budgetary constraints and misguided priorities. The Gaviota State Park and its once functional pier with the active boat hoist was the main *Public access* point to this stretch of Point Conception coastline.

We have witnessed the many successive years of neglect and failure rehabilitate the access point for the Public. Despite this added inconveniences caused by the 2014 storm damage, motivated people adapted alternative means of access. This added obstacle has not stopped or detoured those people willing to adapt to the new challenges required to access this coastline.

Public Access to the Hollister and Bixby Ranch coastline remains to this day

There are many rural and remote stretches of pristine and beautiful California coastline as well as numerous backcountry locations spots that are only accessible to those who respect and dedicate the time and energy

required to gain that access .

It is the extra effort and remoteness that keeps them so special and pristine.

This stretch of coastline is also home to the **WESTERN GATE** and is **sacred** to Chumash Indian tribe.

I look forward to hearing thier insight and input from the Chumash **prior** to any decision making process.

It is common sense to dedicate our California States limited and stretched capital to properly maintain our current State resources

including the Gaviota, Refugio and El Capitan State Parks.

Let these special and remote places remain special.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Access is **NOT** an issue and **easy access** is **NOT** a sound argument.

Like in life, life requires effort and effort is rewarded !

EDWARD ABBEY:

"Yes sir, yes madam, I entreat you, get out of those motorized wheelchairs, get off your foam rubber backsides, stand up straight like men! Like women! Like human beings! And walk—walk—WALK upon our sweet and blessed land!"

"Why are we generally so anxious to accommodate...the indolent millions born on wheels and suckled on gasoline, who expect and demand paved highways to lead them in comfort, ease and safety into every nook and corner"

YES TO COMMON SENSE AND **NO** TO THE HRCAP PROPOSAL .

sincerely,

Alexander T Holmes MD

22301 davenrich street

salinas , ca. 93908

Sent by:

Matt George

mattgeorge2010@gmail.com

Hollister Ranch access

Jerry Shalhoob <jerryshalhoob@gmail.com>

Fri 11/12/2021 4:54 AM

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

Cc: Pam <pamandersonsb@gmail.com>; Jerry Shalhoob <jerryshalhoob@gmail.com>; Alejandro Lesin <alejandro.lesin@gmail.com>; Janice Lesin <jlesin@gmail.com>; Jim Knell <jim.knell@sima.net>

I have been going to the Hollister Ranch for 62 years, I enjoyed it as a young man surfing, windsurfing, kiteboarding, and standup paddling, I am now 79 years old and still surf, kiteboard, and standup paddle surf at the Ranch, I have always been so proud of the way the H.R.O.A. has taken care and protected the natural resources of this pristine and beautiful land, I think that it will be a big mistake to open the Ranch to the public,

there is plenty of public access to walk, boat, or paddle from Gaviota Park. The state cannot take care of Gaviota park, and the Gaviota pier that has been shut down since I think somewhere around 2014 so how and where do they look propose to get the funds to allow public access, they cannot take care of what the state already has.

Thank you for your consideration,

Jerry Shalhoob

Founder of Shalhoob Meat co. Est.1973

--

Jerry Shalhoob

Sent from my iPad

HRCAP

William G <wgrallo@gmail.com>

Fri 11/12/2021 5:40 AM

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

I am writing in opposition to the proposed HRCAP program as written. Public access to Hollister Ranch already exists. Individuals can currently enter the area through methods including boating and hiking. What this plan proposes then is not access- which again, exists- but *easier* access, and the increased development which accompanies that ease. Such development will be permanently and profoundly detrimental to the coastline which this commission should be interested in preserving.

I do think special access accommodations could be made for individuals with disabilities which prevent them from accessing the coastline by the means already available to others. This could be accomplished through special use permits, and if necessary, alternative transportation provided.

Otherwise, the current existing system of access should remain in place in order to conserve the natural state of the area.

Thank you for your time and consideration,

William Grallo

OPPOSE - HRCAP PROGRAM

vanessa amador <vamado1@yahoo.com>

Fri 11/12/2021 4:42 AM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Vanessa Amador
Long Beach, CA
310-721-4547

Sent from my iPhone

OPPOSE - HRCAP PROGRAM

Richard West <richardwhitewest@gmail.com>

Fri 11/12/2021 4:17 AM

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

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Please stop and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Richard West
Santa Barbara, CA
805-705-1719

HOLLISTER RANCH ACCESS

Alex Holmes <drhr85al@gmail.com>

Fri 11/12/2021 4:06 AM

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

Cc: Alexander Holmes <drhr85al@gmail.com>

NOVEMBER 10, 2021

Dear California Coastal Commission,

I have reviewed the Draft HRCAP and **OPPOSE** the entire proposed HRCAP PROGRAM.

Although the plan may sound good and likely was well intentioned, the longterm negative consequences far outweigh any short term gain.

Common sense demands a more complete and thorough analysis of the current proposal. Appropriate adjustments need to be made in order to insure the safety of potential visitors, limit numbers, as well to honor and preserve the Hollister Ranch environs. We deserve to be informed of the realistic environmental impact and the significant economic costs associated with any proposal **prior** to any decision. A proper analysis of the very real and substantial legal liability issues need to be assessed. There are too many very obvious, predictable and irreversible negative consequences associated in the overreaching nature of the current proposed HRCAP proposal.

I have always felt the very premise on which this **Access issue** has been based is **flawed**.

To imply that this stretch of coastline has **No Public access** is simply **not** true.

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"Why are we generally so anxious to accommodate...the indolent millions born on wheels and suckled on gasoline, who expect and demand paved highways to lead them in comfort, ease and safety into every nook and corner"

NO TO THE HRCAP PROPOSAL .

sincerely,

Alexander T Holmes MD
22301 davenrich street
salinas , ca. 93908

HRCAP

jacqui grallo <jgrallo@gmail.com>

Fri 11/12/2021 4:00 AM

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

To the Commissioners of the California Coastal Commission,

I have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to develop the last remaining natural habitat environment of the Southern California coastline with numerous unwanted parking lots, restrooms, and roads expansions, which will result in increased trash and traffic and the devastation of this most remote pristine coastal wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Thank you,

Jacqui Grallo
Marina, CA

Hollister

Michael McCombs <studiomescal@gmail.com>

Fri 11/12/2021 3:56 AM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

HERE IS MY VERBOSE RESPONSE THAT IS VERY UNLIKELY TO BE READ :

NOVEMBER 10, 2021

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To imply that this stretch of coastline has **No Public access** is simply **not** true.

Access is **NOT** the issue, and has never been the issue.

Access has always been and still is available for all those willing to prioritize the time and effort required to access this coastline.

Easy access is not a right.

For last 45 years I have prioritized my time and efforts to access to this unique stretch of coastline. I never considered that my access was out of my reach. I find it amusing, almost laughable, to be told there is *no access* to this coastline yet I have been successfully accessing it for over 40 years. My numerous and rewarding trips along the Ranch coast began as a teenager back in the 70s. Many, like myself, continue to put in the time and effort required to access this coastline. It still remains accessible by walking, boating or paddling. It is the mandatory extra efforts required that have preserved the coastline leaving it pristine and desirable. The magic and priceless rewards have remained the same.

The proposed plan to BUS **up to 500** people a day into this unique and fragile stretch of coastal property is naive and foolish !!

Just the legal liability inherent in such a plan is downright scary and has never been properly illuminated.

Most of that stretch of coastline is lined by steep and constantly collapsing cliffs. There are a very **limited** number of ***safe beach zones***. These *safe zones* are variable and dependent on tide and swell. There are many times the zones are unsafe and / or **nonexistent**. The High tides and large wintertime swells can eliminate most *safe zones*. It is ludicrous to consider granting access for up to 500 people a day to such a tenuous and potentially dangerous stretch of coastline.

The legal liability issues alone should eliminate the current proposal.

We deserve to know the REAL COSTS and impacts associated with such a dramatic plans.

The obvious goes ignored. The large winter storm in February of 2014 damaged and shut down the boat launch located at Gaviota State Park. Rehabilitation to this vital infrastructure has never been remedied due to California State budgetary constraints and misguided priorities. The Gaviota State Park and its once functional pier with the active boat hoist was the main *Public access* point to this stretch of Point Conception coastline.

We have witnessed the many successive years of neglect and failure rehabilitate the access point for the Public. Despite this added inconveniences caused by the 2014 storm damage, motivated people adapted alternative means of access. This added obstacle has not stopped or detoured those people willing to adapt to the new challenges required to access this coastline. Public Access to the Hollister and Bixby Ranch coastline remains to this day

There are many rural and remote stretches of pristine and beautiful California coastline as well as numerous backcountry locations spots that are only accessible to those who respect and dedicate the time and energy required to gain that access. It is the extra effort and remoteness that keeps them so special and pristine.

This stretch of coastline is also home to the **WESTERN GATE** and is **sacred** to Chumash Indian tribe.

I look forward to hearing thier insight and input from the Chumash **prior** to any decision making process.

It is common sense to dedicate our California States limited and stretched capital to properly maintain our current State resources including the Gaviota, Refugio and El Capitan State Parks.

Let these special and remote places remain special.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Access is **NOT** an issue and **easy access** is **NOT** a sound argument.

Like in life, life requires effort and effort is rewarded !

EDWARD ABBEY:

"Yes sir, yes madam, I entreat you, get out of those motorized wheelchairs, get off your foam rubber backsides, stand up straight like men! Like women! Like human beings! And walk—walk—WALK upon our sweet and blessed land!"

"Why are we generally so anxious to accommodate...the indolent millions born on wheels and suckled on gasoline, who expect and demand paved highways to lead them in comfort, ease and safety into every nook and corner"

YES TO COMMON SENSE AND **NO** TO THE HRCAP PROPOSAL .

sincerely,

Stephen M McCombs
21036 Desert Woods Dr
Bend , OR. 97702

Sent from my iPad

AB 1680 - Opposition to Draft HRCAP - Public Workshop 11.18.21

Spencer Dornin <sdornin@gmail.com>

Fri 11/12/2021 3:24 AM

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

Dear Commissioners

Please count me as an Opposition vote to the Draft HRCAP as proposed and presented.

The Hollister Ranch is a pristine piece of coastline that should continue to be preserved. The present and past caretakers of this property have done and continue to do an excellent job of maintaining the property and allowing the natural beauty and wildlife to thrive.

There are a wide variety of issues with the current proposed plan with little consideration for the basic elements of any new development including no EIR study, no legitimate access plan, no infrastructure plan, no plan to address property rights or eminent domain and no plan to protect the Chumash Indian sites.

Regards,

Spencer and Katherine Dornin

Coastal access. HR

Zack Schlesinger <zacksc@gmail.com>

Fri 11/12/2021 3:09 AM

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

Honorable commissioners:

Hollister Ranch, Dangermond Preserve and Vandenberg Space Force Base are all part of a contiguous coastal corridor with very limited human presence. This coastal corridor is important, essential and valuable as it is. Increasing human intrusion into any part of it would be a mistake. The idea that humans need access to every location is speciesist and fails to recognize the tremendous value of habitat with minimal human presence. Coastal regions that are not already profoundly altered by excessive human presence are very rare in California. We need to protect and defend those areas. This should be our priority going forward.

With best regards,

Zack Schlesinger, Ph.D.
Professor Emeritus
Physics Department
University of California
Santa Cruz, CA 95064

HRCAP

Rocky Vannucci <rockysurf2@gmail.com>

Fri 11/12/2021 3:02 AM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Rocky Vannucci
190 Deburgh Dr
San Anselmo, Ca. 94960

Hollister Ranch Coastal Access Program

Zack Schlesinger <zacksc@gmail.com>

Fri 11/12/2021 2:48 AM

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

Birds thrive when you keep people out. Dangermond Preserve, Vandenberg Space Force Base and Hollister Ranch all provide valuable habitat with minimal human intrusion. Preserving this contiguous corridor of coastal land is essential. Your coastal access plan should be scaled way back. Only a very limited number of people who are well vetted and especially careful, e.g., serious birders, researchers... should be allowed into Hollister Ranch (or Dangermond Preserve).

Respectfully,
Dr. Zack Schlesinger
Physics Department
University of California, Santa Cruz
1156 High Street
Santa Cruz, CA 95064

oppose hollister hrcap program

Jay Geissinger <jaygeissinger@yahoo.com>

Fri 11/12/2021 2:23 AM

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

To the Commissioners of the California Coastal Commission,

Born and raised in So Cal, I am a lover of California and was a resident for over 50 years until recently. The political and government over reach in my opinion has added to the decline of what was once the best State of all.

After reviewing the Draft HRCAP, I **oppose** the entire proposed HRCAP Program due to it's attempt to convert a beautiful natural habitat of the So Cal coastline in to a public wasteland.

Please preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety.

Thank you,

Jay Geissinger
Reno, NV
jaygeissinger01@gmail.com

Re: Draft Hollister Ranch Coastal Access Program (HRCAP)

Cindy Winn <cwinn2@gmail.com>

Fri 11/12/2021 1:32 AM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>; hroa@hollisterranch.org <hroa@hollisterranch.org>

Steve Padilla, Chair
California Coastal Commission

November 10, 2021

455 Market Street, Ste. 300
San Francisco CA 94105

Re: Draft Hollister Ranch Coastal Access Program (HRCAP)

Dear Chairman Padilla & Commissioners,

I am writing to express my opposition to the existing draft Hollister Ranch Coastal Access Program. My family have been owners at Hollister for the past 10 years. I believe the proposed Access Program will not come close to accomplishing its goals as stated. What I am certain the proposed Access Program will cause is significant damage to Hollister Ranch including damage to the environment and cultural resources that the current and past owners of Hollister Ranch have worked incredibly hard to protect. I also believe that property rights should be protected. The proposed Access Program does not come close to addressing how Property Rights will be protected.

Respectively,

Cindy Winn

Michael Winn
(949) 697-4422
mwinn@seabord.com

Sent from my iPhone

OPPOSE - HRCAP PROGRAM

Chad Van Valkenburg <chad.vanvalkenburg@gmail.com>

Fri 11/12/2021 12:42 AM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Chad Van Valkenburg
4811 Hub St
Los Angeles, Ca 90042

5627080165

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Chad Van Valkenburg
(562)708-0165

Hollister Ranch

Charles Logue <charles_logue@yahoo.com>

Fri 11/12/2021 12:00 AM

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

1962 was when I first became acquainted with Hollister Ranch, when I was asked to visit on a surf trip and then asked to join the Hollister Ranch Surf Club, which of course I did. And now many years later I am an owner and still enjoying the pristine coast line. No trash, no graffiti, respect for all living creatures, plant and animal. It's perfect as is. It isn't ruined yet. Indian cave art and burials are intact. Rare wildflowers still bloom in peace. Endangered butterflies can still be observed. Road Runners hunt lizards and snakes and homeless started wild fires do not occur. So please, do not change the character of Hollister Ranch. Gaviota Beach Park and Jalama Beach are book ends for Hollister Ranch. Take a look at them as to how they are managed and treated by users and then tell me in good conscience why you want to do that to Hollister Ranch. - In closing, as an owner of Hollister Ranch property, I urge you to respect the land and our private property rights. -- Thanks for taking the time to read this note. Sincerely, Charles Logue and Family

OPPOSE - HRCAP PROGRAM

Patrick Lloyd <patrickvonlloyd@gmail.com>

Thu 11/11/2021 11:22 PM

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

To the Commissioners of the California Coastal Commission,

My name is Patrick Lloyd and I have been an executive in the Action sports industry and outdoor industry for over 20 years. My focus have been to grow these industries globally and have seen what human interaction does to this Earth. We have very few places like this left on earth and prioritizing human interaction above a natural or in this semi limited interaction should be the priority. In the grader good of the environment please do not attempt to convert on these last pristine coastline wilderness in southern California.

Please stop and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception.

Patrick Lloyd
Costa Mesa Ca
310-612-5103

HRCAP Draft Plan: Potential Impacts and Recommendations

Doug Campbell <dcampbellhr68@gmail.com>

Thu 11/11/2021 11:05 PM

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

Dear Coastal Commissioners:

Due to the delay in holding the Workshop, I want to make additional comments about the appropriateness and likely impacts of introducing a large number of visitors (100-500 per day) into the presently difficult-to-access public beaches along the Hollister Ranch.

The 1982 Access Plan was accompanied by an Environmental Assessment report (attached) prepared by local Santa Barbara scientists at the direction of the Commission. This document was apparently not provided to the planners or working group that developed the current plan draft. Since there is no environmental assessment for the current plan draft, this appears to be a serious oversight. This report did not appear to influence the 1982 Plan very much as it was not finalized until after the Plan was released and recommended far fewer visitors than were in the 1982 plan.

Many things have changed since 1982 which are relevant to today's plan draft.

1. The population of California has grown from 24 million in 1982 to 40 million people today. Projections are that in the next 20 years this will increase to 70 million people, many of whom will want to enjoy beach recreation.
2. We are experiencing the 6th great extinction of animals and plants in geological history; the first that is human caused. Loss of biodiversity is a major threat to our continued ability to live on the planet.
3. The 74 mile long Gaviota Coast is now widely recognized as a world-class biodiversity hotspot and multiple efforts have been underway for many recent years to preserve and protect its unique flora and fauna from human impacts.
4. A tremendous amount of research into human impacts on the intertidal zones of Southern California beaches is now available and should be used to help develop an access plan that is based on science. The current plan draft does not appear to make use of this knowledge and this is not an issue we should be guessing about.

A quick review of the available scientific literature provides a number of insights into how the current plan draft is inadequate and that there are various opportunities to modify the plan that could reduce the harm caused to sensitive resources while still improving access. For example:

1. The Gaviota Coast is the last undeveloped coastline left in Southern California. It is still largely a wild coast, even along the 20 miles adjacent to Highway 101.
2. Research shows that all of the Southern California beaches south of the Gaviota Coast that are easily accessible have been damaged by visitors to some extent. This damage is caused by trampling, turning rocks over, collecting mussels and other invertebrates for food or bait, disturbing shore birds and marine mammals, and cutting off the connectivity between the shoreline and inland habitats. Even passive recreation has impacts (see attached CDFW-sponsored report on non-consumptive recreation impacts.)
3. There are baseline biological studies for only a very few Southern California beaches (perhaps 3) so it is only possible to measure changes in biota over the most recent 40-50 years. There is a lot

we still don't know about long-term human impacts on the intertidal zone.

4. Although recommended in the 1982 Environmental Assessment, no baseline study has been done of the sensitive intertidal resources of the Hollister Ranch. Therefore, it would be impossible to measure the change in these resources that might result from increased visitation.
5. Rocky intertidal zones (tide pools and reefs) are likely the most sensitive habitat on the Hollister Ranch and the richest biologically. They help support other marine, freshwater, and terrestrial species as well.
6. There is contemporary research showing a direct correlation between how far people have to walk from their vehicle and the amount of human-caused damage to the rocky intertidal zone. The further people have to walk, the less the impacts.
7. As an example, attempts to protect the sensitive tide pools of Laguna Beach and the Newport Coast by establishing 10 different marine life preserves, where it is illegal to harm or collect any living thing, have been largely ineffective. Ease of parking brings many people to these beaches. In most cases there has not been sufficient enforcement to stop people from illegal activities. In other cases, even at locations with adequate enforcement, like Little Corona del Mar Beach, trampling and handling by the large number of visitors has been enough to cause declining populations and reduced biodiversity.
8. Climate change means that the cold waters off of Hollister Ranch and Pt. Conception will become even more important as a refuge for species that cannot tolerate increasing water temperatures in Southern California.

I urge the Commission to consider the plan draft not just from the narrow viewpoint of how do we make it easier for the public to access these historically inaccessible beaches. Widen your view, both in considering what the future will bring and to where additional beach recreation can best be accommodated. We can no longer afford to ignore the impacts of the large numbers of people enjoying our beaches and coastal areas. We should consider first how to protect the invaluable and sensitive ecology of the Gaviota Coast by taking advantage of the natural protection provided to the 54 miles of inaccessible coastline from Gaviota State Park all the way to the Nipomo Dunes. The science tells us we must limit access to this coastline to small numbers of people, supervised by knowledgeable docents, or else we will see harm and a decline in the resource. This fact of life has already been recognized and implemented by Vandenberg AFB and the Dangermond Preserve.

Here are my recommended modifications to the plan draft:

1. Initiate a one year baseline study of all intertidal organisms found on the Hollister Ranch immediately. This was recommended in 1982 and it is even more important today. No increase in access should occur until this study is completed.
2. Consider making walk-in access possible by constructing a trail that bypasses the two headlands on State Park property that today prevent easy and dry lateral access along the sandy beach. Use of the trail would have to be limited in number and season as the most vulnerable rocky intertidal habitat is nearby, at the east end of the Hollister Ranch. This habitat is already impacted by existing walk-in traffic, especially during low tides and good surf, and is an important educational resource for hundreds of school-age kids who participate each year in the Hollister Ranch Tide Pool School.
3. Instead of spending tens of millions of dollars to condemn a right-of-way across private property on the Hollister Ranch, use that money to help acquire additional properties, from willing sellers, at the east end of the Gaviota Coast where access for city dwellers by foot and bicycle is more practical and the coastal resources have already suffered some historical degradation from oil development.

4. The capacity of the three State Parks along the publicly accessible 20 mile long portion of the Gaviota Coast hasn't changed since the 1960s. Expansion of these Parks seems like a logical and relatively low cost way to accommodate additional visitors.

The precautionary principle is relevant in this instance: first, do no harm and make sure you keep all the pieces. Don't lay waste to the last bit of Southern California coastline that still has its ecological integrity.

Thank you for the opportunity to comment,

Doug Campbell and Family
Hollister Ranch resident

An assessment of non-consumptive recreation effects on wildlife: current and future research, management implications, and next steps

JOHN BAAS^{1*}, KARI DUPLER², AUDREY SMITH³, AND RACHAEL CARNES⁴

¹ WRA, Inc., 4225 Hollis Street, Emeryville, CA 94608, USA

² WRA, Inc., 2169-G Francisco Boulevard E, San Rafael, CA 94901, USA

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⁴ Environmental Science Associates, 180 Grand Avenue, Oakland, CA 94612, USA

*Corresponding Author: baas@wra-ca.com

Most research on the effects of non-consumptive recreation on wildlife to date has focused on birds and mammals. This research typically focuses on behavioral responses of individuals despite practical limitations in extrapolating ecological outcomes from individual behavior. Data gaps therefore present difficulties in integrating wildlife-protective policies into public access management. These gaps are exacerbated by a lack of wildlife studies that included data on public use patterns of open space areas. In a survey of park and open space managers in the San Francisco Bay Area, few of the entities surveyed restricted recreational access permanently or seasonally to address biological constraints; yet most indicated the presence of sensitive plant or animal species on their lands or stated conservation as one of their organization's purposes. To better bridge the gap between research and management practice, more research is needed on species beyond birds and mammals. This research should extend beyond noting behavioral response and should integrate investigation of outdoor recreation use patterns.

Key words: California, non-consumptive recreation, open space, parks, public access management, San Francisco Bay Area, wildlife

Throughout the state of California, there exists a large diversity of designated open space and protected areas that allow public access and outdoor recreation. Based on data from the Survey of Public Opinions and Attitudes on Outdoor Recreation in California, the average number of days of outdoor recreation participation among adult Californians

is 96 days per year (California State Parks 2012). Based on California's population of approximately 27.4 million adults in 2008, California State Parks estimated approximately 2.6 billion days of outdoor recreation by adults during that year; that figure would be higher based on current population estimates. Within regional, state, or national parks, outdoor recreation participation (i.e., adults and children) totaled an estimated 478 million days, and for non-park natural and undeveloped areas there were an estimated 368 million annual days of outdoor recreation participation (California State Parks 2011).

A large portion of outdoor recreation activity consists of frequent use in the same areas by the same visitors. Much of it is relatively close to visitors' homes, and with California's warm, Mediterranean climate, outdoor recreation use often occurs near dawn and dusk, the times of day when multiple wildlife species are most active. Many areas where outdoor recreation occurs also provide occupied or potentially suitable habitat for special status wildlife species. California includes a variety of habitats that are occupied or potentially occupied by 181 state or federally listed wildlife species (CDFW 2019).

Non-consumptive forms of outdoor recreation (defined as those activities that do not include fishing and hunting) can impact wildlife species and their habitats in a variety of ways. There may be loss of individuals along trail corridors through incidental recreational use, such as crushing burrows or destroying nests. Non-consumptive recreation may also affect habitat. For example, recreation facility development can remove habitat, and recreational use of facilities can result in water quality degradation, soil erosion, and ground cover loss (USDA 2008). Presence of humans may cause displacement or change in behavior of wildlife, both temporary and permanent, through proximity to habitat, habitual use of an area (e.g., trails), or through direct harassment (Trulio et al. 2013; Shannon et al. 2014). There may also be effects on wildlife behavior from nighttime outdoor recreation activity, including light and sound pollution, or other disturbances associated with these recreational activities. Littering can have both direct and indirect effects (Boarman 2002), and bringing pets to open space and other types of protected areas may also cause direct and indirect impacts to wildlife species (Reed and Merelender 2008; Reilly et al. 2017).

However, despite more than 40 years of research on this topic, significant information gaps exist. The purpose of this article is to: 1) summarize what is known about effects on non-consumptive recreation on wildlife, 2) summarize current management practices used by park and recreation agencies in the San Francisco Bay Area to manage public access to protect wildlife, and 3) suggest additional research that will help fish and wildlife managers as well as park and open space managers more effectively manage and respond to potential impacts of non-consumptive outdoor recreation on wildlife species and their habitats.

CURRENT STATE OF THE KNOWLEDGE

Overall state of the knowledge

To preliminarily identify potential data gaps and long-term trends in the literature, we searched Google Scholar for articles containing the keywords "non-consumptive recreation" and "wildlife" at ten-year increments from 1980 to 2019. We subsequently performed the same query substituting "plants" for "wildlife." We identified 515 results containing the keywords "non-consumptive recreation" and "wildlife" between 1980 and 2019. Of these, 26 (5%) were published in the 1980s, 82 (16%) in the 1990s, 170 (33%) in the 2000s, and

237 (46%) in the 2010s. The same search with “plants” substituted for “wildlife” yielded 298 results between 1980 and 2019-15 (5%) in the 1980s, 44 (15%) in the 1990s, 105 (35%) in the 2000s, and 134 (45%) in the 2010s.

It is clear that the number of articles related to non-consumptive recreation and plant and wildlife management has increased over time, and that wildlife is consistently more studied than plants. More granular trends in the literature are less immediately apparent. We therefore identified several comprehensive literature reviews from the last 40 years to better understand which topics in plant and wildlife management are most often studied. In particular, we sought out reviews that would elucidate long-term trends in which types of recreational activities are the most studied, whether response variables are typically quantified at the individual or population level, which taxa are the most studied, and other trends that may inform the scope of future research. Due to the higher volume of studies available on wildlife than plants, we focused our efforts on wildlife-centered articles.

Boyle and Samson (1985) conducted a comprehensive review of the state of knowledge in which they identified trends in studies containing original data on terrestrial vertebrates in North America ($n = 166$). These articles most often studied birds (103, 62%), followed by mammals (70, 42%), with

few studies of herpetofauna (7, 4%). Boyle and Samson reported negative effects for most activities and taxa, postulating potential mechanisms such as direct disturbance and indirect effects such as habitat degradation, noting that the latter may result in simpler vegetation profiles and overall loss of habitat diversity. Positive effects on overall biodiversity were reported in a few studies, but

these positive effects typically corresponded with increased abundance and diversity of common species well-adapted to frequent disturbance by humans. Based on data gaps identified through their review process, Boyle and Samson concluded that primary shortcomings in the literature included a lack of experimental, rather than observational data, and a need to move from assessment of disturbance and mortality to analysis of long-term ecological effects (Boyle and Samson 1985).

A more contemporary review conducted by Larson et al. (2016) analyzed 280 articles on the effects of non-consumptive recreation and wildlife. This review was broader in scope than that of Boyle and Samson, including a wider swath of recreational activities and all taxa globally. Although these results are not directly comparable due to differences in scope, Larson et al. identified similar trends to Boyle and Samson 31 years earlier. The researchers found that articles remained mostly observational, with only 30% of articles containing an experimental component. Among the articles included in their review ($n = 280$), mammals were studied the most often (114, 42%), followed closely by birds (101, 37%). A wide gap was observed between mammals and birds and invertebrates (34, 12%), herpetofauna (17, 6.2%), and fish (14, 5.1%). Notably, the authors found that the majority of species studied with International Union for Conservation of Wildlife (IUCN) status were classified as species of least concern, and that endangered, critically endangered species, and data-deficient species were the least often studied. Similar to Boyle and Samson, most studies evaluated identified significant effects of non-consumptive recreation on wildlife, with negative effects being the most frequent. Most studies that showed unclear results as to whether effects were positive or negative had a behavior-based response variable, demonstrating the challenges associated with interpreting behavioral responses (one of which is the potential for wildlife to habituate to recurring, non-threatening recreational use), and the implications for long-term ecology and land management (Larson et al. 2016).

Most studies on the effects of non-consumptive recreation on wildlife were conducted

in North America (Larson et al. 2016). In a paper on recreation impacts on wildlife submitted to the federal Interagency Visitor Use Management Council (IVUMC), Marion (2019) summarized the current state of research, with results falling into five broad categories. The categories included: 1) type of recreational activity; 2) recreationist behavior; 3) impact predictability; 4) impact frequency and magnitude; and 5) impact timing and duration. In regard to category one, Marion found mixed results on impacts from slow versus fast (e.g., walk, run, mountain bike, motorized vehicles) recreation activities. Regarding category two, he found visitors who directly approach wildlife are perceived as threatening, and wildlife are less disturbed by recreation travel that is slow, quiet, and in directions parallel to or away from them. Marion also found that wildlife are able to adapt to and tolerate consistent nonthreatening recreational activities, but unpredictable recreational activity in less visited off-trail locations can cause greater impact (category three). Repeated human interaction and disturbance of wildlife can exceed a threshold of tolerance that causes wildlife to leave a preferred habitat (category four). In regard to category five, Marion found wildlife show locational and seasonal sensitivities to recreation. Marion then describes multiple strategies to manage recreation to minimize impacts on wildlife, which are summarized later in this paper.

California-focused research

California plays an important role in this body of research due to its abundant bio-diversity and large areas of protected and/or publicly-owned lands. California has been relatively well-studied, with most research focused on birds, and more recently mammalian carnivores. The discussion below is not intended to be exhaustive but rather to summarize the findings of representative research efforts with implications for recreation and wildlife management and provide context for on-the-ground practices and recommendations, with a focus on California.

In the San Francisco Bay Area, several studies on avian wildlife have emerged in recent years. A 2008 study on foraging shorebirds and trail use found no change in behavior or species diversity during trail use (Trulio and Sokale 2008). These findings indicate foraging shorebirds at regularly used trails may habituate to human activity. However, other experimental studies have found that shorebird numbers decreased with human presence on trails (Trulio et al. 2013), and that trail uses such as jogging and dog walking can increase flight distance (Lafferty 2001). Differences in shorebird response to human disturbance are likely attributable to the birds' degree of habituation to human disturbance. Studies indicate that shorebirds in areas of more frequent human disturbance display less response to human activity; although, birds tend to use these areas at lower rates than areas with less disturbance (Josselyn et al. 1989). Trulio et al. (2013) recommended keeping trail users at least 50 m from foraging habitat. They also suggested that infrequent trail use may be more disruptive to birds than frequent trail use, indicating that habituation may occur as referenced above. Similarly, Miller et al. (1998) found the composition and abundance of birds to be altered in a Colorado grassland and forest setting, with an area of influence of approximately 75 m (zone where human activity may displace wildlife from suitable habitat).

As exemplified by these studies, even the least intrusive non-consumptive recreational activities, such as hiking and picnicking, have the potential to affect wildlife. Reed and Merenlender (2008) examined this possibility in the context of mammalian carnivores in the Northern San Francisco Bay Area. They consistently found that sites where quiet, non-

consumptive recreation is permitted had lower density of native mammalian carnivores than areas with no recreation. All recreational sites showed a shift in carnivore detections toward non-native carnivores such as domestic dogs and cats (Reed and Merenlender 2008). These results corroborate the relatively consistent finding that the mere presence of humans and their introduced domestic species may prove detrimental to native wildlife, regardless of the types of recreation in which they engage.

The finding that community composition shifted toward non-native species such as domestic dogs where recreation was permitted suggests a need to better understand the effects of dogs on native wildlife and the efficacy of various dog management strategies. This need is furthered by the outsized role dogs tend to play in open space management efforts. To follow up on their previous findings, Reed and Merenlender (2011) further studied the effects of different dog management policies in recreation areas. They found no significant differences in mammalian carnivore abundance or species richness between recreational sites with no dogs, sites with on-leash dogs, and sites with off-leash dogs. They did, however, identify significant differences between all three types of sites and reference sites with no recreation, suggesting that the presence of humans is a more important influence on species diversity and carnivore density than that of dogs (Reed and Merenlender 2011).

MANAGING PUBLIC ACCESS TO PROTECT WILDLIFE

To better understand whether trends identified in the literature are translated to open space management practice, we obtained information from local park, recreation, and open space area managers on how they address public access and its potential impacts on wildlife. Due to the abundance of literature focusing on the region and the richness of open space availability and biodiversity in close proximity to urban populations, we focused this effort on the San Francisco Bay Area.

Case study on San Francisco Bay Area open space management strategies

To assess current practices in addressing biological constraints in public access management and to identify how principles elucidated in the literature are applied in practice, we conducted a case study based on information obtained from ten open space management entities in the San Francisco Bay Area. Four of these were special districts, four were county agencies, and two were non-profit organizations. Each organization is identified numerically in the following discussion for the purposes of anonymity. All organizations were contacted by email in September 2019 and provided a survey with a standardized set of questions on public access management approach in areas known to contain sensitive biological resources. Each organization's webpage was subsequently queried for supplemental information.

Five of ten organizations contacted via email responded to initial outreach efforts. Of these, three indicated that they restrict recreational access to some or all of their lands based on the presence of sensitive biological resources (County Two, Special Districts Two and Three). The other two respondents said they do not restrict access on any of their lands (Special District Four) or that they entitle open space preserves but do not hold land in the long-term or provide access opportunities (Non-Profit One).

County Two's response suggests limitations in their capacity to restrict public access for the purposes of addressing biological constraints. This County was in the process of de-

veloping a dog policy to determine where dogs are permitted and where leashes are required. In describing this policy, County Two representatives did not specify any biological factors being considered. Outside of its dog policy, the County indicated that they may restrict park access due to wet weather or public safety concerns; but that they generally do not restrict access for biological reasons apart from seasonally fencing off a small portion of one park for nesting shorebirds. In describing their shorebird protection efforts, representatives stated that they only restrict access insofar "as that is allowed."

Webpage queries of all 10 organizations demonstrated that a management approach similar to County Two's was common. There was little indication of restricted recreational access such as permit-only areas or seasonal park or trail closures to address biological constraints, with dog policies being the most common strategy to protect wildlife. Most permits were related to facility rental or special event production, with some parks containing sensitive plant species also providing scientific collection permits. Furthermore, most seasonal trail closures cited severe weather and trail washouts, and few were explicitly tied to biological concerns. Among the organizations surveyed, restricting the presence of dogs in parks was the most common strategy used by land managers to reconcile potential incompatibilities between non-consumptive recreation and sensitive species protection. Virtually all organizations had some type of dog policy in place or were in the process of establishing a dog policy. More than half of them specifically cited disturbance of wildlife or other biological constraints when describing dog access restrictions. Policies ranged from outright prohibition of dogs to requirements that dogs be kept on leashes.

Special District One was a notable exception to the patterns described above. In addition to restrictions on dogs, this organization employed a variety of methods, including permit-only access areas and seasonal trail and road closures. Special District One maintains one area that can only be accessed by permit holders. This area provides habitat for special-status avian species and other non-special status wildlife species. Recreational activities in this area are restricted to camping, hiking, horseback riding, and backpacking, and permits must be purchased in advance. Hunting is not allowed. Additionally, Special District One closes portions of one park annually for raptor nesting, and at the time of writing, one other park had trail closures for unspecified habitat protection. Special District One indicated in its response to outreach efforts that it annually and occasionally employs this technique as needed, closing trails and roads based on the presence of wildlife during sensitive windows such as nesting or mating. Moreover, correspondence with this District indicated that they purchase lands in collaboration with conservation organizations and place these lands under easement, and that when these lands become publicly accessible, permissible recreational activities are limited to those compatible with applicable habitat conservation plans. In addition to these strategies and similarly to other organizations, Special District One provides restrictions on where and how dogs may be present on their land. Biological considerations incorporated in this District's dog policy included prohibition on dogs where specified by conservation easements and in sensitive habitats such as marshes and wetlands.

The two non-profit entities included in this study had management practices that were among the most wildlife-protective. Non-Profit One indicated that opportunities for public access on their lands are very limited due to their high conservation value and the organization's emphasis on preserving biodiversity—suggesting an approach placing higher value on conservation than recreation and incidentally allocating recreational opportunities where compatible with biological constraints. Perhaps the most unique management strategy

identified in our case study was employed by Non-Profit Two. This organization divided their lands into two distinctive types of preserves-with the primary purpose of one type being public outreach and education, while the other type primarily served conservation purposes. While conservation and restoration activities are held on both types of preserve, the former includes more opportunity for educational events, hiking, and community volunteer days than the latter, where public access is limited due to resource constraints.

In our outreach and website queries, we looked for permit-only access areas, seasonal trail closures, restrictions on dogs, and other management strategies. Few of the public entities included in this case study restricted recreational access permanently or seasonally to address biological constraints, with surveyed non-profit organizations doing so more holistically. Yet, most public entities indicated the presence of sensitive plant or animal species on their lands or stated conservation as one of their organization's purposes. Although this case study examines a small, non-representative sample of management entities, these findings suggest that the public land management agencies that responded to our query may be constrained by mission and purpose in their ability to limit public access relative to other organizations such as non-profits with a singularly focused purpose of resource protection.

ADDITIONAL RESEARCH NEEDS

Several implications emerge from our review: 1) research efforts need to extend beyond noting individual behavioral responses; 2) more research is needed on species beyond birds and mammals; and 3) impact studies need to be more frequently integrated with research on outdoor recreation use patterns.

The studies we reviewed indicate that although some research has been conducted on the effects of non-consumptive recreation on wildlife, the scope is generally narrow. There is a need for additional information on other taxa, given the number of listed species that are not birds or mammals. Moreover, recreational impacts on special status plant species are consistently less studied than those on wildlife, despite the high number of listed plant species, and the fact that habitat degradation (including impacts to vegetation) is a potential mechanism for recreation's impacts on wildlife. One example of such an investigation is the Spring Mountains National Recreation Area Landscape Analysis (USDA 2008). This report included an evaluation of spatial impacts from current and future recreation facilities on habitat loss for 30 special status species, most of which were plants. Another example is the Marin County Road and Trail Management Plan (Marin County Parks and Open Space District 2014) which included an analysis of illegally constructed mountain bike trails on special status species, most of which were plants.

Our findings suggest that individual wildlife response to recreational activity is studied more often than population-level response. One exception is experimental, longitudinal research conducted by Riffell et al. (1996), who evaluated the effects of repeated intrusion by hikers to avian communities in Wyoming's Medicine Bow National Forest for 10 weeks during the breeding season over 5 years. Their study found no cumulative or yearly declines in seasonal species richness, mean richness, or mean total abundance. They did find that repeated intrusions altered the composition of the community represented by the most common species, but no widespread impacts on avian community structure were documented. Continuing this line of research will be important to evaluate recreation impacts at the population level. This is particularly crucial given the nature of Federal and State regula-

tory schemes for endangered species, which typically take a population-based approach to species protection. Moreover, conducting research at the population level eliminates the need to interpret individual-level responses' implications for broader conservation efforts. Extrapolating individual response to a population-level context can prove difficult (Bejder et al. 2009; Caro 2007), and eliminating the need to do so reduces uncertainty for decision-makers.

Population-based outcomes should continue to be incorporated in future studies to facilitate stronger understanding of recreation's implications for conservation. While this is a more difficult undertaking than simply investigating behavioral responses, this type of research is needed to inform policies implemented by land managers. Useful models for conducting long-term, quasi-experimental research that addresses the larger question of population viability in the context of known threats, including non-consumptive recreation, to special status species exists in previous studies and can be used to inform future research. Additionally, the taxa studied need to be prioritized to include additional groups.

Mammals and birds have been studied more often than other taxonomic groups since non-consumptive recreation became a popular topic of research in the 1980s, and continue to be the most studied today. This does not necessarily correspond with greater conservation or research needs, especially considering the high number of amphibian, reptile, and invertebrate species with special status as designated by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service (~61% of listed species in California). If park and open space managers are to make informed, high-impact conservation decisions using the limited resources available to them, research efforts must be prioritized based on conservation need rather than focusing on the most visible species. Similar work is needed to provide frameworks for prioritizing research dollars in wildlife and open space management. Before embarking on a new vein of research to address these above areas, it may be useful to consider comments offered by Dr. David Cole and William Hammitt, from their textbook, *Wildland Recreation: Ecology and Management*. From Hammitt and Cole (2015):

The relationship between amount of recreational use and wildlife impacts is not well understood. Very few studies have systematically examined the effects of varying numbers of visitors on wildlife. Even fewer wildlife studies have determined an accurate population count of organisms prior to the introduction of recreation.... Previous research indicates the complexity of the relationship by stating that the number of visitors cannot be considered in isolation from species requirements and habits, setting attributes, and type of recreational use. Various aspects of use intensity are also involved, including frequency and regularity of use and number of people at one time.

Thus, the third area where additional research is needed is integrated research that links specific outdoor recreation patterns to effects on species distribution and abundance. Some of this is occurring via research by Larson, Reed, Merelender, and others. For example, Larson et al. (2018) correlated recreational use levels with habitat occupancy for seven special status species for 18 reserves in San Diego County. This is a thorough research effort that integrates a model to predict recreation use levels with whether habitats for special status species are occupied. A more comprehensive and robust effort is needed that extends this type of research to a variety of habitat types and recreational use levels.

throughout California. Finally, the effectiveness of the "regulatory toolkit" that park, recreation, and open space managers have to control outdoor recreation use is well-established for federal lands, but its applicability to protected areas in close proximity to urban areas is largely unknown. Marion (2019) mentions strategies on how to address recreation impacts to wildlife including: reducing use, modifying the timing and location of use, modify the type of use, visitor behavior and expectations, and maintain and/or rehabilitate the resource. In regard to modifying visitor behavior, there is an entire body of research that focuses on how well visitors comply with wilderness and other protected area regulations (Lucas 1981; Washburne 1982; Duncan and Martin 2002; Marion and Dvorak; Martin and McCurdy 2010), and a review of low impact education programs (Marion and Reid 2007), such as Leave No Trace, suggests these programs can be effective at altering visitor behaviors that can cause impacts to natural resources. However, what has not been well investigated is how widespread such programs are implemented by park, recreation, and open space managers, and their applicability to open space preserves near urbanized areas.

Furthermore, it is important for research to go beyond theory and be adopted into practice by land managers. Research findings must be placed into a conservation and management context, with actionable priorities and recommendations for park, recreation, and open space managers. Researchers should engage with park and open space managers to ensure that science-based policies are enacted. Although limited in scope, our case study indicates some potential disconnects exist between the scientific community and on-the-ground open space management entities. For example, a large portion of the San Francisco Bay Area open space management and wildlife conservation efforts focused on developing sound dog policies; yet our research on the matter suggests that the effects of dogs are secondary to those of the presence of humans. Therefore, it may be of higher impact to examine ways to limit human activity in areas with sensitive biological resources through trail routing, permanent and seasonal park closures, and other methods.

Researchers and managers should therefore work together to develop, implement, and test science-based strategies. Social science-based methods should be included when testing approaches to better understand compliance with and attitude towards various management approaches as well as park use patterns. Several studies described above (Duncan and Martin 2002; Martin and McCurdy 2009) integrated these methods into their research but were focused on compliance with wilderness regulations.

Taylor and Knight (2003) demonstrated a potential approach for researchers to integrate study of park user perceptions into their work. They used a behavior-based model to study ungulate response to hikers and mountain bikers in a state park in Utah and, importantly, analyzed visitors' perceptions of their own effects on wildlife. They found that recreationists tend to attribute adverse effects on wildlife to other recreationists' actions and not their own. These results illustrate the importance of park user education as well as collaboration between the natural and social sciences in recreation and wildlife management.

Another example may be found in research conducted by Jefferson County Open Space District in Colorado, which has documented "heat maps" of recreation use for trails that bisect their open space areas. This information can then be overlaid with known or potential occurrences of special status species. Accurately collected recreation use data such as these would help biologists and park and open space managers better understand the relationship between overall park use patterns and wildlife impacts, an area of research that we found to be notably understudied.

To move toward sound management practice that effectively accommodates demand for public access and need for species protection, methodological changes and research prioritization are needed. Through review of literature related to the effects of non-consumptive recreation on wildlife and a survey of local agencies' integration of science-based methods into open space management efforts, we found that significant data gaps exist in both science and policy. New frameworks are needed to prioritize conservation efforts, which identify sensitive resources and integrate these into management efforts. Additional research using population-based response variables is necessary to quantify effects and determine whether management strategies are effective. A holistic approach incorporating conservation status and public recreational use patterns is needed to prioritize finite research and management resources.

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Author Contributions

Conceived and designed the study: JB
Collected the data: AS

Performed analysis of the data: AS
Authored the manuscript: JB, KD, AS

Provided critical revision of the manuscript: JB, KD, RC

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Douglas

CALIFORNIA COASTAL COMMISSION
631 Howard Street, San Francisco 94105 — (415) 543-8555

March 3, 1982

TO: STATE COMMISSIONERS

FROM: MICHAEL L. FISCHER, EXECUTIVE DIRECTOR
PETER DOUGLAS, CHIEF DEPUTY DIRECTOR

SUBJECT: HOLLISTER RANCH PUBLIC ACCESS PROGRAM AND THE ENVIRONMENTAL
ACCESS REPORT

Attached is a copy of the report on sensitive coastal resources relative to the Hollister Ranch access program prepared by the Environmental Assessment Panel.

Background: In June 1979, the Commission granted several permits for development within Hollister Ranch subject to conditions designed to ensure compliance with the public access policies of the Coastal Act. These conditional approvals were then challenged in court by several applicants. Later in 1979, the Legislature amended the Coastal Act (adding sections 30610.3 and 30610.4) and established a mechanism whereby the Act's public access policies could be met in cases such as the Hollister Ranch, through, among other elements, payment of an in-lieu fee (the Calvo approach added by Chapter 919, Statutes of 1979). In order to implement the Calvo bill approach, the Commission had to first identify Hollister Ranch as a subdivision meeting the requirements of section 30610.3(a) of the P.R.C. The Commission made the necessary findings and designated the Hollister Ranch as an area appropriate for the application of the Calvo approach to public access in September of 1980. In light of the Calvo bill, the cases then pending in court were remanded to the Commission for further action consistent with the requirements of the new amendments to the Coastal Act.

At the time of the Commission's action in September of 1980, the Hollister Ranch Homeowners Association requested that the Commission undertake an environmental assessment of the natural resources in the area through a task force of experts before adopting a public access program for the Ranch. The Commission agreed in part with the request from the Homeowners Association which in late November 1980 submitted a list of names as suggested panelists. In April 1981, the Commission approved the establishment of a panel of three experts and identified a series of work tasks for the evaluation of appropriate levels of public access within Hollister Ranch (Exhibit 1). For a variety of reasons, both internal and external to the operations of the Commission, the contract for the conduct and completion of this study was delayed and then extended on several occasions. The attached report is the product of the work authorized in April 1981.

Because of the requirements of the Calvo bill and because the Commission felt it was important to move forward toward a solution, a specific public access program was adopted in August 1981 (Exhibit 2). Pursuant to the adopted access program, the Commission authorized work to begin to obtain the necessary appraisals called for under the Calvo bill. At the same time, the Commission made clear that those portions of the access program relating to management of the accessways were being approved in concept only. The specific alignments of the accessways were adopted on the understanding that they may be adjusted at a later date to reflect the conclusions of the environmental studies.

Recommendation: The staff will be prepared at the briefing on the attached report to discuss steps that the Commission can take to move forward with the implementation of the access program. We have no specific recommendation for action at this time.

attachment

P. D.

Sensitive Coastal Resources in Relation to
California Coastal Commission - Coastal Conservancy
"Adopted Coastal Access Program for the Hollister Ranch"

A Report of the Environmental Assessment Panel

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|--------------------|-------------------|
| Preliminary Report | 30 September 1981 |
| Draft Final Report | 30 November 1981 |
| Final Report | 8 February 1982 |

Introduction

On 18 August 1981 the California Coastal Commission, meeting in Santa Barbara, California adopted a coastal access program for the Hollister Ranch. The "Adopted Coastal Access Program for Hollister Ranch" ("Access Program" hereafter) proposed the acquisition of public use easements for lateral access within the Ranch; vertical access at six locations to the 8.5 miles of state-owned tidelands adjoining the Ranch; and various support facilities. Access would be by . tram and bicycle along Rancho Real, the main east-west road within the Ranch, and by hiking along a trail that would lie within the Rancho Real easement or the Texaco pipeline easement, run along the beach or in three locations pass through privately owned parcels. Except for the last mentioned case, all proposed public use easements would be through lands owned in common by the Hollister Ranch Owner's Association. The period of access would be from 9AM to sunset.

In the recognition that the natural resources of the Hollister Ranch shoreline are rich in part because of the low level of previous human activity in the area, and in the recognition of the possibility that increased public use might be detrimental to the natural resources of the Hollister Ranch shoreline, the "Access Program" provided further that the amount and location of public access would be set only after the completion of the "environmental assessment of the beach environment" authorized by the Commission in April 1981. This report and recommendations are the result of that study, conducted by Drs. Christopher Onuf, Marine Science Institute, University of California, Santa Barbara (chairman); Eric Hochberg, Santa Barbara Museum of Natural History; and Timothy Farley, Planning Division, California Department of Fish and Game.

The report begins with a statement of assumptions, sources, and procedures used to perform the analysis. The results of the analysis follow. Much of the analysis appeared in Dr. Onuf's preliminary report to the Commission of

30 September 1981, entitled "Sensitive Coastal Resources in Relation to Proposed Public Access to the Hollister Ranch Shoreline". The preliminary report was provided to the Hollister Ranch Owner's Association, as well as the staff of the Commission. The final report incorporates responses to comments of Hollister Ranch representatives (Exhibit 2) and the Commission staff on the preliminary report. The conclusion is a recommendation about the amount of public access and a set of recommendations in the form of three alternatives about how a given level of public access might be apportioned among different access points and over different times of year to minimize adverse effects on natural resources of the beaches.

Assumptions, Sources of Information and Procedures Used in Analysis

The validity of any logical analysis of alternatives depends upon the acceptability of the assumptions of the analysis. The key assumptions of this analysis of the effects of human use of beaches on natural resources are as follows:

- 1) Any human activity will alter the state of the living and non-living resources of a prescribed area; such alterations can occur at a rate and to a degree which will substantially modify the size of species populations or the number of species in a community.
- 2) The more human activity in an area (number of people and amount of movement or manipulation of surroundings) the greater will be the alteration of living and non-living resources.
- 3) Human-caused alterations which will substantially alter the established relationships among existing populations will be regarded as harmful, and the principle aim of controlling public access will be to minimize the alteration of living resources.

4) Different kinds of habitats differ in their sensitivity to human-caused alterations.

5) The amount of alteration that a habitat will undergo because of human access will increase with the amount of time that the habitat is exposed.

6) The amount of alteration that a habitat will undergo because of human access will decrease with distance from points of access.

The strategy of the analysis is to rank the preferability of the six access points of the Coastal Commission-Coastal Conservancy "Proposed Coastal Access Program for the Hollister Ranch" of 18 August 1981 according to their distances from sensitive resources. Likewise, the amount and timing of access will be evaluated in terms of the timing of the vulnerability of sensitive resources. For this analysis, four categories of resources sensitive to public access are considered: rocky intertidal areas, marine mammals, birds, and wetlands at the mouths of creeks. Within rocky intertidal areas, the richness and sensitivity of the habitat is assumed to increase at lower levels on the beach.

The sources used in the analysis are maps of environmentally sensitive areas (Santa Barbara County 1981), a biological survey (Santa Barbara Museum of Natural History 1975), photographs and habitat maps associated with the report to the Pacific OCS Office of the Bureau of Land Management "California Mainland Rocky Intertidal Aerial Survey from Pt. Arguello to Pt. Loma" (Littler and Littler 1980); NOAA's "Southern California Environmental Sensitivity Mapping Project," site visits, notes and photographs of the Hollister Ranch Coast, and personal opinions about habitat richness and sensitivity, based on experience in other Southern California intertidal areas. Statistics on visitor

attendance at State Beaches were obtained from the California Department of Parks and Recreation. The Dillingham Corporation tidal curve calendar for Los Angeles Outer Harbor was used to compute the times of exposure of the +1 ft and 0 ft MLLW tidal levels.

The procedure for compiling the available information consisted of superimposing information from other sources on the LCP Environmentally Sensitive Habitat Area Maps covering the Hollister Ranch coast. For each proposed access point, distances were measured both east and west to the nearest high beach and low beach rocky intertidal areas, creek-mouth wetlands, marine mammal haulouts and areas of note for birds. Also the total length of high and low beach rocky intertidal area was measured 5000 ft to the east and west of each proposed access point. Dr. Onuf and Bud Laurent, Marine Resources Region of the California Department of Fish and Game, visited all sites on 11 and 12 November 1981 to determine whether these descriptors of habitat sensitivity corresponded with direct observations. Onuf made a quick visual survey by riding a bicycle 5000 ft east and west of each vertical access while Laurent made more detailed observations closer to each access point (Exhibit 1). Dr. Hochberg surveyed all areas in 1975.

As mentioned above, the richest (in terms of abundance and variety of organisms) and most interesting rocky intertidal habitats are low on the beach, at least in this region. Also in this region the tidal cycles are complex, with two low tides of different height each day, a biweekly cycle from spring (large difference between high and low tides, coinciding with new and full moons) to neap (small difference between high and low tides, coinciding with the waxing and waning quarter moons) to spring tides, a semi-annual cycle in spring tides from higher to lower back to higher amplitudes,

and an annual cycle from night time extreme low tides in summer to daytime extreme low tides in winter. Since the proposed period of public access is from 9 am to sunset, this makes for major differences in how much the rich lowest part of the intertidal zone is accessible to the public, depending on time of year. For each day of 1981 the times below +1 ft and 0 ft MLLW was read off from the published curves for Los Angeles Outer Harbor after adjusting for the 22-minute lag between LA and Santa Barbara, daylight savings when applicable, and the 9 am to sunset access period.

Visitor attendance at State Beaches is reported as monthly totals in four categories for each beach: paid day-use, free day-use, camping and total. Although the different categories of visitors may differ in their likelihood of taking advantage of the access program, at this stage only total visitors were considered. To establish the temporal pattern of beach use, averages for the last five years were computed for each month for the four State Beaches of the south coast of Santa Barbara County: Carpinteria, El Capitan, Refugio and Gaviota. Daily counts were available for August 1981 for the last three beaches. Weekday vs weekend use was determined from these data. Yearly totals for the last five years were examined for these four beaches and others closer to urban centers to look for trends in use and differences with distance from centers of population. (Should we anticipate much heavier use in the near future in the Gaviota area or is there a shift to heavier use of urban area beaches as fuel becomes more expensive?)

The Analysis

Ranking the access points: the location of proposed access points in relation to sensitive resources. Although poor in rocky intertidal habitats

on a statewide basis (Exhibit 1), the Hollister Ranch shoreline is rich in rocky intertidal areas compared to the mainland shore of the rest of Southern California. Whereas Littler and Littler (1980) reported that rocky areas accounted for 25% of upper intertidal shore and 36% of lower intertidal shore, their maps indicate that 30% and 74% of the upper and lower intertidal respectively were rocky in Hollister Ranch. The rocky areas are irregularly distributed, being more concentrated toward the eastern end of the property (Figure 1). This leads to large differences among the proposed access points in distance to nearest rocky intertidal areas and the total length of rocky shore 5000 ft either way from the access point (Table 1). The easternmost access points (Agua Caliente and Alegria) clearly are closest to and richest in rocky intertidal areas, while the other four areas do not differ appreciably among themselves. Data on the other sensitive resources are sketchy. According to the LCP Environmentally Sensitive Habitat Areas Maps, four of the proposed access points are adjacent to small wetlands at the mouths of creeks (Agua Caliente, Alegria, Drakes and Bulito Creek, Figure 1). In addition, the creek that discharges at Drakes is listed as an anadromous fish stream. Marine mammal haulouts are indicated at Drakes and approximately one mile west of Drakes. Onuf observed 11 seals at the former site on a bike trip along the entire Hollister Ranch shore 17 August 1981. Only the Drakes and Sacate access points are within one mile of a haulout. None were observed during the November visits. Observations on birds at different beach areas are limited to nine censuses in 1975 by Santa Barbara Museum of Natural History staff and subjective impressions during our visits. The only certain indication of an area where increased human access would have detrimental effects was that Onuf flushed several cormorants from a cliff face approximately 0.3 miles

east of Agua Caliente. Guano streaks indicated that this was a regular roosting spot. This is a rare occurrence on the mainland coast south of Pt. Conception. We believe that the birds would abandon the area if disturbed frequently. Subjectively, a greater variety of birds occurred in a given length of shore at the eastern sites (Onuf and Santa Barbara Museum of Natural History staff, personal communication); (however see Exhibit 2, item 4). Obviously, frequent and systematic observations will be necessary to determine whether the sites differ in ways of significance for the management program, and this should be a part of the monitoring program.

These data lead to an unambiguous ranking of the suitability of the proposed access points. Agua Caliente and Alegria are least suitable. Both are close to extensive areas of rocky intertidal habitat (Alegria may be somewhat richer) and creek mouth wetlands. In addition, Agua Caliente is near a rare (at least onshore on the mainland) roosting area for cormorants. No clear distinctions can be made among the remaining access points on the basis of rocky intertidal areas; however, Drakes clearly is less appropriate than the remainder because it is used as a haulout and because it is immediately adjacent to an anadromous fish stream with a wetland at its mouth. Bulito Creek access is next to a creek mouth wetland. The constraints of sensitive resources seem least at Sacate and San Augustine.

Based on suitability for public access, the ranking of proposed access points from highest to lowest is: San Augustine, Sacate > Bulito Creek > Drakes > Alegria, Agua Caliente.

Determinants of acceptable levels of public use. Temporal patterns - the tides. As stated in the assumptions above, the richest and most sensitive

rocky intertidal areas are lowest on the beach. Obviously if they are covered by water when people are present (especially with breaking waves) they will be less likely to suffer harm caused by human activities. Therefore, it is essential to know when and for how long these areas are exposed when people could be present. In my opinion, the critical tidal levels are +1 ft and 0 ft MLLW. The tops of rocks heavily covered with plants and animals begin to emerge at +1 ft. Below 0 ft long and continuous expanses of occupied rock surface are exposed.

Striking differences are evident in the number of days in a month when the tides drop below +1 ft and 0 ft during the 9 am to sunset access period, as well as in the duration of exposure (Figure 2). Even though the access period is up to 50% longer mid-summer than midwinter (9 am to 8:15 pm and 9 am to 4:51 pm, respectively) the number of days in a month with tides below +1 ft drops from a maximum of 25 in March to a minimum of 1 in August, and the total number of hours when tides are below that level drops even more precipitously: from 95 hours in March to 0.3 hours in August. For 0 ft the corresponding values are 15 days in February and March vs 0 days in July, August and September and 37 hours in February vs 0 hours in July, August and September. Clearly, the rich, lower part of the rocky intertidal is most accessible and therefore subject to degradation from human activity in winter and is virtually inaccessible, therefore immune to human disturbance, in summer.

Temporal patterns - the people. The other necessary ingredient to assess the possible impacts of public access on sensitive resources is to learn as much as possible about the patterns of use of beach areas. California Department of Parks and Recreation statistics are invaluable in this regard,

especially since the staging area for the proposed access program into Hollister Ranch is an existing state park. Not surprisingly, use is heavily concentrated in the summer months in all four state beaches along the south coast of Santa Barbara County. Average daily visitor attendance is maximal in July or August and minimal in December or January. This seasonal disproportion increases from Carpinteria to El Capitan to Refugio to Gaviota: the percent that the month of minimal attendance is of the month of maximal attendance decreases for these parks from 29% to 23% to 20% to 16%. Average daily attendance for the whole year decreases in the same order: 1092, 818, 528 and 510 for Carpinteria, El Capitan, Refugio and Gaviota, respectively. Apparently (and reasonably) recreation areas that are more remote from major metropolitan areas are less heavily used, and use is more heavily concentrated in the summer period when extended vacations are most commonly taken.

The most important consequence of this pattern of beach use for the proposed access program to the Hollister Ranch shore is that the period of heavy use by people coincides with the period of minimal exposure of the rich, low rocky intertidal areas. In the three months of maximal use (June, July and August, 970 visitors per day on the average at Gaviota) the +1 and 0 ft tidal levels are exposed for a total of 23 hours and 1.1 hours respectively. In contrast average daily attendance November through April, the period of maximal exposure of the low beach, is 280 persons per day. (In this period, total exposure ranged from 44 to 95 hours per month and 14 to 37 hours per month for +1 ft and 0 ft tidal levels respectively.)

Fortuitously, human habits and the tidal regime along this coast are phased so that the opportunity for damage to rich low rocky intertidal habitats is reduced. To a certain extent this is also true for most birds, which are

either migratory and on their summer grounds farther north or, if local, are breeding, most commonly in colonies on the Channel Islands. One feature of marine mammal behavior operates to reduce their susceptibility to human disturbance. Hauling out of marine mammals along the mainland coast has a day-night periodicity. Animals normally come up on the beaches or on rocky intertidal shelves at night, especially during low tides. A few animals may remain on the beach during the day, but the majority return to the safety of the sea during the period when human activity will be greatest along the beaches. The only exceptions seem to occur during the spring when some animals remain on the beach to nurse pups or when pups are left on the beach while the mothers are foraging.

Four other factors should be considered in trying to project future use from past data. First, I have reported use as 5-year averages to get the most reliable depiction of seasonal patterns; however, this could obscure long-term trends. In particular, is beach use in this area increasing as the population of Southern California increases? Apparently not. In fact, visitor attendance at Gaviota State Park was less in 1980-81 (July to June) than in the four previous years (Table 2). For the County only El Capitan showed a clear increase during the five years. Second, is there an underlying change in recreational use patterns that might affect future levels of use? Judging from the most heavily used state beaches (Bolsa Chica, Huntington and San Buenaventura) beach use is increasing over time (Table 2) rather than holding steady (as in this general area) or declining (as at Gaviota, perhaps). A possible explanation is the one suggested above: as fuel costs escalate, beach users from the metropolitan areas of Southern California are increasingly visiting their

local beaches rather than driving to more remote ones, such as Gaviota. If this is true, then current figures will not be gross underestimates of future use in this area. Third, average daily figures for a month may obscure major differences in use within a week. The monthly summaries provided by the Department of Parks and Recreation do not allow these distinctions to be made; however, I did obtain the raw daily records for August 1981 for the three Gaviota Area beaches: El Capitan, Refugio and Gaviota. For these beaches based on this one month, weekend use is 28%, 25% and 23% greater than weekday use, respectively. Fourth, actual beach attendance will not be the best measure of demand, if people are turned away. The raw daily records provide this as well. The daily averages were: at El Capitan 1301 admitted vs 266 turned away, Refugio 950 vs 438, Gaviota 852 vs 111. Since more parking will be provided if the access program is instituted, more people will use the park in the summer than the averages of Table 1 indicate. In winter, when capacity is never reached, this will not be a consideration.

Discussion and Recommendations

Amount of Access. There is substantial agreement among available reports that public access can have adverse effects on the natural resources of intertidal areas. Widdowson (1971) in his analysis of changes in the algal flora of the Los Angeles area between 1959 and 1969 found that decreases were more highly correlated with human use of intertidal areas than pollution, even though in the period up to 1959 pollution probably was the major cause of reductions at the same sites (Dawson, 1965). At Duxbury Reef, north of San Francisco, Chan (1972) noted that intertidal organisms were fewest and least diverse where access was easiest and that an educational program led to an improvement

at this site. At Cabrillo National Monument near San Diego Zedler (1978) noted differences in the abundances or sizes of a variety of intertidal organisms between sites with different levels of human use or at the same site with changes in human use over time. These were related to changes observed in experimental treatments that were presumed to mimic the effects of public access (such as trampling or the removal and replacement of limpets). Primarily at sites along the Palos Verdes Peninsula Ghazanshahi, et al. (1981) have related the abundances of several species of algae and invertebrates to the amount of human activity at a site. They distinguish three groups of organisms according to their responses to public use: a group of conspicuous invertebrates that are chosen for taking (the mussel Mytilus californianus, the limpets Lottia gigantea and Collisella digitalis, and the starfish Pisaster ochraceus) and are reduced where public use is high; algae, especially the dominant forms, and sessile invertebrates that are reduced by non-specific trampling; and rare or inconspicuous, usually small animals that often increase where public use is high, apparently because of the reductions in the species that otherwise would be dominant. Based on their studies of individual key species Ghazanshahi, et al. (1981) suggested that effects are small below use levels of 2 persons per 100 meters of shore, with the possible exception of the starfish Pisaster ochraceus. The level of use was determined at around noon, the normal time of maximal use. In an evaluation of the determinants of the level of use Ghazanshahi (1981) reported a 14.5% decline in the intensity of use for each 100 meters away from the point of maximal use in an area (always closest to the nearest point to which visitors could drive their cars).

All of the studies cited above apply to rocky intertidal areas. We have seen only one report that considers public use impacts on the biota of a sandy

beach (Wheeler, 1979). Vehicular use in an intertidal area of Cape Cod National Seashore was found to cause mortality or reductions in growth rates for two species of polychaete worms and the clam Mya arenaria.

All of these studies have major limitations. Most depend upon comparisons between sites or years where or when much is likely to be different besides the intensity of human use, the only factor considered in the analyses. The experimental treatments allow identification of cause and effect, but there always is difficulty in relating the kinds or amounts of experimental manipulation back to what public use really is (in the extreme cases driving over the same path with a one-half ton pick-up truck 50 times a day for 20 days [Wheeler 1979] or 400 steps on an algal turf [Zedler 1978]). Nor do the situations studied allow for easy translation to the conditions at Hollister Ranch. For instance, two persons per 100 meters of shore, which Ghazanshahi, et al. (1981) suggest will have small effects on rocky intertidal areas, would amount to 270 persons if evenly distributed along the 8.5 miles of the Hollister Ranch shore. However, we have no idea what proportion of the daily quota would be on the beach at one time, to what extent they will be concentrated in sandy areas as opposed to rocky areas, or how close they will remain to an access point. We conclude that no "safe" level of access can be set with confidence beforehand. Exhibits 2 and 3, comments to our preliminary report by Alvin Remmenga of the Hollister Ranch and Lana Rose of Santa Barbara City College, set forth other reasons to challenge the validity of a quota projected from our existing information.

Given these uncertainties we propose that the surest way to provide appropriate protection for sensitive beach resources is to initiate the access program only after a full year of resource and beach use monitoring has been

completed and then at a low level, for instance 100 members of the public per day. The quota would be adjusted on the basis of a comparison between the first and second years of monitoring (without and with public access, respectively). An alternative is to allow public access at some sites at the outset of the Access Program while maintaining the status quo at the remaining sites during the first year (vertical access limited to Hollister Ranch residents and guests, access by others along the beach or by boat) and monitoring a nearby site with very low human use as a control with which to determine the effects of existing use.

Timing of access. The proposed period of allowed access from 9 am to sunset, in conjunction with the well-established patterns of beach use and exposure of low tide areas greatly reduce the likelihood of harm to sensitive beach resources. Without any regulation besides the 9 am to sunset time limit, beach use by people is least when the richest and most sensitive rocky intertidal areas are most exposed: most often, for longest and the biggest area of habitats; (however, see Exhibit 2, item 5 and Exhibit 3, item 4). Even so, the critical period will be winter. Much more must be known about how people will use the area before it can be concluded with confidence that additional restrictions will not be necessary at this time of year. We suggest that the initial quota should be 100 persons per day in winter (10 October to 19 May, based on 1981 tides) but could be relaxed to 200 per day in summer (20 May to 9 October). As mentioned in the preceding paragraph, these quotas should be regarded as strictly provisional, to be used and adjusted only in conjunction with close monitoring.

Locating the vertical access corridors. Differences in the distances to sensitive resources yielded a clear ranking of the suitability of the six

possible access points, from the viewpoint of natural resource protection. Agua Caliente and Alegria are most sensitive because of their proximity to sensitive rocky intertidal and wetland habitats. Drakes is next most sensitive because it is near a marine mammal haulout and a wetland at the mouth of an anadromous fish stream. Bulito Creek follows in sensitivity, because of its wetland. Sacate and San Augustine are least sensitive. This ranking when considered together with a few other factor leads to three alternative recommendations.

Alternative 1: restrict all public access to Sacate in the first year of public access through the Ranch. Allow access via the Access Program only after a full year of monitoring. Advantages. This will concentrate the use at one of the sites with the fewest constraints to public access (however, see Exhibit 2, item 4). The gradient from very high to very low intensities of use caused by limiting access to one site will enable the monitoring program to provide the most sensitive test of impacts for a given expense. Because the highest use will be in an area relatively far from the richest sites, the determination of the intensity of use at which changes occur can be made without jeopardizing the prime resources. This would be hard to assure with dispersed access. If the YMCA of Metropolitan Los Angeles develops its proposed facility at Cuarta ($\approx 1/4$ mile east of Sacate and on the same stretch of beach between headlands), the test will be all the more powerful. Furthermore, the site will be subjected to high use compared to historic levels (with attendant impacts, perhaps) regardless of the "Access Program." For all these reasons, it is advisable to concentrate use at this site until the consequences of beach use are better understood. Disadvantages. If prime resource areas lie between

this access and the most popular surfing spots, this might cause heavier damage due to trampling than would be the case if access were provided elsewhere. It may be difficult to secure the other vertical access corridors against public use.

Alternative 2: Allow public access via the Access Program immediately at San Augustine, Sacate, and Agua Caliente. Advantages. This provides the quickest assessment of the effects of public access over a wide range of presumed sensitivity to human activities. It also provides the quickest discrimination between the effects of existing use and the additional effect of increased public use encouraged by the Access Program. This may allow for the most rapid revision of the Access Program, in the event that unacceptable changes are occurring. Disadvantages. Those listed for Alternative 1 will also apply, but to a lesser degree. In addition, access is provided at a site of presumed high sensitivity and richness in natural resources. More of value is at risk in detecting first damage at Agua Caliente than at most other sites. The monitoring program will be either less effective or more expensive than for Alternative 1.

Alternative 3: Allow the public to use all six proposed vertical access corridors but only after a full year of monitoring. Advantages. If use is evenly distributed this would minimize the number of people at any one site. The disadvantages of Alternative 1 would be minimized. Disadvantages. It is unlikely that use would be distributed evenly. Hikers and bicyclists, at least, might be more likely to stop and perhaps stay at the closest access points to the staging area in Gaviota State Park. Unfortunately, these are the sites that we have ranked as most sensitive: Agua Caliente and Alegria. The monitoring

program will be either less effective or more expensive than for the other alternatives. Adverse effects will be more widely distributed when they are first detected than for the other alternatives. The adverse effects may be most concentrated at the most sensitive sites (closest to Gaviota State Park).

Members of the Panel do not agree in their choice of a preferred alternative. Two members strongly endorse Alternative 1, because it provides the best protection of what they perceive to be the prime resources while the Access Program is being evaluated. The third member endorses Alternative 2 as being a more rigorous, simultaneous test of existing use vs the incremental effects attributable to the Access Program. The whole Panel agrees that Alternative 3 should not be considered unless there are compelling reasons beyond the scope of this analysis. We have one other recommendation about the location of facilities as proposed in the "Access Program." We see the possibility of difficulties in placing the hiking trail along the bluff in the vicinity of Drakes Beach. Zedler (1978) noted bluff-top erosion as one of the most serious impacts of public access at Cabrillo National Monument. Is it possible to use the road or the Texaco pipeline easement in this area? (This question also applies to the other portions of the route that cross privately owned parcels.) Since both the road and the pipeline easements are subject to disturbance associated with their current uses, the passage of the public in these areas might be tolerated more easily (both by the plants and animals and by Ranch residents) than through privately owned parcels. We have not surveyed any of these sites and thus do not know whether this recommendation merits serious consideration.

The monitoring program. The design of the monitoring program depends in a number of important ways on which of the three alternatives is chosen for

distributing access. However, in all cases a control site should be maintained with low levels of human use that will not change because of the "Access Program" or because of additional development of the Hollister Ranch. This is necessary to distinguish among various kinds of human effects in the presence of other sources of year to year variation. Also the basic sampling procedures and what especially to look for should apply in all cases. As with Chan (1972), Zedler (1978) and Ghazanshahi et al. (1981), two kinds of monitoring should be carried out: one to determine the location and the intensity of use and the other to assess the state of the living resources. Dr. Joe Devinny, Environmental Engineering Program, University of Southern California, currently is preparing a handbook for the management of rocky intertidal areas. This should provide valuable guidance. Ghazanshahi (1981) provides techniques for assessing the intensity of human use of rocky intertidal areas. Ghazanshahi et al. (1981) provides techniques for assessing the state of the living resources. Gonor and Kemp (1978) provides a more general and rigorous review of procedures for ecological assessments in intertidal areas. Lists of sensitive species or groups of organisms from Chan (1970), Zedler (1978), Devinny et al. (1980) and Ghazanshahi et al. (1981) overlap considerably. Even though each study has its limitations, similar effects showing up in a variety of locations and times strongly support the validity of the common conclusions.

As stressed in earlier sections, the monitoring program should begin at least a year in advance of public access through Ranch lands, to be most useful for future management. This will be the best way to determine the present level of beach use, so that some discrimination may be possible between effects attributable to the "Access Program" and effects attributable to current activities by Ranch residents and others. We consider this before-and after

comparison essential to proper evaluation of the "Access Program," primarily because it is expected that users of the "Access Program" will use the beach very differently from Ranch residents. (The before-and-after comparison is not essential if a suitable control site with low levels of human use, not to be affected by the "Access Program" or future development of Ranch can be found. Since Gaviota State Park lies immediately to the east and a liquefied natural gas facility may be constructed immediately to the west, a nearby control area may be hard to find.) For the most part we agree with the contention that Ranch residents are likely to be more responsible in their treatment of the contiguous shore environments than the unsupervised general public (Exhibit 2, items 1 and 3; Exhibit 3, item 4), however we see two ways in which current activities actually might magnify the impacts of Ranch residents compared to those of an equal number of the general public arriving via the Access Program: the use of motor vehicles and the presence of dogs on the beach. Both could magnify the effects of a single person greatly beyond what he would have alone on foot. We suspect that birds and marine mammals would be most susceptible to these disturbances and recommend that part of the monitoring program be designed specifically to assess the effects of beach walkers alone and together with current levels of motor vehicle and dog use. At the present, we are discounting the adverse effects of motor vehicles by compaction of the sand (Wheeler 1979) and abrasion of attached organisms on flat basement rock, because use seems to be low, and natural alterations are frequent and large (removal and deposition of sand and flotsam).

The determination of the intensity of use should take account of where, when and what.

Where: Instantaneous counts should be made of people present in sensitive resource areas (prime areas of rocky intertidal shore, such as near Alegria; creek mouth wetlands; marine mammal haulouts; areas of greatest variety and abundance of birds) but also at access points and at successively greater distances from access points, regardless of the sensitive resources. This will test the strategy that protection can be accomplished by separating access points from sensitive areas and, if so, how much separation is required.

When: The level of use should be related to time of day, day of week, season, tide, weather and surf.

What: As well as how many, it is crucial to have some idea of what people are doing in different areas. For instance, in rocky areas effects will be large by collectors and active explorers (turning over rocks, poking things and scrambling over rather than walking around rocks), moderate by surf-fishermen (possibly taking some invertebrates for bait) and small by beach walkers and joggers (usually there is sand or relatively barren flat rock nearby, so people can and will pass more easily by avoiding the rocks with abundant marine life).

The assessment of the condition of the living resources of the beach environment will depend on the resource. For rocky areas, the monitoring program should consist of seasonal quadrat sampling along permanent transects set in high, middle and low parts of the intertidal shore. The surveys will be counts or estimates of percent cover of different organisms in a nested array of quadrats of different sizes. (Bigger quadrats are necessary to sample reliably the rarer, big and motile animals, such as starfish, sea urchins and snails). The study sites should be located in reference to the assessment of human use,

so that not only areas of highest sensitivity are covered, but also the full range of intensity of use is represented. Based on the citations listed at the beginning of this section, the key species to monitor for possible effects of public use are: coralline algae and Phyllospadix spp. (plants); Anthopleura spp. (sea anemones); Phragmatopoma californica and Spirorbis spp. (worms); Acanthina spirata, Collisella digitalis, C. scabra, Lottia gigantea and Mytilus californianus (molluscs); Balanus glandula, Chthamalus fissus, Pollicipes polymerus (barnacles); Pisaster spp. (starfish).

For birds and marine mammals, censuses should be made at least monthly, at different times throughout each sample day. For birds, study sites should be selected to include the richest areas under present conditions and a wide range of intensity of use under future conditions. Obviously, the study sites for marine mammals will be haulout areas (two of which have already been identified).

The Commission's decision on where to allow access will establish how human use is distributed along the shore. This will influence the best location of sites for the monitoring program. Alternative 1 (concentrating access at Sacate) sets up the best situation for assessing the effects of different levels of use, because the widest range of levels of use will result. Depending on location, use will be both higher (at Sacate) and lower (the western boundary of the Ranch) than would occur for the other alternatives. This area of lowest use will be a valuable control for comparative purposes. This alternative also provides the best situation for detecting impacts at prime resource areas as quickly as possible. Because we know that the effects will originate at Sacate, we know that the marine mammal haulout and creek mouth wetland at Drakes and the prime rocky intertidal sites at Alegria will be the

first rich resource areas that potentially could be affected. Accordingly, monitoring efforts could be concentrated at those places to insure quickest detection of effects. This option is not available for the other alternatives. Alternatives 2 and 3 require dispersing the monitoring efforts among more sites and perhaps going outside the Ranch to include a low use area as a control. The latter should be done in any case but may not be possible (see above).

Summary of Recommendations

From the point of view of protecting sensitive resources, data do not exist to set a "safe" level for the "Access Program" at the Hollister Ranch. That must be determined by use of a monitoring program. We offer two options for establishing that level through a monitoring program.

Option 1. Initiate the monitoring program at least one year in advance of allowing first public access through Ranch lands.

In the second year limit access via the "Access Program" to 100 persons per day in winter (10 October to 19 May) and 200 persons per day in summer (20 May to 9 October). Adjust the quota after reviewing the results of the first two years of the monitoring program (one year without and one year with public access through Ranch lands).

Limit entry via the "Access Program" to Sacate.

Concentrate monitoring efforts in the prime natural resource areas closest to Sacate (the marine mammal haulout and the creek mouth wetland at Drakes; the prime rocky intertidal areas at Alegria). Locate the rest of the monitoring program to encompass as wide a range as possible of intensities of beach use by people.

Option 2. Allow access immediately at three sites encompassing a wide range of sensitivities (San Augustine, Sacate and Agua Caliente). In the first year limit access via the "Access Program" to 100 persons per day in winter (10 October to 19 May) and 200 persons per day in summer (20 May to 9 October).

Monitor all six sites plus a low use, outside control area that will not be affected by the "Access Program" or other changes at the Hollister Ranch to determine impacts of current access and the added impacts of the "Access Program."

Adjust the quota or the locations of vertical access after reviewing the first year of the monitoring program (comparing an unchanged low use area, three sites where the existing pattern of access is maintained and three sites where added public use is provided via the "Access Program").

Option 1 will provide better protection for prime resource areas while the "Access Program" is being evaluated. It is preferred by two members of the Environmental Assessment Panel. Option 2 will provide a quicker evaluation of the effects of the "Access Program" including discrimination between effects of current use and the additive effects of increased public use; however, it is more dependent than Option 1 on finding a low use control area outside the Hollister Ranch. Option 2 is preferred by one member of the Environmental Assessment Panel.

Acknowledgments

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Table 1. Relationship of the location of proposed access points to sensitive resources of the Hollister Ranch Beach

| | Rocky Intertidal | | | | | | | | | | | | |
|-------------------------|--|-------|-------|------|--------------|---|------|------|------|--------------|-------------------------------|-------|--------------|
| | Distance to nearest rocky area (feet) | | | | | Length of rocky shore within 5000 feet | | | | | Distance (feet) to nearest | | |
| | East | | West | | Aver- age | East | | West | | Aver- age | | | |
| | High | Low | High | Low | | High | Low | High | Low | | Haulout | Birds | Wet- land |
| Access #1 Agua Caliente | 0 | 0 | 0 | 0 | 0 | 5000 | 5000 | 5000 | 5000 | 5000 | >5000 | 1600* | 800 |
| Access #2 Alegria | 0 | 0 | 900 | 900 | 450 | 5000 | 5000 | 2100 | 3000 | 3775 | >5000 | ? | 400 |
| Access #3 Sacate | 4300 | 0 | 2600 | 1200 | 2025 | 700 | 5000 | 1000 | 3100 | 2450 | 4000 | ? | >5000 |
| Access #4 Drakes | 600 | 0 | >5000 | 800 | >1600 | 1000 | 3800 | 0 | 2300 | 1525 | 0 | ? | 200** |
| Access #5 Bulito Creek | >5000 | >5000 | 800 | 800 | >2900 | 0 | 0 | 1000 | 2000 | 750 | >5000 | ? | 200 |
| Access #6 San Augustine | 4000 | 1000 | >5000 | 400 | >2600 | 1000 | 4000 | 0 | 4600 | 2400 | >5000 | ? | 4800 |

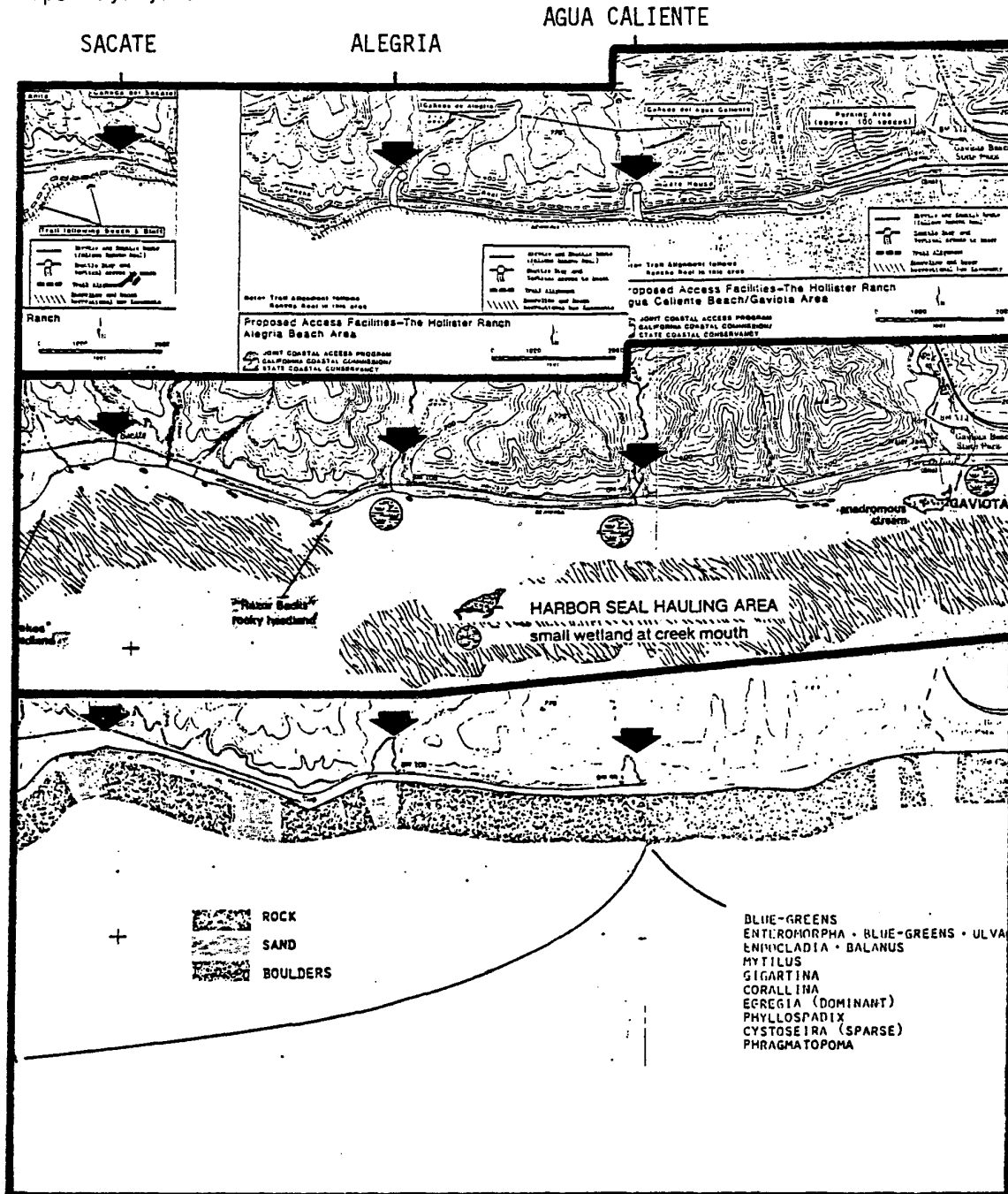
*cormorants roosting on cliff above caves, personal observation 17 August 1981

**anadromous fish stream on LCP Environmentally Sensitive Habitat Areas Maps

Table 2. Attendance of selected State Beaches in Southern California from July 1976 to June 1981. A. Santa Barbara County beaches. B. More southerly beaches.

| | <u>1976-7</u> | <u>1977-8</u> | <u>1978-9</u> | <u>1979-80</u> | <u>1980-1</u> |
|------------------|---------------|---------------|---------------|----------------|---------------|
| A. | | | | | |
| Carpinteria | 444,073 | 365,373 | 387,705 | 373,651 | 407,702 |
| El Capitan | 254,930 | 281,325 | 296,274 | 327,141 | 343,640 |
| Refugio | 213,991 | 176,148 | 200,176 | 180,048 | 193,995 |
| Gaviota | 210,823 | 187,088 | 192,206 | 180,652 | 160,352 |
| B. | | | | | |
| Bolsa Chica | 1,199,770 | 1,977,662 | 1,883,151 | 2,239,278 | 3,049,800 |
| Huntington | 1,920,162 | 2,450,397 | 2,642,190 | 2,293,380 | 2,284,051 |
| San Buenaventura | 900,787 | 1,281,343 | 969,798 | 970,209 | 1,470,345 |

Figure 1, east. Maps of the Hollister Ranch shoreline. Access points are labeled at the top. Arrows arrayed vertically point at the same access points on the different maps. Top. Proposed facilities of the Access Program, from California Coastal Commission (1981), Exhibit 5. Middle: environmentally sensitive habitat areas, from Santa Barbara County (1981), Maps 6,7,8. Bottom: rocky shore areas and dominant species, from Littler and Littler (1980), Maps 35,36,37.



DRAKES

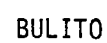








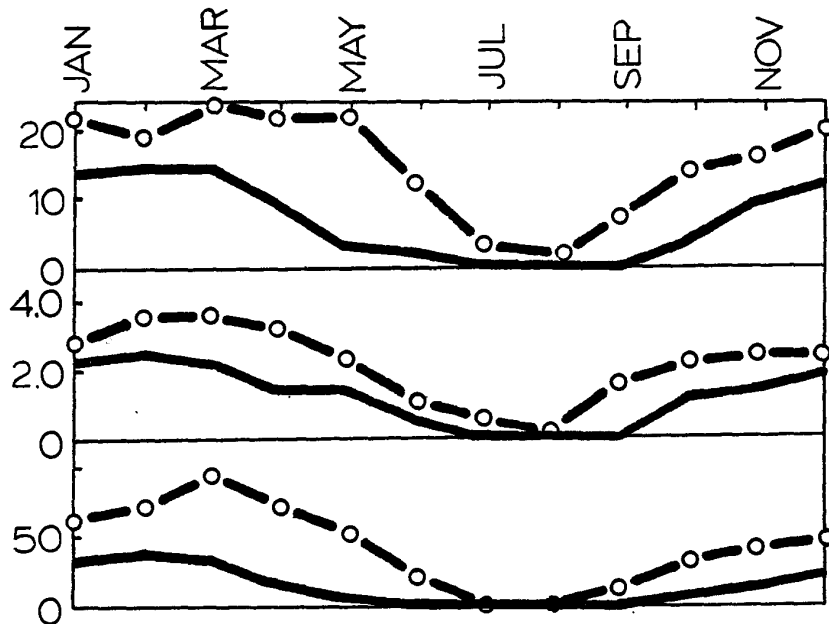
Figure 2. A. Tidal exposure in different months. B. Beach use in different months, 5-year averages.

A.

Number of days in a month with tides below +1 ft MLLW  0 ft MLLW  between 9 am and sunset

Average number of hours below +1 ft MLLW  0 ft MLLW  between 9 am and sunset

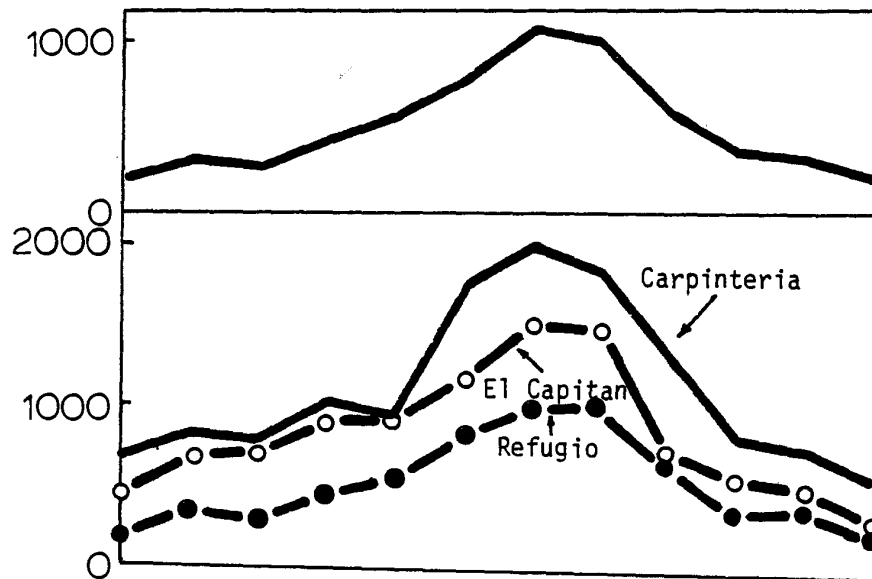
Total hours in a month when tides are below +1 ft MLLW  0 ft MLLW  between 9 am and sunset



B.

Average number of visitors per day to Gaviota State Park. 5-year average. 1976-1981

Average number of visitors per day to state beaches in Santa Barbara County. 5-year average. 1976-1981



Hollister Ranch Survey - 11 November 1981

Bud Laurent, Marine Resources Region,
California Department of Fish and Game, Morro Bay

SITE: AGUA CALIENTE ACCESS POINT

TIME: 1330

PHOTOS: B/W #1 & #2 (looking west)

B/W #3 (south)

} Taken about 1/4 mile north of Agua Caliente Creek

OBSERVATIONS: Intertidal area is 70-80% medium to fine grain sand. The remaining portions are rocky areas generally composed of scattered boulders and outcroppings in the upper zones (largest rocks are about 6' long by 3½' high), and a fairly contiguous siltstone geosynclinal (?) reef in the lower zones. Some smaller areas have low profile basement (dark shale) siltstone (1"-3" above sand). The area apparently receives much scouring as evidenced by a rather low diversity of plants and animals. Offshore areas contribute drift algae to onshore energy flow (important base of support for amphipods which, in turn, support shore birds).

I found no evidence of 'significant' abalone or bivalve (other than mussels) populations, but did find casts of lobster and red rock crab on beach.

Marine species found:

Floral: Ulva sp., Corallina vancouverensis, Ceramium sp., Nemalion lubricum, Gigartina leptorhynchus, Gigartina canaliculata, Gastroclonium coulteri, Pterochondria woodii, Codium fragile, Rhodoglossum affine.

Faunal: (Invertebrates). Anthopleura elegantissima, Balanus glandula, Collisella digitalis, Collisella scabra, Collisella ochracea, Mytilus californianus, Phragmatopoma californica, Pollicipes polymerus, Lottia gigantea, Nuttallina californica, Pagurus sp.

(in Olivella shells), Aplidium sp., Mopalia sp., Tetraclita squamosa rubescens.

(Birds). No birds observed.

Area visited: From Agua Caliente Creek to ~½ mile west of creek.

Miscellaneous: Drift algae observed: Macrocystis pyrifera, Cystoseira osmundacea, Pterygophora californica, Egregia laevigata, plus various fleshy red algae.

SITE: ALEGRIA ACCESS POINT

TIME: 1430

PHOTOS: B/W #4 (looking east)

B/W #5 (looking west)

OBSERVATIONS: Intertidal area is 90-95% contiguous dark shale (siltstone) reef. Profile, or substrate relief, is fairly low (1-2') throughout the upper, middle and low zones, but a vein of 2-5' pinnacles occurs over most of the length of this area at upper margin of Phyllospadix (surf grass) zone. These pinnacles become more pronounced beyond 0.3 miles westward of creek access point. There is some faulting in the basement rock which creates channels and deeper pools (1-3' deep) in mid-and low zones. Sand overlays basement rock in much of low zone where Phyllospadix occurs.

Marine species found:

Floral: Macrocystis integrifolia (?), Egregia laevigata, Corallina vancouverensis, Gigartina leptorhynchus, Laurencia sp., Ulva sp., Pterochondria woodii, Gastroclonium coulteri, Gigartina canaliculata, Phyllospadix torreyi.

Faunal: (Invertebrates). Anthopleura elegantissima, Balanus glandula, Tegula funebris, Collisella scabra, Collisella digitalis,

Fissurella volcana, Tetraclita squamosa rubescens, Nuttallina californica, Mopalia sp., Pugettia richii, Lacuna marmarota, Mytilus californianus, Pollicipes polymerus, Lottia gigantea.

(Birds). Western gull, Willet, Marbled Godwit, Black Turnstone.

Area visited: From Alegria access point to ~ 3/4 mile west of access point.

SITE: SACATE CREEK ACCESS POINT

TIME: 1530

PHOTOS: B/W #6 (looking east)

B/W #7 (looking west)

Color #1 (looking south)

OBSERVATIONS: Intertidal area is mostly (~90%) a broad (100-200' at lowtide), gently sloping sand beach. There are some low profile rocky areas in western section of this strand; plant and animal assemblage fairly similar to Agua Caliente area, except that Phyllospadix much more abundant at Sacate. Many ripped-up Macrocystis plants, victims of first winter storms, littered southern portion of area visited.

Marine species found:

Floral: Egria laevigata (forming fairly extensive beds, the bases of which were covered by about 6" of sand), Phyllospadix torreyi, (Red algae present but omitted from notes).

Faunal: (Invertebrates). Anthopleura elegantissima, Mytilus californianus, Tetraclita squamosa rubescens, Pagurus sp. (In Olivella, Ocenebra and Amphissa shells), Nuttallina californica, Collisella spp., Lottia gigantea.

(Birds). Western gulls, Willet, Great blue heron, Whimbrel, Black turnstone, Black-bellied plover.

Area visited: From Sacate Creek access point to Drake's Beach access point
(about 3/4 mile).

SITE: DRAKE'S BEACH

TIME: 1610

PHOTOS: Color #2 (looking west)

OBSERVATIONS: Intertidal area is largely (>95%) a sand beach, although a 2-3' profile broken siltstone reef, running about 200 meters, is scattered in lower zone about 1/4 mile westward from access point. A creek (Santa Anita?) was flowing across the beach.

Marine species found:

Floral: Phyllospadix torreyi. (Some red algae present but omitted from notes).

Faunal: (Invertebrates). Pisaster ochraceus, Anthopleura elegantissima, Acmaeidae (family), Mytilus californianus, Dodecaceria fewkessii, Tetraclita squamosa rubescens, Cancer antennarius (, soft-shelled, berried).

(Birds). Snowy plover, Willet, Western gull, Brown pelican,
Great blue heron.

SITE: BULITO ACCESS POINT

TIME: 1650

PHOTOS: Color #3 (looking west)

OBSERVATIONS: The intertidal area is a predominant (>90%) sand beach - about 150' wide on an average. Some rocky substrate (low profile bench and scattered small boulders) occurred at the small "headland" about 1/4 mile from access point.

A second flat rocky reef was noted about one mile from the access point, more extensive and contiguous than the first rocky area, with some "channeling", but very abraded by sand scour. The largest assemblage of resting birds seen during the day was observed at the first rocky area; about 100+ gulls (mostly Western gulls) and 20+ Brown pelicans were noted. Cast-ashore Macrocystis plants were numerous and spread fairly evenly over the entire beach area visited. Broken shells of boring clams (piddocks), probably cast up from nearshore subtidal areas, were also commonly observed.

Marine species found:

Floral: Several (3-4) unidentified species of filamentous red algae,
Scytosiphon lomentaria

Faunal: (Invertebrates). Present, but not noted in dwindling light.
(Birds). Willet, Brown pelican, Western gull, Marbled godwit,
Great glue heron, Dunlin

Micellaneous: Also noted legal-sized ($\geq 7"$) red abalone shells cast up on beach,
mostly broken, in addition to several lobster molts.

Additional Information

On the following day, 12 November, I, with Chris Onuf and Eric Hochberg, toured the remaining access point and beach, San Augustine. We walked approximately 1.5 miles westward to collect general impressions of the area. I made no species list on this visit, but noted that the area generally resembled the Drake's Beach area. It is a broad (~200' wide), linear sand beach with fairly extensive low profile shale in the lower intertidal. Dominant plant form was Phyllospadix on these low reefs, although some areas supported sparse amounts of filamentous red algae.

General Impressions

This area of coast appears to be very dynamic in terms of the physical forces which affect it. There are three main types of habitat available for intertidal organisms: sand (which predominates), flat shale reefs in the lower intertidal, and emergent boulders and reef pinnacles scattered in the low and mid-intertidal zones. As evidenced by the sea state during my visit and the numbers of surfers enjoying it, the area receives a great deal of wave energy due to its exposure to the east of Pt. Conception. This wave energy obviously causes a high rate of sand transport, on a daily and seasonal basis. The result is a high degree of scouring of the flat shale surfaces and along interfaces of the boulders and pinnacles. This is reflected in what I would consider a low diversity of intertidal plants and animals; relatively few forms tolerate conditions encountered along Hollister Ranch beaches. In particular, large predators such as certain seastars and crabs were not commonly observed in this area. Although the area has been deemed biologically "rich", it does not fit my perception of "richness". However, my assessment should be tempered with an explanation that my perception is largely based upon Central and Northern California intertidal experience; the Hollister Ranch area may be "rich" indeed, compared to most Southern California locales. I am certain, however, that there is little sport utilization potential in this area, beyond the limited taking of mussels and smaller "tidepool" organisms, such as turban snails, for which there is permissible take.

Although some of the sites had been identified as marine mammal haul-out areas, I observed no seals or sea lions in any of the areas visited. Quite likely, this is a variable phenomenon. In line with this variability, from conversations with residents and others more familiar with this area, the intertidal area varied throughout the year - particularly as a result of winter storms which remove much of the beach sand and expose the basement rock. Because of

this, and other variables, I would recommend additional visits through the year to gain a more complete picture of potential impact by increased numbers of visitors.

In general, I agree with the estimate of sensitivity to human presence made by Chris Onuf in his preliminary report to the Coastal Commission. Those areas with the most sand and least rock should be better able to tolerate greater numbers of visitors than have historically used the area. I would like to see, however, a more complete (but not necessarily expensive) baseline against which to compare future impact(s).



HOLLISTER RANCH OWNERS' ASSOCIATION, Box 1000 — Santa Anita, Gaviota, California 93117 (805) 968-1573

November 14, 1981

Christopher P. Onuf
Marine Science Institute
University of California
Santa Barbara, California 93106

Dear Dr. Onuf:

Jeff Kruthers and I appreciated the opportunity to meet with you, Dr. Eric Hochberg and Bud Laurent regarding your preliminary report to the California Coastal Commission on sensitive coastal resources in the Hollister Ranch area. As you requested, I am reiterating the points we raised as follows:

1. The preliminary report assumes that the number of people on the beach is a key factor concerning the impact people will have. We suggest that the awareness level of those people on the beach is even more important than the numbers, and that any persons on the beach must be made aware of the sensitive resources that exist there.

For example, a dozen aware persons may have little or no impact on the tidepools at Alegria, whereas one or two unaware persons could inflict major destruction there. It has also been the Ranch's experience in recent years that those who pay for the protection of these resources have a high degree of awareness, whereas those who go free (namely, some guests) possess a considerable degree of unawareness. It would be reasonable to expect the same result from a significant portion of the general public.

2. The emphasis of the preliminary report appears to be on the rocky intertidal areas at low tide. However, almost totally disregarded are the bird populations that use the beach at all tides and at all times of the year. It is recognized that more emphasis is anticipated in the final report on the bird populations, but we wish to point out that it is the bird populations that help to make the Hollister Ranch shoreline unique and that they require preservation and protection.
3. It should be noted that the present condition of the Hollister Ranch shoreline is the product of a certain level of use and supervision over the past 20 years. We presently exercise a high degree of supervision over the beach area, not only through the Ranch staff but also through the cooperation and initiative of many concerned owners who are quick to report or correct improper conditions in the beach area. We hardly could exercise the same degree of supervision over members of the general public, but it is mandatory that somebody does it if the shoreline is to continue in its present condition.

4. While your ranking of the access points is somewhat in line with our observations and experience, it should be noted that the bay at Sacate is one of the major (if not the major) feeding location of the shore bird population at Hollister Ranch at all all times of the year. Moreover, the Santa Anita Creek mouth at Drake's undoubtedly is the richest estuary for the many types of resident and migratory bird populations on the Ranch.

Another factor that should be considered in your ranking of access points is that the Sacate area already faces a huge impact from the nearby YMCA project. The potential there is for 150 campers per day, an additional 50 staff members per day and 50 members of the public per day. While the Conditional Use Permit issued by the Santa Barbara County Planning Department limits YMCA use of the beach to 50 persons at one time, the 50 members of the public raises that total to 100 persons at one time, and there is nothing to prevent the full YMCA daily total of 200 from using the beach on a daily basis through rotating shifts.

If Sacate beach already is burdened with 250 persons per day, it hardly is a desirable access point for still more people unless the Coastal Commission simply wants to destroy sea life and bird populations in that area.

5. Your preliminary report attempts to project usage of the Hollister Ranch beach based on usage at other state beaches, and suggests that use would be highest during the summer months when damage to sea life would be least. We believe that to be an incorrect projection because, unlike other state beaches, the most likely uses of the Hollister Ranch beach would be:
 - a. Surfing
 - b. Nude bathing and all that goes with it, because of the seclusion offered
 - c. Exploration of tidepools, including their desecration

The first and third are decidedly winter season activities (when intertidal areas are most susceptible to damage), and the second is hardly an activity that requires access to Hollister Ranch beaches. The high level of winter use was demonstrated by what you saw on November 11 and 12 and by the many surf and diving boats that were present offshore.

In addition, your suggestion that weekday use of the beach might be limited also is questionable. If the surf is high, as it was on November 11 and 12, even weekday usage will be extremely high.

6. The build-out approach to determining a number of persons to put on the beach is totally inaccurate. Entrance to Hollister Ranch is now limited to 12 persons per parcel, including owners, for a total potential of 1,620 persons -- not the 3,240 inaccurately reported in the Coastal Commission's August 18, 1981, report. Moreover, actual entries to the Ranch are far fewer than the maximum potential, and only a small percentage of the actual entries go to the beach.

While we do not care to divulge actual figures, for obvious legal reasons, you certainly could conclude from your visits of November 11 and 12 that less than five per cent of the maximum potential of 1,620 Ranch visitors were on the beach.

7. It also is important to note that the Hollister Ranch once allowed 20 persons per parcel on the Ranch, but then voluntarily reduced that number to 12 persons per parcel to limit the impact on mainland and beach resources. Moreover, the Ranch this month adopted a new rule requiring all surfing guests to be escorted by owners while in the beach area because of vandalism, thefts and damage to resources that was being caused by unescorted guests. Such voluntary protection of natural resources no doubt would continue in the future as the need is demonstrated.
8. Your preliminary report suggests a desire to keep people off the beach at lower tides to protect the natural environment. However, it should be noted that at high tide there is little or no beach in many areas at the Hollister Ranch, and consequently little room for beach recreation.
9. In response to your query on how many public members we believe should be allowed on the Hollister Ranch if a number must be selected, my answer is "as many as the State is willing to supervise in the identical manner that the Hollister Ranch supervises its owners and guests." If the State is unwilling or unable to provide that level of supervision, any level of unsupervised use will simply lead to the destruction of tidepool and bird life as they now exist along this short section of the California coastline.

In summary, we believe that the shoreline at the Hollister Ranch is a unique natural resource that should be preserved and protected as it has been for the past two decades. We do not agree with the Coastal Commission's apparent approach that we will see what damage is done in the future, and then perhaps talk about some protection. The time to protect this shoreline is before the damage is done because it won't be accomplished later when the tidepool life and bird populations are gone.

Our Association also requested that Lana Rose, of the Life Science Department at Santa Barbara City College, respond to your preliminary report, but she was out of town last week on a field trip. If she has additional written comments, we will forward them to you promptly.

Please call on us if there are any additional questions on which we can be of assistance.

Sincerely,



ALVIN J. REMMENG
Ranch Manager

November 19, 1981

Dr. Chris Onuf
Marine Science Institute
University of California
Santa Barbara CA 93106

Dear Dr. Onuf,

I have been requested to review your Preliminary Report to the California Coastal Commission on "Sensitive Coastal Resources Related to Public Access of the Hollister Ranch." Below you will find my comments relative to that document.

1. I must question the statement that "the more human activity in an area the greater will be the alteration of living resources." Strictly speaking this may be true, but if we look at our world microbiotically we humans - in clear conscience - would have a hard time going anywhere. I think all of us are looking for a realistically workable compromise for beach use at the Hollister Ranch. Certainly it must be taken into account the degree of sensibility and sensitivity exercised by people individually will be ultimately more important than numbers. All it takes is one fool to destroy decades of community balance; whereas small groups of *careful* persons could, under supervision observe and enjoy with minimal damage.
2. Your assumption about the richest and most sensitive areas being at lower levels of the beach is, according to my observations over the past six years, not necessarily true. Particularly at Alegria the two large rock outcroppings at the mid tide (and which actually represent an upper tidal assemblage) are, in my opinion, one of the most sensitive areas on the Ranch. Many of the upper intertidals are very rich. The rocks at Alegria support old and large *Lottia gigantea* which are found nowhere else on the Ranch in the same conditions. One "subsistence food gatherer", whether ehnic or not, can wipe out 50-70 years of peaceful growth for each of these *Lottias*. In fact, these limpets used to occur in quantity at the upper reaches of the uplifted shale beds at Drakes beach, but in the past two years they have all but disappeared.
3. I agree totally with your recommendations in rating the sensitivity of the access beaches and in requesting no unsupervised public access at Agua Caliente and Alegria. I would also fully consider adding Drakes to the list of supervised-only locations. Not only is the wetland so valuable, but there's a pretty wonderful intertidal underledge community there also.
4. I agree that the lack of exposure during summer tides help to protect the areas in question, but typically toward the end of summer and early fall there are several late afternoon low tides which make the lower reaches of the intertidal vulnerable to poachers and stompers. (This last year was unusual in that regard, since there were very few daylight low tides.) However, the winter use would, in my opinion, increase if public access is granted. This being not only from the surfing community, but from the educational community. Because of the Ranch's midway location between Lompoc/Buellton and Santa Barbara/Goleta, I envision troops of students scurrying over exposed tidal

flats. Unfortunately I cannot feel secure that teachers of these classes will necessarily constitute adequate, aware supervision. I feel that a good deal of coastal degradation was accomplished by just this type of field trip activity.

5. YES PLEASE go for broke on a monitoring access program!! It has always been my position that no public access should be granted until a thorough baseline study was accomplished. Not a two month "quickie" for expedient decisions, but a year long inventory of not only the intertidal but also the interstitial sand communities. There are *INCREDIBLY* large populations of *Emerita*, *Orchestia* and *Orchestoidea* in the sand at certain times of the year. This fact, along with the obvious privacy, probably contributes to the large bird populations that the Ranch boasts. Treatment of the bird question would certainly benefit from a year's cycle of study.
6. It is unfortunate that you do not have the Ranch's owner/visitor use figures, but I agree that a fair proportion would be an incremental one. The build-out figures of 3000+ are not accurate and it is a shame they were used to begin with. But in the final analysis we should be concerned with resources first, then the numbers. The key concept here, I believe, is *supervision*. Everything is to be gained from small numbers in the beginning. It is much easier, and safer, to add people if studies indicate, rather than delete after damage is done. It seems to be totally the wrong approach to study the area after access, since then it is too late to do anything about problems. Once a fifty year old limpet is gone, theres nothing to be done. Period.

You are to be commended for creating an analytic framework within which honest commentary can be offered. This is a complex area with very complex problems, and there is a history of stewardship that has given us the very resources we are trying to protect. Opening up the area to full *unsupervised* public access would be, in my opinion, a serious mistake. On the other hand, the environmentally educated segments of our society are showing themselves, on the whole, to be very committed to, and responsible for, sensitive areas. Any access program should include a comprehensive educational component. We must hope that people will continue to respond to requests for careful use and that they could be taught to walk softly and carry no buckets. Collecting for any reason, other than that absolutely necessary for baseline studies, must be prohibited, and stringent checks should be part of any beach use program.

Finally, my bottom line is this: if it comes down to "everybody on all beaches" versus "nobody on some beaches" I would be content to never set foot on Alegria or Agua Caliente beach again. The protection of those areas are far and away the top priority. I'd love to be able to continue to share the Ranch with my students, but if it's us or the *Lottia*, those limpets win feet down!!

Best of luck and please call on me if I can be of any help at all.

Sincerely,



Lana Rose
Marine Naturalist
Instructor, Continuing Education
Santa Barbara City College

Memorandum

To : James Johnson
California Coastal Commission



Date : February 22, 1982

From : Department of Fish and Game

MAR 2 1982



CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Subject: Hollister Ranch Environmental Assessment Report

My purposes in writing this memo are to clarify some points in the Environmental Assessment Panel report, to explain my reasons for selecting Alternative 2 for public access, and to present some additional thoughts which have occurred to me since the report was submitted to you.

I apologize to the Commission and to the other two members of the panel for the lateness of my remarks. The heavy meeting schedule of the Commission coupled with my assignment to a Committee within the Fish and Game to examine critically our Department's priorities in light of increasing budget restrictions have caused me to set aside many tasks during the last two months. Because of the delay, I know my comments may be construed as after-the-fact or "late hits"; with that risk in mind, however, I felt obligated to present the following thoughts for your consideration.

"Richness" of Marine Resources

The author's use of "rich" or "richness" could be misleading to readers of the report. Sometimes they are used to mean abundance and variety of organisms (e.g. on pg. 5) and sometimes to mean percent of an area occupied by rocky intertidal habitat. The following sentence on page 6 illustrates the problem that this can present:

"Although poor in rocky intertidal habitats on a statewide basis (Exhibit 1), the Hollister Ranch shoreline is rich in rocky intertidal areas compared to the mainland shore of the rest of Southern California."

The "richness" or "poorness" referred to in Exhibit 1 is related to abundance and variety of organisms and the comparison of the area to the rest of southern California is based upon how much rocky area is present. The bottom line is that percent rocky areas is not necessarily equivalent to the numbers and types of organisms present. Two areas with an identical percentage of rocky intertidal areas can differ greatly in the assemblage of flora and fauna due to differences in relief, type of substrate (e.g. boulders- and their size-, sandstone, shale), exposure, whether they are covered or not with sand on a periodic basis, etc. I believe the evidence indicates that although there is some rocky intertidal habitat present on Hollister Ranch, that the abundance and variety of organisms are not high.

EXHIBIT 4

The reference in the quote above to Exhibit 1 needs further clarification. What Mr. Laurent said in Exhibit 1 is that based upon his experience in central and northern California the rocky intertidal areas in Hollister Ranch appear poor, but that compared to other southern California areas the Hollister Ranch area "may be" rich; his lack of experience in southern California does not allow him to make the latter comparison, however. Subsequently, I have spoken to two biologists in Fish and Game who were able to make the comparison based upon their experience; they both rated Hollister Ranch fairly low on the scale.

It must be clearly understood, however, that my conclusion that the Hollister Ranch area appears to have a relatively low level of intertidal organisms does not equate to a conclusion that the areas are not significant. Because of their relatively undisturbed state (a rarity in California), they are very significant and deserving of protection.

Access Alternatives

I have two problems with Alternative 1 (restrict all public access to Sacate in the first year so that the impacts of public use can be measured there). First, it has been the Department's experience that because of environmental factors there can be significant annual changes in the types and variety of marine organisms which may bear little relationship to factors being measured (e.g., harvest levels, public uses of the area, etc.). Second, because Sacate is one of the areas with the lowest levels of organisms it will be extremely difficult to measure and quantify any changes that may occur from one year to the next.

I prefer Alternative 2 because it offers the opportunity to assess changes that may occur related to access in areas containing the range of sensitivity found in Hollister Ranch. I would prefer to modify this alternative slightly, however, to allow access at Agua Caliente (high sensitivity), Bulito (medium), and Sacate (low). The other three access points (Alegria, Drakes, and San Augustine) would be control areas with high, medium, and low sensitivity, respectively. A control site located outside of Hollister Ranch should also be established and monitored.

Additional Ideas for Consideration

1. Perhaps the type and levels of public use at any access site could be related to the sensitivity of the site. For example, surfing, swimming, sunbathing, scuba diving and scientific uses have the potential for having little impact on rocky intertidal habitat. Surf fisherman or shore pickers could have significant impacts because of bait gathering and actual harvest of invertebrates, respectively. The former uses could be allowed at more sensitive locations and the latter uses at less sensitive areas.
2. Areas open to public use could be rotated. In any one year two or three of the six access points could be opened to the public, the next year they could be closed to the public and other areas opened. This would allow used areas to recover if necessary. This approach has been used successfully in managing sections of beaches for harvesting of clams, and it is being considered for managing the harvest of rockfish on reefs.

cc: Peter Douglas
Dr. Chris Onuf
Dr. Eric Hochberg

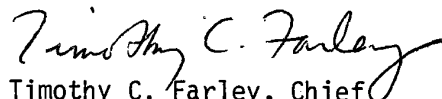

Timothy C. Farley, Chief
Planning Branch

EXHIBIT 4

OPPOSE - HRCAP PROGRAM

Avalon Preisendorfer <avalon.preisendorfer@gmail.com>

Thu 11/11/2021 10:49 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Thank you,
Avalon Preisendorfer

--

Avalon Preisendorfer
Freelance Graphic Designer | Artist | Illustrator
Avalon.Preisendorfer@gmail.com
@Avalonian
858-232-5184

OPPOSE - HRCAP PROGRAM

Sally Lyons <sallyjlyons@gmail.com>

Thu 11/11/2021 10:32 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Sally Lyons
Lake Tahoe, CA
925.984.5507

Plastic questions about Hollister Ranch

Ruthie Sommers <ruthiesommers@gmail.com>

Thu 11/11/2021 10:25 PM

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

Hello,

I am writing concerning the amount of people , footprint suggested to be allowed on the beach. We currently rarely have more than 10 people on certain beaches, usually not more, and some never. Or a large day, people congregate at their cars on land.

We have zero trash issues because of the understood stewardship. We dont bring plastic bottles, juice box straws are a no no.

How are you going to manage the trash with 100 people a day?

That is a massive amount of people that the animals and sea life have not experienced.

It is not uncommon to run over a snake living at the ranch.

How can you amount for how much wildlife that will be killed as a result of increased footprint.

PLEASE let me know you got this email.

Ruthie Sommers

Opposition to Hollister Ranch Public Access Plan

Ronald Moore <ronaldmoore2000@yahoo.com>

Thu 11/11/2021 10:15 PM

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

Cc: Hollister Ranch <hroa@hollisterranch.org>

Dear Commissioners,

I am a 68 year old retired Fire Captain who grew up in Santa Barbara County and have enjoyed Hollister Ranch most of my life by either walking or boating in for over 40 years and heavily object to the current HRCAP development plan for the following reasons.

There was never an issue with me on whether or not they should open access to the public as I continued to find another way in by boat or foot. The reward of experiencing uncrowded beauty was well worth the bit of effort put forth. The proposed access plan by the state would negatively impact the sacred natural beauty that has long been maintained and preserved so well by all current property owners as well as the Chumash Indians long ago. In my lifetime, I have experienced how the increase of population has destroyed the beauty and innocence of similar coastal areas in California.

As a local retired fire captain, I am also concerned about the impact of increased population in Hollister Ranch and how it relates to medical emergencies in this remote area. I have personally experienced major injuries and death along this remote stretch of coastline that may have had a better outcome in a less remote area with a closer emergency response. An increase in population at Hollister Ranch would only compound this major safety issue in addition to many other unresolved liability concerns.

The HRCAP Draft does not fully consider the environmental, cultural, and liability concerns in their attempt to open access. The state has not performed an Environmental Impact Report for the proposed access plan which should be one of the highest priorities for this unique and vulnerable coastal area.

The time and money invested up till this point and beyond by the state could have more than repaired the Gaviota Pier boat launch which has been out of service for about eight years. This boat launch was the primary means of public access to this coastline for thousands of people. Point Sal is one of the most beautiful and majestic coastal areas in Santa Barbara County, but the road leading to it has been closed for 25 years due to storm damage in 1995. The time and funding directed toward public access to Hollister Ranch should probably be used in repairing these facilities along with looking at opening public access to other areas in Santa Barbara County that were once opened to the public. The HRCAP development plan will destroy the beauty, solitude, and ecology of Hollister Ranch as we know it today.

Sincerely,
Ron Moore

Hollister ranch

Yahoo <jhynes@sbcglobal.net>

Thu 11/11/2021 10:08 PM

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

"To the Commissioners of the California Coastal Commission,

I have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness. I have enjoyed the beauty of this area as a guest, and from the ocean. There is no other location in California that has retained this beauty, it must be protected.

Please stop this madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time."

Respectfully,

Jeff Hynes
2330 villa heights rd,
Pasadena, CA 91107

Jhynes@sbcglobal.net

OPPOSE - HRCAP PROGRAM

KC Carey <kcarey@viantinc.com>

Thu 11/11/2021 10:07 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

KC Carey
Newport Beach, California
949-294-6844

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Hollister ranch access plan

Steve Francis <steverfrancis@gmail.com>

Thu 11/11/2021 9:51 PM

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

I fail to see how acquiring expensive easements to property, in order to facilitate access to beaches that are already accessible in compliance with the coastal access laws (lots of people boat and hike in) is an effective use of limited state funds.

This seems a boondoggle, allocating a large amount of state resources for, even in the best situation, a very small population that would benefit.

And while the population that benefits may be small, the impact to the environment (extra people, building of parking areas, bathrooms, tidal zone and wildlife impacts, increased fire risk) is disproportionate.

I urge you to not approve the Hollister coastal access plan as submitted.

Steve Francis

text_0.txt

Dear Commissioners of the California Coastal Commission,
After reading the Draft of the HRCAP, I oppose the entire program proposed by HRCAP because of its overreach. That is, it's attempt to convert the beautiful, natural Southern California coastline, one of the few remaining, into more urban spread. Does big government have to impose itself everywhere? Please conserve the tranquility and beauty of the Hollister Ranch.

Diane Hill

9111 Village 9

Camarillo, CA 93012

OPPOSE - HRCAP PROGRAM

Sini Mattila <sininmattila@gmail.com>

Thu 11/11/2021 9:42 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Best regards,
Sini Mattila

Hollister Ranch Coastal Access Program

monica lawrence <broccoli5@cox.net>

Thu 11/11/2021 9:13 PM

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

To the Commissioners of the California Coastal Commission,

I have reviewed the Draft HRCAP. It appears to me that the Hollister Ranch Owners have done an excellent job of maintaining the natural beauty of the area. It would be a shame to lose that beauty by developing parking lots, restrooms, expanding roads, and increasing car traffic for the sake of public access. I say NO to the HRCAP.

Sincerely,

David J. Lawrence
Laguna Niguel, CA

Vote NO

Baily Jones <baily.m.jones@gmail.com>

Thu 11/11/2021 9:05 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Sent from my iPhone

OPPOSE - HRCAP PROGRAM

Anissa Tahari <anissa.tahari@gmail.com>

Thu 11/11/2021 8:57 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Anissa Tahari
133 E Ave 42, Los Angeles, CA 90031
301-467-0871

Hollister Ranch

Shannon Kroon <shannonkroon7417@gmail.com>

Thu 11/11/2021 8:53 PM

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

Dear Commissioners of the California Coastal Commission,

My husband and I say down and reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into unnatural and numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic which will mean devastation of this most remote pristine coastline wilderness.

Please stop the reckless expansion of urban trappings. We must preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for future generations.

Shannon Kroon

Hollister Ranch

Mike DeVita <californiadevitas@gmail.com>

Thu 11/11/2021 8:52 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time."

DeVita Family
18777 Tulsa Street
Northridge, CA 91326
californiadevitas@gmail.com

Against the HRCAP

John Kroon <johnpaulkroon@gmail.com>

Thu 11/11/2021 8:48 PM

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

Dear Commissioners of the California Coastal Commission,

My family and I reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into unnatural and numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic which will mean devastation of this most remote pristine coastline wilderness.

Please stop the reckless expansion of urban trappings. We must preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for future generations.

Respectfully,
John R Kroon

Against The Draft Hollister Ranch Coastal Access Program - Against Draft HRCAP

bth805@gmail.com <bth805@gmail.com>

Thu 11/11/2021 8:32 PM

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

Dear Commissioners of the California Coastal Commission,

My family and I reviewed the Dra. HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into unnatural and numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic which will mean devastation of this most remote pristine coastline wilderness.

Please stop the reckless expansion of urban trappings. We must preserve the Hollister Ranch within the coastal sanctuary of the Point Concepion lands in their entirety, now and for future generations.

Brian Hill

5221 Seabreeze Way, Oxnard CA 93035

Bth805@gmail.com

Hollister Ranch Coastal Access Program - Opposition Letter

Susannah Jennings <susannahfayejennings@gmail.com>

Thu 11/11/2021 8:17 PM

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

Cc: hroa@hollisterranch.org <hroa@hollisterranch.org>

Dear California Coastal Commission,

I am writing to express my concerns and opposition to the Hollister Ranch Coastal Access Program. I am a California native and I have lived in Southern California for the majority of my adult life. I love spending ample time at the beach, swimming, exploring tidepools, and generally spending time in the nature that Santa Barbara provides.

The Hollister Ranch is a diverse ecosystem, and the proposed public access program and increase in visitors threaten this ecosystem. The Hollister Ranch is a living example of exceptional land and resource stewardship. This land is private property and the Hollister Ranch landowners are good stewards of the land and have a proven track record of ensuring this ecosystem thrives.

It is important to note that the general public can walk the coastline, kayak, and/or boat into the area, as well as dive, fish, surf, or explore coastal tidelands. We all can benefit from this unspoiled nature the owners of Hollister Ranch have preserved. I am against the Hollister Ranch Coastal Access Program.

Sincerely,

Susannah Jennings

Opposition to the Proposed Hollister Ranch Coastal Access Program

Michael Winn <MWinn@seabord.com>

Thu 11/11/2021 8:12 PM

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

Cc: hroa@hollisterranch.org <hroa@hollisterranch.org>

Steve Padilla, Chair
California Coastal Commission

November 10, 2021

455 Market Street, Ste. 300
San Francisco CA 94105

Re: Draft Hollister Ranch Coastal Access Program (HRCAP)

Dear Chairman Padilla & Commissioners,

I am writing to express my concerns and opposition to the existing draft Hollister Ranch Coastal Access Program. I believe the proposed Access Program fails on several key objectives including:

- Environmental Protection
- Cultural Resource Protection
- Safety & Fire Protection
- Private Property Protection

Hollister Ranch is a 14,000-acre agricultural preserve and working cattle ranch with an extremely diverse ecosystem with significant cultural/historical resources. Hollister Ranch is a living example of exceptional land and resource stewardship. The people who envisioned Hollister Ranch along with its current and past owners worked incredibly hard so that this slice of California will always remain the way it is today.

It is incredibly naïve and negligent to think that the introduction of 100 to 500 visitors on a daily basis will not alter Hollister Ranch. Notwithstanding the issue of private property rights which are incredibly important, the introduction of that many visitors to a remote, rural, and relatively undeveloped coastline will cause irreversible damage to what is currently one of the best showcases of natural preservation we have along the California coast. When combined with the Dangermond Preserve to the west and the incredible resources along the Gaviota coast to the east, we should be looking to protect this beauty not damage it.

People have access to the beaches along the Gaviota coast including Hollister Ranch. People can walk the coastline, kayak and boat. People can dive, fish, surf, explore coastal tidelands while also benefiting from the unspoiled nature that exists. It is this type of access that makes the Gaviota coast so special and something we should celebrate. We should not be looking to change it by paving roads, creating elaborate trails, installing bathrooms and parking facilities. The proposed Access Program as outlined and envisioned threatens this unique resource that so many people have spent their lives trying to protect.

Regards,

Michael Winn

Michael Winn
(949) 697-4422
mwinn@seabord.com

No on Hollister Ranch Public Access

danwapner@aol.com <danwapner@aol.com>

Thu 11/11/2021 8:04 PM

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

Dear Coastal Commission , I firmly oppose the current Coastal Commission proposals for public access at the Hollister Ranch ; the Hollister Ranch deserves enviornmental protection ; both Gaviota State Beach and Jalama Beach could be further utilized to expand public access to the coast . Both appear to be understaffed , underfunded and underutilized .

Sincerely , Dan Wapner

Hollister Ranch Public Access Program

Alex Harleen <alexharleen@gmail.com>

Thu 11/11/2021 8:03 PM

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

Dear Commission Members,

Having read the most recent draft of the updated access plan I would like to share my thoughts as an interested California resident, avid surfer, and former resident of Santa Barbara county.

After reading the plan I commend the commission for its thoroughness and attention to detail. My primary concerns about the plan relate to its cost, it's environmental impact and equitability of access not just to the Hollister ranch, but the entire California coastline.

In regards to cost, the plan omits an estimate for the cost to purchase the property rights for access. It feels irresponsible for the plan to move forward to a later stage without addressing what will most likely be the most significant expenditure of the proposal. A quick look at the real estate in the Hollister Ranch shows that even a small piece of land without a house or proximity to the beach goes for hundreds of thousands of dollars. It follows that the attempted purchase of a large amount of land with greater value and close proximity to the beach could easily total hundreds of millions of dollars.

My second concern relates to the environmental impact of the plan. It is my personal belief that easy access should not trump all other environmental concerns. I am an avid backpacker and surfer and these are two activities where you have an up close and personal view of how increased use impacts wild and beautiful places. I lived in Colorado Springs for a year and I hated how the state allowed the construction of a road to the top of Pikes Peak. Here is this fragile and rare ecosystem above 14 thousand ft. and you get up there and it's covered in concrete parking spaces and there's litter all over the place. I've always admired how well California has balanced access with protection, and sometimes, in some places, environmental protection should take precedence over access. I don't want a road to the top of Mt. Whitney, and I don't want more concrete, bathrooms and construction on a rare part of the California Coast.

Lastly, while the plan on its surface addresses equity, equity doesn't exist in a vacuum. The reality of the Hollister Ranch is that it's over an hour away from major population centers, the beaches due to the offshore kelp beds are covered in rotting seaweed and the road in is windy and potentially dangerous. This is not the type of beach that's easy or desirable for a family to go to for a weekend on the beach. The reason the Hollister Ranch is desirable is because of surfers and surfing.

Having spent a lot of my life on California beaches and knowing which beaches get heavy use by different Californians, my best guess is that the access plan will get heavy use by surfers and extremely light use by all other Californians. With this in mind, the proposal doesn't make any sense to me in terms of equity. The proposal intends to spend tens of millions in upfront capital expenditures. Much much more than that in Land purchasing agreements, and then Millions more in annual operating costs all so a really narrow swath of Californians can go surf there? California beaches should be for everyone. The state has limited resources. The commission has limited time and energy. Does it really make sense to invest this much money, time and energy on a project that serves such a narrow selection of California residents? There are plenty of state beaches that are closer to population

centers, that are desirable to all types of Californians, and could greatly use the money and attention that we're proposing to invest in this project.

To me, true equitability would be acknowledging that this plan doesn't serve all Californians, and that given the huge expense it entails, those funds would be better invested in different coastline projects that serve families, beach walkers, surfers, swimmers and everyone in California who wants to use the coastline.

Thank you for your time,

Alex Harleen

HRCA

Grant Fowlie <GFowlie@brushresearch.com>

Thu 11/11/2021 7:37 PM

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

First of all, thank you to everyone involved for the time and effort put into considering the nuances and challenges of this program.

I'm writing to share my thoughts on the plan. While I understand the need for trying to come up with a solution to a complex problem, the current proposal makes a greater mess of things than ever. Rather than trying to understand California's larger issues, it takes a microscope to a very small section of coast and then wants to expend critical money developing something that, in the end, has very little upside for the public or for the environment.

A preserved piece of the state will, rather than keeping its uniqueness intact, become like much of the rest of the spaces-under funded and over used. Just yards away from the entrance to the Hollister is Gaviota State Beach that is a symbol of how little money is spent when needed for repairs, and the requirements there are far, far less. Expand that need to all of the publicly funded areas across the state and the extremely narrow focus put on the Hollister Ranch space begins to be seen as the politically motivated waste of public funding that it is.

Thank you,
Grant Fowlie

Re: HRCAP Development Plan

James Garavente <jameseg@gmail.com>

Thu 11/11/2021 7:34 PM

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

To whom it may concern,

Hello, As a native Californian with roots in both Los Angeles and Santa Barbara, I have long enjoyed the many stretches of our beautiful coastline. I am an avid surfer and our family have been enjoying the ranch since the late 1970's.

I have read all of the documentation and know the history and the laws of coastal access. I believe there is an equitable solution.

The HRCAP development is NOT it. It does not succeed in balancing the needs of all the stakeholders: First and foremost- the environment- then public access, owners and cattle ranch operations.

It is fully recognized this is a delicate balance. But to succeed in achieving a modicum of public access, more inspired planning needs to be done: To truly listen to what the people want, and be cognizant of what makes this place special.

Thank you very much.

James Garavente

--

Jim Garavente

310.487.4142-cell

Hollister Ranch Plan

George Baffa <georgebaffa@gmail.com>

Thu 11/11/2021 7:31 PM

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

>

> Dear Commission Members,

>

> We believe most reasonable people feel it is important to preserve the natural wonders of California's coast line and, indeed, those of the world. But certainly one would hope that in the United States of America any such efforts would be undertaken in a thoughtful, thorough, environmentally sound manner with proper consideration given to long term existing private property rights. Your plan falls short of these general, but important, goals. The public's right to access to the Ranch must be balanced against the need to preserve the Ranch's unique beautiful location and history and the long time respect the private ownership of the Ranch has paid to these important qualities as well as to the environment. Please go back to the drawing board with these values and history in mind. It is your job to protect the coast line but you must also be fair in balancing all the important values and interests involved. We will appreciate your kind consideration of our thoughts.

>

>

> Respectfully yours,

>

> Betty Baffa
> George Baffa
> 1164 Adair St.
> San Marino, Cal 91108

Opposition towards HRCAP Program

David Anderson <danderson1822@yahoo.com>

Thu 11/11/2021 7:27 PM

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

To the Commissioners of the California Coastal Commission,

I have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time."

David Anderson
Salinas, CA
danderson1822@yahoo.com

Sent from my iPhone

OPPOSE - HRCAP PROGRAM

Rudy Gardner <rudy.a.gardner@gmail.com>

Thu 11/11/2021 7:25 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time

Rudy Gardner

Willits CA

Rudy.a.gardner@gmail.com

Sent from my iPhone

Opposition to access plan

scott putnam <sbripman@hotmail.com>

Thu 11/11/2021 7:22 PM

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

I don't think the backers of this plan understand the amount of damage, destruction and harm it will cause.

Fire: We've seen the recent Gaviota fire. We've seen numerous recent fires in the Santa Barbara area caused by "unattended camp stoves." We've seen a recent fire in the heart of Santa Barbara caused by a "pyromaniac homeless person." Hollister Ranch is very dry most of the year, and has winds that are strong, gusty and unpredictable. When a person gaining access pursuant to this plan causes a fire, the State will be liable. The damages are foreseeable.

Species depletion: Hollister Ranch is one of the last reasonably healthy habitat areas in SoCal for many rare species. A major fire will decimate them.

Death: I am aware of 4 people dying in the surf at Hollister Ranch over the last 25-30 years. They were familiar with the territory. People less familiar will be more at risk of death.

Pain and suffering: As above noted, winds at Hollister Ranch are unpredictable. They can spring up suddenly. Offshore winds predominate. Waters are typically severely cold. People unfamiliar with the area are at risk of being blown out to sea and suffering hypothermia. Due to the remoteness of the area rescue is difficult.

Please consider these downsides of the plan. Thank you.

Scott Putnam

Santa Barbara, CA

Oppose HRCAP Program

Tena Holmes <tenaholmes@icloud.com>

Thu 11/11/2021 7:22 PM

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

To the Commissioners of the California Coastal Commission,

I have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Tena Holmes
Salinas, CA
tenaholmes@icloud.com

NO on the current access plan

Colin McCrindle <colin.mccrindle@gmail.com>

Thu 11/11/2021 6:51 PM

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

Costal Commissioners:

The past we recently suffered a great fire in Gaviota, just prior to the original costal access plan public meeting. The fire was massive, fast moving, and nearly impossible for fire fighters to control given the strong winds and difficult/steep terrain.

The current access plan lacks important details on emergency response, especially fire response. Is there enough SB County fire staff available to respond adequately to the ranch with the added volume of people? Would multiple shuttle busses/vans hinder the ability for fire trucks to respond to emergencies?

Too many unknowns with the current plan, which seems extremely rushed and lacking fundamental planning for the safety of both residents and the public.

Again, I strongly oppose the current access plan.

--

Colin A. McCrindle

OPPOSED to the HRCAP Draft

Zachary Matulovich <zmatulovich@nevada.unr.edu>

Thu 11/11/2021 6:46 PM

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

To the Commissioners of the California Coastal Commission,

I have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Zach Matulovich
San Luis Obispo, CA
zmatulovich@nevada.unr.edu

Draft HRCAP oppose

Kyle Brito <kbrito@empirepainting.com>

Thu 11/11/2021 6:36 PM

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

"To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time."

Kyle Brito
Orcutt, CA

Thank you,

Kyle Brito

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Save the Hollister Ranch

Josh Vultaggio <jvultaggio@csmasonryinc.com>

Thu 11/11/2021 6:32 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

If the government believes climate change is the biggest threat to our civilization what do you think this is going to help. It's not going to solve the issue only embolden Newsom's and CA government complete disregard for the climate and natural ecosystems that we so luckily have preserved for all these years.

With all due respect please remove your head from your ass, wipe the crap from your eyes and preserve this beautiful state that you try so hard to ruin.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time."

"I quite literally have no patience for climate change deniers"- Gavin Newsom



Josh Vultaggio

Project Manger/ Estimator at, Cornerstone Masonry, Inc.

(831) 754-1414 | (831) 229-8286 | jvultaggio@csmasonryinc.com

[P.O. Box 3617 Salinas, CA 93912](mailto:jvultaggio@csmasonryinc.com)

Opposition to Hollister Ranch Opening

Craig Jaffurs <cjaffurs@gmail.com>

Thu 11/11/2021 6:31 PM

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

Dear CCC,

I am a Santa Barbara resident and business owner. I oppose the proposed plan to open the Hollister Ranch to public access. I would prefer the ranch to stay pristine with public access only for those willing to walk or boat in.

The plans to build a parking and shuttle facility on the bluff at Gaviota is misguided and overly expensive. The infrastructure and administration needed to bring in as many as 500 people in a day will ruin this remarkable ranch and coasts strip.

Again, I oppose this plan.

Sincerely,

Craig Jaffurs
Winemaker Emeritus
Jaffurs Wine Cellars

--

Craig Jaffurs
Jaffurs Wine Consulting
Founder and Winemaker Emeritus, Jaffurs Wine Cellars

OPPOSE - HRCAP PROGRAM

Jamie Runkle <jamierunkle1@gmail.com>

Thu 11/11/2021 6:20 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

--

Best,

Jamie Runkle

Draft HRCAP - OPPOSE

Brian Holmes <bholmes@empireworks.com>

Thu 11/11/2021 6:20 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Brian Holmes
San Luis Obispo, CA
Batholmes85@gmail.com

--

Brian Holmes
Account Executive/Pilot
EmpireWorks
805-757-0441

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OPPOSE - HRCAP PROGRAM

Olivia Janisch <oliviarosejanisch@gmail.com>

Thu 11/11/2021 6:12 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

--

Olivia Janisch
650 575 7909
Santa Monica, CA

oppose!!!!

Megan Robinson <megatronison@gmail.com>

Thu 11/11/2021 6:12 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Megan Robinson / san diego, ca./ 415 - 971 - 5192

Oppose hrcap

Taylor King <taylor@espionagela.com>

Thu 11/11/2021 5:52 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Taylor king
626-482-8017

--

Taylor King

ESPIONAGE

7456 Beverly Blvd. Los Angeles CA 90036

T [323.272.4942](tel:323.272.4942)

www.espionagela.com

[Instagram](#)

[Tweet Us](#)

[Facebook](#)

We OPPOSE the HRCAP program

Becca Dawson <beccadawson@gmail.com>

Thu 11/11/2021 5:50 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Best,

Rebecca Dawson

Oppose hrcap program

Taylor King <taylorking728@gmail.com>

Thu 11/11/2021 5:49 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.--

Taylor King

ESPIONAGE

7456 Beverly Blvd. Los Angeles CA 90036

T 323.272.4942

www.espionagela.com

@espionangela

<https://twitter.com/EspionageLA>

<https://www.facebook.com/EspionageLA>

OPPOSE - HRCAP PROGRAM

Shelley Christensen <schristensen@Volcom.com>

Thu 11/11/2021 5:48 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Dra. HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Shelley Frisch
7291 Coho Dr. #101
Huntington Beach, CA 92648
(949) 378-2923
schristensen@volcom.com

OPPOSE - HRCAP PROGRAM

Breanna Warner <warner.breanna@gmail.com>

Thu 11/11/2021 5:47 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Breanna Warner Michaud
Los Angeles, CA

--

Breanna Yvonne Warner Michaud

warner.breanna@gmail.com

760.840.7683

Hollister Ranch

Daniel Zovich <dzovich@slogastro.com>

Thu 11/11/2021 5:27 PM

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

Daniel Zovich MD

I am strongly opposed to opening the Ranch to the public. It is one of the last pristine parts of California. The ranch owners are the best stewards of the land.

Coastal commission has too much power and lack of foresight. We can't even keep local campgrounds staffed. But you want to bus a bunch of cigarette smoking beer drinking people w no respect for what it is.

The whole premise is hypocritical because there is so much beach in California I can't access. This is just politics. That woman in charge of coastal commission needs to be removed IMMEDIATELY.

What if there's a fire? How are you going to evacuate? Who's going to dump all the trash? So many things you don't even consider.

STOP public access to the Hollister Ranch. It will be ruined forever. And I'm not even an owner or have access.

Daniel Zovich MD

San Luis Obispo, CA

dzovich@slogastro.com

Sent from my iPhone

OPPOSE - HRCAP PROGRAM

Jessica Lloyd <jessicavonlloyd@gmail.com>

Thu 11/11/2021 5:26 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

JESSICA LLOYD
COSTA MESA CA
JESSICAVONLLOYD@GMAIL.COM

--
--

Jessica Lloyd
jessicavonlloyd@gmail.com
+1 (831) 601-9112

Preserve Hollister Ranch

Emmy Flornes <emmyflornes@gmail.com>

Thu 11/11/2021 5:16 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Kindly,

Emerson Flornes
1613 Sunset Ridge Dr.
Laguna Beach, CA 92651
emmyflornes@gmail.com

Hollister Ranch , to Calif Coastal Commission.

Tim Flannery <tflan11@cox.net>

Thu 11/11/2021 4:27 PM

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

I've written many letters that seem to go unnoticed.

"To the Commissioners of the California Coastal Commission.

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time."

Tim Flannery
Hollister Ranch
Tflan11@cox.net

Sent from my iPad

Hollister ranch

Taylor Schaefer <taylorschaefer@hotmail.com>

Thu 11/11/2021 3:22 PM

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

To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

Sincerely,

Taylor Schaefer

Encinitas, CA

taylorschaefer@hotmail.com

HR CAP - Unresponsible - Fiscally and Environmentally

Michael Parsons <mtpjr52@gmail.com>

Thu 11/11/2021 5:37 AM

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

Dear Commissioners,

We have reviewed the Draft HRCAP and oppose the entire proposed HRCAP program due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into an unsafe public development, increased trash and traffic for devastation of this most remote pristine coastline wilderness. Please preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time.

The Coastal Commission is charged with protecting and enhancing our wild coastline, not developing every last piece of coast that remains.

Michael Parsons

Santa Barbara County Resident

Hollister Ranch Public Access Proposal

Jim Kverno <jimkverno@yahoo.com>

Thu 11/11/2021 4:04 AM

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

"To the Commissioners of the California Coastal Commission,

We have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic for devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time."

Jim Kverno
138 Andrew Ave
Encinitas, CA.
Jimkverno@yahoo.com

HRCAP

Tom Palenscar <tom@troutpals.com>

Thu 11/11/2021 1:06 AM

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

"To the Commissioners of the California Coastal Commission,

I have reviewed the Draft HRCAP and OPPOSE the entire proposed HRCAP PROGRAM due to its attempt to convert the last remaining natural habitat environment of the Southern California coastline into acquisition and development of numerous unwanted parking lots, restrooms, roads expansion, increased trash and traffic in devastation of this most remote pristine coastline wilderness.

Please stop the madness, and preserve the Hollister Ranch within the coastal sanctuary of the Point Conception lands in their entirety, now and for all time."

Tom Palenscar
3798 Highland Dr.
Carlsbad, CA 92008

tom@troutpals.com

85% of Public Oppose HRCAP - SB Ind. Oct. 21, 2021

k. maze <dontpavethecoast@yahoo.com>

Wed 11/10/2021 8:33 PM

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

Opinions

CONT'D

VOICES

Hollister Plan Is Dangerous and a Waste of Money

More Than 85 Percent of Public Comment Opposes It

BY CYNTHIA CARBONE WARD

Sometimes our best intentions do not go amiss; sometimes we do as we meant to...

—Sheenagh Pugh

As the Coastal Commission was gearing up for its October 14 Hollister Ranch Coastal Access Program workshop, the Alisal Fire began raging along the Gaviota Coast. It was hard not to perceive a certain irony in the timing. Fire reminds us of the ephemeral nature of things, of what matters and what does not, of how little is within our control. Here, where harsh geology, dry brush, and notorious winds converge, the realities are underscored. The workshop has been postponed.

It's frightening and humbling, but maybe it's also an opportunity to examine our priorities, think bigger, and redirect our efforts and resources to more meaningful causes. Fire has become a year-round risk in California, a consequence of human-caused global warming.

Statewide costs to fight wildfire in 2020 is estimated to be more than \$2 billion, and 2021 is on track to exceed that. As of October 16, the cost of fighting the ongoing Alisal Fire was approaching \$9 million. Nevertheless, the 2021 California State budget includes a \$10 million earmark for Hollister Ranch access. Rather than pouring that money into the whimsical, misguided, incomplete scheme currently under consideration, I believe that most



CYNTHIA CARBONE WARD

Surfers, hikers, and boaters have long enjoyed access to the Ranch beaches, which are indeed public, and the Ranch has been innovative in sponsoring environmental education, scientific studies, and other programs to foster understanding and protection of the natural resources.

The architects of this "plan" are underestimating the intelligence and vision of the people of California. An unofficial survey of the public comments received on this latest proposal revealed that at least 85 percent of commenters oppose the plan, citing significant concerns and a desire to protect the unspoiled nature of the area.

There are reasonable, cost-effective, resource-sensitive ways to increase coastal access along the entire Gaviota Coast, including the Hollister Ranch, but

Californians would prefer to see it go toward more pressing causes — such as firefighting resources, overdue maintenance of existing facilities, or measures to combat global warming.

To recap: The Hollister Ranch is an active cattle ranch with an unforgiving climate and no amenities. The only land access is via a single private ranch road, which is narrow and winding, with tight curves, blind corners, and many grades in excess of 20 percent. Much of the area has no utility services.

If the state wishes to make easier recreational access a priority on the Hollister, it has the power to do so by condemning trail or road easements, paying for property and loss of privacy, and paying for and providing the requisite facilities, infrastructure, and management.

Prior to doing that, it has a legal and moral obligation to conduct a serious assessment of the environmental impacts of the proposed development and the increased use it will engender. Instead, another “plan” has been presented, different only in that it acknowledges constraints, but integrating no new information or solutions after decades of study and citizen participation.

The obsessive focus on the eight and a half miles of coast that skirt Hollister Ranch is particularly strange in light of the fact that the Gaviota Coast is 76 miles, from Goleta to Point Sal, and includes the Dangermond Preserve and Vandenberg Space Force Base, both off-limits, and beach areas such as El Cap, Refugio, and Jalama, which struggle to maintain their facilities and are closer to population centers.

this “plan” does nothing to achieve those goals. It is filled with inconsistencies and violates its own tenets of protecting the environment and respecting private property ownership.

Please do not misconstrue our love for this land, and how sincerely we are working to ensure that it endures far beyond our individual life spans. And please let's not shortchange the people of California, now and generations to come, who are a lot smarter and more caring than this access charade seems to assume. As I write this, I am looking out onto brown hills and narrow dirt roads while helicopters chuff through the haze, and I know a battle is being waged nearby. I hope it ends well and soon, but my “go” bag is packed and ready. It's an experience all too familiar to many. Those of us who are spared in this particular moment have the luxury of being philosophical, but fire, and the global warming that drives it, is a premonition of loss, and an unequivocal reminder of the fragility of our lives.

What if in response we were to draw upon the best in ourselves, act on love and good sense, and consolidate our efforts? The relentless grandstanding about expanding recreational access to this particular stretch of coast is a wasteful distraction, and we all know there are more pressing issues.

Why would California dump an additional \$10 million into developing Hollister Ranch access instead of directing it to crucial needs? We're on this little blue dot together. May we do as we are meant to.

Note: Public comments about the California Coastal Commission's HRCAP plan can be emailed to Hollister@coastal.ca.gov. ■

INDI

Petition to California Coastal Commission

Re: HRCAP and Preservation of Hollister Ranch

Dear Coastal Commission:

We the undersigned students of the Fall 2021 Environmental Impact Analysis & Management course at Cal Poly San Luis Obispo urge you to abide by the "overwhelming public sentiment" regarding your AB1680 Hollister Ranch Coastal Access Program (HRCAP) and ask that you protect HR from development as proposed by your staff in their September 24, 2021, HRCAP report. The report ignores overwhelming input from the public that HR be protected from development, and violates both the spirit and intent of California Coastal Act @ Sec. 30007.5, which reads in part:

"The Legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner which on balance is the most protective of significant coastal resources."

Please also add our names to your mailing list and keep us informed of your progress to ensure the permanent protection of the unique and pristine natural resources, wildlife and sacred sites across HR.

| NAME | EMAIL |
|------------------------------|------------------------------|
| 1. Emily Palacio-Hershberger | Hershbergeremily@comcast.net |
| 2. Natalie Trane | nmtrane@gmail.com |
| 3. Eliza Jacobson | emjacobson@outlook.com |
| 4. Lauren Boone | lauren.boone@gmail.com |
| 5. Mia Nieto | mianieto@icloud.com |
| 6. Luke Zlatunich | lzlunich@yahoo.com |

7. Jaden Husser

jhusser@calpoly.edu

8. Kendall Neilson

~~kmneilso~~ kmneilso@calpoly.edu
kbecke03@calpoly.edu

9. Kira Becker

MNUzum@calpoly.edu

10. McKenna Nuzum

mreyda@calpoly.edu

11. Madelyn Reyda

12. Harrison Kohr

hkohr@calpoly.edu

13. Julia Hizami

jhizami@calpoly.edu

14. Ian Pratt

ipratt@calpoly.edu

15. Evan Valdez-Chamussy

evaldez@calpoly.edu

16. Natalie Nieman

nnieman@calpoly.edu

17. Jayden Hermansen

Jshermansen@yahoo.com

18. Cole Hackett

Cole.hackett@icloud.com

19. Rachel Toombs

rachel.toombs@yahoo.com

20. Daniel Seiler

Daniel seiler 40@yahoo.com

21. Skyler Bylin

Zuma3044@gmail.com

22. Zainab Ahmad

zahmad@calpoly.edu

23. Genevieve Meyer

ggmeyer@calpoly.edu

24. Hannah Higgins

hbhiggin@calpoly.edu

25. Sophia Barwegen

sbarwegen@gmail.com

26. Allie Doyle

akdoyle@calpoly.edu

27. Andy Knighton

andyrknighton80@gmail.com

28. Sammy Barker

sbarker@calpoly.edu

28. Ryan Saggese ryan.saggese@gmail.com

AB 1680 - Opposition to Draft HRCAP - Public Workshop 11.18.21

Chris Dornin <chris@dorningroup.com>

Wed 11/10/2021 5:17 PM

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

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

There are numerous deficiencies with the current proposed plan and after several decades of review and analysis there is still no consideration for the most basic elements of any new or proposed development plan such as:

No EIR Study- No State biological or archeological studies have been conducted to show the impact on land and wildlife. The plan does not include any information on how it will protect the rare and endangered coastline. Under the CEQA, everything being proposed must go through a full EIR study.

No Legitimate Access Plan - No Caltrans Preliminary Study Report has been prepared. The current intersection at 101 and the access road are substandard and will require significant upgrading. This will require an entirely new access road which infringes on the private property rights and homeowners. Beach access hasn't been defined.

No Fire, life, Safety Plan - With increased access and number of public visitors, safety and fire are serious threats to the Hollister Ranch. No analyses have been done to show support of the increase in numbers of people the plan proposes to accommodate. There are various safety hazards including open ocean with unpredictable currents, wildlife, eroding cliffs, fire, lifeguard and medical emergencies.

No Infrastructure Plan - There is also no analyses provided on how the plan proposes to accommodate the infrastructure required for the influx of people. Bathrooms, utility services, trash maintenance, lifeguard towers, road access/maintenance, bike or walking paths.

No Comprehensive Budget - The cost of constructing a new safe access road, building toilets and public trash facilities, installing automated railroad crossings, the need for safety staff as well as new agencies and committees would grossly exceed the proposed \$11 million. The budget also does not mention accounting for the need for ongoing annual costs for staffing lifeguard facilities, upgrading firefighting capabilities, maintenance, repairs, trash services, etc.

No Plan to Address Property Rights or Eminent Domain - The access being proposed will violate the private property rights of current owners. The high value of those interests is a result of the strict limitation of access of the number of people allowed to be on the ranch. A breach of the CCR protection that created the value will result in hundreds of millions of dollars to be paid by the State to the owners of ranch interests. Any attempt to provide public access is a taking of private property or an eminent domain action. Hollister Ranch cannot not be treated any differently than the many private gated beach communities throughout the state of California such as Coons Point, Emerald Bay, Three Arch Bay, etc. None of which provide or allow public access over private property to access the beach.

No Plan to Protect the Chumash Indian Sites- The Chumash have actively opposed increased access to the area. There are many sacred sites throughout Hollister Ranch that need to be protected. No thorough survey has been completed and there is no recognition that the access plan has been designed with these impacts in mind.

Chris Dornin

Objection to HRC Plan

Dana Chodzko <dchodzko@windstream.net>

Wed 11/10/2021 3:55 PM

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

Dear Coastal Commission,

I have been a California coastal resident for many, many years and I object to the HRC plan:

1. You have not performed an environmental impact study to determine what limitations should be imposed.
2. The Chumash Native American tribe objects to your plan.
3. The proposed costs are unrealistic and prohibitive.

The Hollister Ranch should remain an environmentally restricted area.

Sincerely,

Susan Johnson

Beach access

Sam Niederberger <samniederberger@gmail.com>

Wed 11/10/2021 3:29 AM

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

To whom this may concern

My name is Sam Niederberger I go to cal poly, and I am strongly against the production of this beach. It's extremely harmful to the environment and disrespectful to the natives who were here first. Please reconsider.

Sam

The HRCP

Chris Boskin <chrisboskin@me.com>

Tue 11/9/2021 9:27 PM

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

Coastal Commissioners

I learned of your plans to open the magnificent Hollister Ranch to the public...and I cried!!!

I am not an owner and I have visited the ranch twice, so I recognize the ranch's unique environment.

You will be ruining the last great California coastal regions and I object to your HRCP.

Allowing public access to this extraordinary land would be the biggest mistake of the Commission!

There is nothing like Hollister Ranch in the state of California,.

My question is who will maintain this beautiful piece of land from all the trash and debris that will be dropped by having public access?

At a time when climate change and waste are big concerns for all of us I am shocked that the Commission would allow the public to have access to one of the most pristine properties in the state!

Has anyone thought through this decision?

What about the Chumash, Native Americans, who have object to your aggressive plan that ignores their wishes to have very limited access to HR?

Also, where is your Environmental Impact Report that shows that from 100 to 500 people per day to access this culturally and environmentally sensitive, untouched coastline will not be ruined?

I understand that the 1680 study group polled 15 surfers on a Zoom call and all the surfers did not want any change in accessing the Hollister Ranch.

They said they like boating and walking in which minimizes the impact on the beaches and crowds in the water.

Your estimates to do the proposed development and maintaining the facilities are totally unrealistic.

Who is responsible for life and safety of those accessing the HR?

Your plan outlines all of the environmental constraints, but your plan ignores those critical issues that were raised in your written plan.

Your HRCP is poorly thought out and it does not properly consider the environmental issues.

It is apparent that political considerations are more important than our degrading natural environment.

Again, I object to the HRCP.

Chris Boskin

Bay Area

Steve Padilla, Chair
California Coastal Commission
455 Market Street, Ste. 300
San Francisco CA 94105
Email: Hollister@coastal.ca.gov

November 9, 2021

Re: Draft Hollister Ranch Coastal Access Program (HRCAP)

Dear Chairman Padilla & Commissioners,

As a member of the Hollister Ranch Owner's Association (HROA) and a landowner and partner in Hollister Ranch Parcel 66, I am writing to express my concerns and opposition to the Draft HRCAP. My family and I have been Hollister Ranch (HR) landowners since 2011.

The HR is a 14,000-acre agricultural preserve and working cattle ranch with an extremely diverse ecosystem and cultural/historical resources. The HROA and HR property owners have been long-term stakeholders of the land, protecting and improving these sensitive natural and cultural ecosystems. The development plan envisioned by the Draft HRCAP, for recreational purposes, raises numerous concerns that could result in adverse impacts to this ecosystem.

The dramatic increase in visitors of 100 to 500 people a day to a remote, rural, and relatively undeveloped coastline may have irreversible impacts to the home of environmentally sensitive natural resources including Southern Sea Otter, Western Snowy Plover, Rufous-Crowned Sparrow, California Red-Legged Frog, and many others. This increased number of people will undo the decades-long preservation efforts implemented by the HROA and HR property owners and could put this diverse ecosystem at risk. The HROA and HR property owners have a long history and the proven wherewithal to ensure this remote and natural ecosystem is preserved while implementing guided public access programs ensuring the land's protection and preservation.

Not only could the envisioned Draft HRCAP have irreversible impacts on the natural and cultural ecosystems, but this dramatic increase in visitors and draft development plan for recreational purposes will be costly, and the rural, undeveloped, and rugged terrain of HR is not designed to accommodate this large number of visitors.

Furthermore, as an HR landowner, the Draft HRCAP is being proposed across the private property of the HROA and HR landowners. This is private property, which we have instilled and preserved a way of living that dates back to 1869 when William Hollister began using the land as a cattle ranch. Private property is the foundation of prosperity and freedom in the United States, and this proposed plan for recreational purposes is compromising our fundamental rights as property owners. The Draft HRCAP threatens this way of life that is instilled in every HR owner and the HROA.

Given the natural and cultural impacts of the Draft HRCAP, as well as our rights as property owners, I am writing in opposition to the Draft HRCAP.

Sincerely,

A handwritten signature in black ink, appearing to read 'John M. Winn', with a stylized, cursive script.

John M. Winn

Hollister Ranch Property Owner – Parcel 66

Fwd: Hollister ranch plan

HRCAP Stakeholders <hrcap.stakeholders@gmail.com>

Tue 11/9/2021 4:56 PM

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

Linda, here's one more from yesterday if it's not too late.

Alex

----- Forwarded message -----

From: **Shaban Shakoori** <shabansf@gmail.com>**Date:** Mon, Nov 8, 2021 at 9:52 PM**Subject:** Hollister ranch plan**To:** <HRCAP.Stakeholders@gmail.com>

Hello, I would like to say that as a California native and longtime property taxpayer, the ranch should be accessible for parking, camping and beach access to all residents. This precious resource has been illegally kept from the public for too long, by a group of selfish bullies. We cannot allow this to continue. Thanks

Shaban Shakoori, Top 1% Realtor

Developer, Landlord, Lawyer

415.518.9269 shaban@residentialsf.comwww.residentialsf.com Compass San Francisco DRE 01448689

Draft Hollister Ranch Coastal Access Program

Shaban Shakoori <shabansf@gmail.com>

Tue 11/9/2021 5:43 AM

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

Hello,

This email is my comment letter. As a native Californian, I believe we should all have access to the ranch. This access should include camping facilities and access to all areas of the coastline within the ranch. The fact that the area has been closed off to the public for so long despite our state policy of a shared coastline really speaks to the corruption that was allowed for so long. Let's change that now.

Shaban Shakoori, Top 1% Realtor

Developer, Landlord, Lawyer

415.518.9269 shaban@residentialsf.com

www.residentialsf.com Compass San Francisco DRE 01448689

Hollister Ranch Coastal Impact

dale@dwinson.com <dale@dwinson.com>

Mon 11/8/2021 7:23 PM

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

Dear Coastal Commission,

I would like to give my feedback on the pending decisions to provide public access to the beaches and coast within the Hollister Ranch.

First, thank you for your efforts to care for our coastal areas and for your efforts to ensure that our California beaches and coastal areas are well cared for well. Although I am not a landowner at Hollister Ranch, my wife and I have both visited there and we were so impressed by the stunning beauty and undeveloped nature of the Ranch. We absolutely loved it. We are avid boaters and US Coast Guard Captains, and we have sailed all along the California coast. Hollister Ranch is one of the few undeveloped beach areas along our coast, and it is true treasure.

The landowners of the Ranch are clearly good stewards of the property and surrounding areas. There is no trash, graffiti or other eyesores that so dominate our coastal areas. It was refreshing to see. This is clearly an environmentally and culturally sensitive area, and the impact of opening this area to the public needs to be clearly evaluated and understood. It is my understanding that no studies have been to assess the impact of public access. And the truth be told, no studies need to be done. We can see the impact on all our beaches of what the public can and will do to them. Although I am a strong believer in giving all people open access to the beauty our beaches, it is still appropriate to keep some areas off limits so their natural state can be preserved.

As a former LA County Beach Lifeguard, I understand the challenges of keeping beaches, safe, clean, and accessible. This is just not possible at Ranch. It's a remote and rugged place, best left to those who love it and care for it as the current owner do.

I strongly encourage the Coastal Commission to leave the Ranch as it is, and not open it to the public.

Sincerely,

Captain Dale Winson

Hollister Ranch Coastal Access Plan

I am a resident and property owner in Laguna Beach.

I am not an owner of property at the ranch or anywhere close to you.

I have reviewed all of your plans.

I am completely against your plan.

Plans have not been assessed properly.

Future impact has not been looked at carefully.

Costs are way to high.

Thank you,

A handwritten signature in black ink, appearing to read 'S. Thompson', with a long horizontal flourish extending to the right.

Scott Thompson

Hollister Ranch: Multitude of problems

Gary Groth-Marnat <garygm9898@gmail.com>

Sat 11/6/2021 7:09 PM

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

I understand the desire to open up the Hollister Ranch. But at the same time this proposed plan seems poorly thought out and not supported by the facts on the ground. Please consider the following thoughts and reconsider what is being proposed:

1. Expensive especially at a time when the surrounding state parks are struggling with insufficient funds
2. Delicate unique HR environment that needs protection.
3. Option of easier far less expensive expansion of coastal access between Goleta and Gaviota
4. High probability of lengthy and expensive legal battles
5. Need to condemn property using eminent domain.
6. extensive increase in fire hazard
7. multiple dangerous railroad crossings
8. challenging geology with significant risk of cliffs collapsing on unprepared visitors,
9. miscellaneous dangers (multiple blind corners, rattlesnakes, large surf).
10. Associated entities (state parks, fire department, law enforcement, railways) are either not in favor of public access, or are quite ambivalent regarding it.
11. Significant public comments expressing concern and opposing HR public access.

Thankyou for your consideration of the above information.

Gary Groth-Marnat

Keep the Hollister Ranch private

Louise Musser <loumus180@gmail.com>

Fri 11/5/2021 9:34 PM

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

I feel strongly that the Hollister Ranch should remain a private property. There is a lot of public land in California and I'm sure the state would not want to lose the tax revenue.

Louise Musser

Hollister Ranch

Terry A Klein <terryaklein@gmail.com>

Fri 11/5/2021 9:00 PM

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

Dear Commissioners:

I do not own property in the Hollister Ranch but I have visited several times in the past 10 years. The property is environmentally sensitive and pristine because of the thoughtful stewardship of the current land owners. I disagree with the state's plan to open the property to the general public, especially without a detailed Environmental Impact Report being prepared that would show the pro's and con's of such an endeavor. Please consider the commissioning of an EIR and allow the process of a full review and citizen input before making such an important decision.

Respectfully,

Terry A Klein

Fwd: Hollister Ranch Coastal Access Program: Survey #4 Final ReminderHRCAP Stakeholders <hrcap.stakeholders@gmail.com>

Fri 11/5/2021 5:26 PM

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

10

----- Forwarded message -----

From: **Tim Flannery** <tflan11@cox.net>

Date: Thu, Jul 15, 2021 at 9:38 AM

Subject: Re: Hollister Ranch Coastal Access Program: Survey #4 Final Reminder

To: <hrcap.stakeholders@gmail.com>

This is totally unacceptable. You all haven't a clue on the hazards, the property that's private, and the destruction you seem to want from sacred land . I will never support the taking of private land.

Sent from my iPad

On Jul 15, 2021, at 7:29 AM, Hollister Ranch Coastal Access Program Planning Team
<hrcap.stakeholders@gmail.com> wrote:

Final Reminder: You're Invited To Participate in Survey #4- Closing Friday, July 16

Thank you for staying involved with this HRCAP planning effort. Your input is valuable- please take this survey if you have not already.

The survey will close on Friday, July 16.

This is the fourth survey in the planning process to create public access over land to public beaches along the Hollister Ranch coastline. The first part of this survey will ask for your reactions to photo simulations of different densities of people on one of the Hollister Ranch beaches. The second part will ask for your assessment of some parts of the access program.

Survey #4

<https://www.surveymonkey.com/r/HRCAPSurvey4>

We encourage you to review the draft conceptual program and video of the June 16 public presentation about the program to help you consider and answer the questions in this survey.

Draft Conceptual Program:

<https://documents.coastal.ca.gov/assets/hollister-ranch/HRCAP/HRCAPConceptualApproach.pdf>

Public Outreach Event: June 16, 2021 Workshop Recording

(Presentation starts at the 5:45 mark with an introduction of Chumash land acknowledgement)

<https://youtu.be/0gyI-XpjdEQ>

Recordatorio Final: Estás invitado a participar en la encuesta # 4 - Cerrará el viernes 16 de julio

Gracias por participar en este esfuerzo de planificación de HRCAP. Su opinión es valiosa, por favor tome esta encuesta si aún no lo ha hecho.

La encuesta se cerrará el viernes 16 de julio.

Esta es la cuarta encuesta en el proceso de planificación para crear acceso público sobre tierra a las playas públicas a lo largo de la costa de Hollister Ranch. La primera parte de esta encuesta le pedirá sus reacciones a simulaciones fotográficas de diferentes densidades de personas en una de las playas de Hollister Ranch. En la segunda parte se le pedirá que evalúe algunas partes del programa de acceso.

Encuesta #4

<https://www.surveymonkey.com/r/HRCAPSurvey4>

Le recomendamos que revise el programa conceptual preliminar y el video de la presentación pública del 16 de junio para ayudarlo responder las preguntas de esta encuesta.

Programa Conceptual Preliminar:

<https://documents.coastal.ca.gov/assets/hollister-ranch/HRCAP/HRCAPConceptualApproach.pdf>

Taller público: Grabación del taller del 16 de junio de 2021

<https://youtu.be/0gyI-XpjdEQ>

If you have any trouble accessing the link, please email us at:

[**hrcap.stakeholders@gmail.com**](mailto:hrcap.stakeholders@gmail.com)

Si tiene algún problema para acceder al enlace, envíenos un correo electrónico a:
[**hrcap.stakeholders@gmail.com**](mailto:hrcap.stakeholders@gmail.com)

More information can be found at the California Coastal Commission website:
[**https://www.coastal.ca.gov/hollister-ranch/**](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/**](https://www.coastal.ca.gov/hollister-ranch/)

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Fwd: Hollister Ranch Coastal Access Program: Survey #4 Final ReminderHRCAP Stakeholders <hrcap.stakeholders@gmail.com>

Fri 11/5/2021 5:26 PM

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

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----- Forwarded message -----

From: **Tammy Shaper** <tammyshaper2012@gmail.com>

Date: Thu, Jul 15, 2021 at 11:21 AM

Subject: Fwd: Hollister Ranch Coastal Access Program: Survey #4 Final Reminder

To: <HRCAP.Stakeholders@gmail.com>

ASAP, please get us, the PUBLIC, to enjoy Hollister Ranch beaches to which we are the LAWFULLY owners.

Tammy Shaper
310 923 2458 cell

----- Forwarded message -----

From: **Hollister Ranch Coastal Access Program Planning Team** <hrcap.stakeholders@gmail.com>

Date: Thu, Jul 15, 2021 at 6:54 AM

Subject: Hollister Ranch Coastal Access Program: Survey #4 Final Reminder

To: <tammyshaper2012@gmail.com>

Final Reminder: You're Invited To Participate in Survey #4- Closing Friday, July 16

Thank you for staying involved with this HRCAP planning effort. Your input is valuable- please take this survey if you have not already.

The survey will close on Friday, July 16.

This is the fourth survey in the planning process to create public access over land to public beaches along the Hollister Ranch coastline. The first part of this survey will ask for your reactions to photo simulations of different densities of people on one of the Hollister Ranch beaches. The second part will ask for your assessment of some parts of the access program.

Survey #4

<https://www.surveymonkey.com/r/HRCAPSurvey4>

We encourage you to review the draft conceptual program and video of the June 16 public presentation about the program to help you consider and answer the questions in this survey.

Draft Conceptual Program:

<https://documents.coastal.ca.gov/assets/hollister-ranch/HRCAP/HRCAPConceptualApproach.pdf>

Public Outreach Event: June 16, 2021 Workshop Recording

(Presentation starts at the 5:45 mark with an introduction of Chumash land acknowledgement)

<https://youtu.be/0gyI-XpjdEQ>

Recordatorio Final: Estás invitado a participar en la encuesta # 4 - Cerrará el viernes 16 de julio

Gracias por participar en este esfuerzo de planificación de HRCAP. Su opinión es valiosa, por favor tome esta encuesta si aún no lo ha hecho.

La encuesta se cerrará el viernes 16 de julio.

Esta es la cuarta encuesta en el proceso de planificación para crear acceso público sobre tierra a las playas públicas a lo largo de la costa de Hollister Ranch. La primera parte de esta encuesta le pedirá sus reacciones a simulaciones fotográficas de diferentes densidades de personas en una de las playas de Hollister Ranch. En la segunda parte se le pedirá que evalúe algunas partes del programa de acceso.

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<https://www.surveymonkey.com/r/HRCAPSurvey4>

Le recomendamos que revise el programa conceptual preliminar y el video de la presentación pública del 16 de junio para ayudarlo responder las preguntas de esta encuesta.

Programa Conceptual Preliminar:

<https://documents.coastal.ca.gov/assets/hollister-ranch/HRCAP/HRCAPConceptualApproach.pdf>

Taller público: Grabación del taller del 16 de junio de 2021

<https://youtu.be/0gyI-XpjdEQ>

If you have any trouble accessing the link, please email us at:

[**hrcap.stakeholders@gmail.com**](mailto:hrcap.stakeholders@gmail.com)

Si tiene algún problema para acceder al enlace, envíenos un correo electrónico a:

[**hrcap.stakeholders@gmail.com**](mailto:hrcap.stakeholders@gmail.com)

More information can be found at the California Coastal Commission website:

[**https://www.coastal.ca.gov/hollister-ranch/**](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/**](https://www.coastal.ca.gov/hollister-ranch/)

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Fwd: Questions

HRCAP Stakeholders <hrcap.stakeholders@gmail.com>

Fri 11/5/2021 5:26 PM

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

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----- Forwarded message -----

From: **Josh Marsh** <jmarsh109@gmail.com>

Date: Thu, Jul 15, 2021 at 10:59 AM

Subject: Questions

To: <hrcap.stakeholders@gmail.com>

1 what programs are currently in place to serve the communities of Guadalupe Lompoc etc. for equitable access at the already existing three state parks in Gaviota. 2 in reference to the managing entity with no clarifications of who this could be or the bounds that they could increase the program as they essentially see fit so hypothetically some billionaire could just bounce in there pull the George Bush I'm the decider card and do what They want because I don't hear about any restraints on the managing entity in place. Thank you hope to hear a response

Fwd: Hollister ranchHRCAP Stakeholders <hrcap.stakeholders@gmail.com>

Fri 11/5/2021 5:26 PM

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

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----- Forwarded message -----

From: **Eco Savage** <jon52baker@gmail.com>

Date: Fri, Jul 16, 2021 at 6:37 PM

Subject: Hollister ranch

To: <hrcap.stakeholders@gmail.com>

Hello ,just finished watching your webinar, very thought out and much time spent on organizing everyone's thoughts.

But, seems your negotiating from a position of weakness.

The road is the choke point . Hollister ranch has a long history of litigation and seems to get top notch lawyers for free. They have tied this up for Decades!

They must be dealt with from a strong position where doing what you propose is there best choice.

Propose a Railroad station on southern pacific property! Tell them tour trains of 500 or more people will be arriving . Now the access by road looks pretty good ! Then do both!

Thank you ,for your time .

Jon baker

P.S. what I would like to see is the property seized by the state and all 14,000 acres donated to the national park system the cattle removed and replaced with elk and Buffalo . The first Americans performing there cultural rights at there sacred gateway to heaven property owners may stay until there death then the property becomes public....

Fwd: Hollister Ranch Coastal Access Program: Draft Program for Public ReviewHRCAP Stakeholders <hrcap.stakeholders@gmail.com>

Fri 11/5/2021 5:26 PM

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

6

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From: **duffy witmer** <duffwitmer@yahoo.com>

Date: Wed, Sep 29, 2021 at 10:18 PM

Subject: Re: Hollister Ranch Coastal Access Program: Draft Program for Public Review

To: <hrcap.stakeholders@gmail.com>

I support reasonable, periodic access to the beaches of the Hollister ranch. Like any special California property, their needs be careful land management to preserve the ranches special environment. If the government of California needs and wants this property, then let the government buy the property from the land owners. Maybe the California government should buy all the California beach property and all beach frontage could be open to the public. A camp ground on the Pebble Beach golf would be a great idea.

Limited beach access to the surf Hollister ranch is what i propose.

Thank you,

Duffy Witmer.

Sent from my iPad

On Sep 24, 2021, at 11:23 AM, Hollister Ranch Coastal Access Program Planning Team <hrcap.stakeholders@gmail.com> 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

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/>

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Fwd: Hollister Ranch public access proposal

HRCAP Stakeholders <hrcap.stakeholders@gmail.com>

Fri 11/5/2021 5:26 PM

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

5

----- Forwarded message -----

From: **sam fearer** <sfearer@hotmail.com>

Date: Wed, Oct 13, 2021 at 9:19 PM

Subject: Hollister Ranch public access proposal

To: HRCAP.Stakeholders@gmail.com <HRCAP.Stakeholders@gmail.com>

To Whom It May Concern,

As a long. me resident of Santa Barbara and the Tri Coun. es area, I have watched as the region has rapidly transformed from a sleepy coastal ag area to one increasingly resembling the newest satellite of South Coast urbaniza. on. Population growth is inevitable. Development is difficult to slow. But despite these changes, the coastline from Ventura to SLO remains one of remarkably easy access, marked by plentiful options and nonexistent crowds.

Hollister Ranch— along with the new Dangermond Preserve, Vandenberg AFB, and stretches north of Jalama but south of Surf Beach— sits on a stretch of coast that is more difficult to access than most people, in this day and age, are accustomed to. Just like the land managed by The Nature Conservancy, the Airforce, and other private landholders to the north, Hollister Ranch has no convenient public access. And this is the exact reason that it remains so special.

The general public has a horrible track record when it comes to conservation. People degrade every landscape they visit. Just as The Nature Conservancy's coastal zone lands to the north remain closed to casual, unve?ed public access, the coastal zone areas within the Hollister Ranch should also remain closed.

As it stands, the Hollister Ranch represents a private wilderness of sorts. This bothers a lot of people, and I understand that. But what I can't understand is why Hollister has been singled out and the others left unaddressed. Either the public should have access wherever they please (consequences be damned), or the conversation should expand to include these other landholders as well.

I, for one, hope that the Hollister Ranch remains closed to public access. I don't believe that we deserve everything we want, and I do believe that the special stretch of coast North of Gaviota and South of Lompoc will remain its best if we can learn to enjoy the coastal treasures that already exist so plentifully in our own backyard.

If people want to expend excess energy on a worthy cause, focus on Naples. Focus on Moore Mesa. And if you're weighing in on this conversation as a concerned resident beyond local borders—with all due respect—focus on your own backyard; there is bound to be a neglected and more pressing cause in need of your support.

11/15/21, 12:27 PM

Mail - Coastal Hollister Ranch - Outlook

Respectfully,
Sam Fearer

Requesting minimal public access to Hollister Ranch Coast

Ethan Bell <Ethan@stillwatersci.com>

Fri 10/15/2021 8:01 PM

To: HRCAP.Stakeholders@gmail.com <HRCAP.Stakeholders@gmail.com>; Coastal Hollister Ranch <Hollister@coastal.ca.gov>

Cc: Ethan Bell <Ethan@stillwatersci.com>

To whom it may concern,

I am a public citizen residing in San Luis Obispo County with no ties to Hollister Ranch. As a citizen of California, I am strongly requesting the Coastal Commission push for a continuation of the most minimal public access at Hollister Ranch possible.

Last month my teenage son and I watched Big Wednesday. The film depicts California beach culture in the 1960s. He was struck by the beauty of the beaches in the movie and lamented, "I wish I could have seen the California coast before it was ruined." I excitedly explained to him that the best beach scenes in the film were actually filmed on Hollister Ranch, and that for unique reasons, it remained basically the same as when the film was made in the late 70's. The next week we jumped in a small inexpensive boat, voyaged up the coast from Gaviota State Park, threw down an anchor, and I nearly cried watching him take in the beauty of a nearly native California coastline.

As a California native surfer, I know the best experiences in life require a little bit of extra work. The longer the hike, the more peaceful the surroundings. I want him to be able to put in the work to take his son or daughter to the same beach in 20 years and experience the same tranquility without the mass swarm of humans that occur on every other inch of our coast. Please, please allow the citizens of California to continue to work a little extra to experience the Hollister Ranch coastline by sailing, kayaking, paddling, or boating. This is a rare jewel, please don't throw it away by allowing dozens of people to be delivered to beaches that deserve a little extra work to access.

Thank you for your consideration,

Ethan Bell

Fwd: My comment

HRCAP Stakeholders <hrcap.stakeholders@gmail.com>

Fri 11/5/2021 5:25 PM

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

3

----- Forwarded message -----

From: **james william** <jm.lmtd@gmail.com>

Date: Sun, Oct 24, 2021 at 12:44 PM

Subject: My comment

To: <HRCAP.Stakeholders@gmail.com>

To whom it may concern,

It has come to our attention by way of the press that there may be changes effecting the Hollister ranch soon and I would like to contribute input regarding our families stance.

We live in Solvang which is close to the ranch. My daughter went on a tide pool tour there with her school 4 years ago. They enjoyed themselves exploring the pools and viewing a variety of marine creatures. The kicker though was when they drove out and saw a bobcat. From her telling the cat didn't run away immediately but remained seated on a knoll for a couple minutes allowing all the children to take in the moment. When she came home she was so excited by this encounter and recounts it to this day.

When we go to the beach it is usually to Refugio state park. It is rarely at capacity and when it is during a summer holiday weekend we drive another 1/2 mile and park at a pullout next to the train tracks. We walk down the bluff and the beach is almost always deserted. When I look west towards Pt Conception and the Hollister ranch I do not feel shortchanged that we don't have free access. Rather I recall my daughters experience there and hope such an opportunity may be available to my grandchildren someday.

We understand there is a delicate balance at the Hollister ranch. As the State approaches and puts their hand on the scale I hope it will be with the intention of preservation rather than development.

Regards, James William

Sent from my iPad

Fwd: Hollister Ranch Public Access

HRCAP Stakeholders <hrcap.stakeholders@gmail.com>

Fri 11/5/2021 5:25 PM

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

2

----- Forwarded message -----

From: **William Henry** <will@lumenwines.com>

Date: Mon, Oct 25, 2021 at 10:31 AM

Subject: Hollister Ranch Public Access

To: <HRCAP.Stakeholders@gmail.com>

To the HRCAP stakeholders:

I would like to make a comment regarding public access to Hollister Ranch. I am a lifelong surfer, and founder of the ocean conservation non-profit Save The Waves Coalition. I have had a long fascination with both Hollister Ranch and the former Bixby Ranch to the north. Growing up surfing Rincon, I would hear stories about the fabled surf spots at "The Ranch." In high school I got my first opportunity to surf it, having been invited in as a guest of an owner. I was awestruck by the unspoiled natural beauty of the Ranch, as well as the pristine beaches, water quality, and of course, the waves. A year or so after that, I had the chance to join a few friends and camp on the beach at Cojo Point - yet another magical experience.

Fast forward many years and I continue to visit and surf both ranches. I have hiked in along the beach many times, and nowadays usually launch my PWC from the beach at Gaviota to access the beaches and surf. There is a magic to having figured out how to surf these waves when I want to, and the fact that I can ride such quality surf with lack of crowds.

Allowing the hordes of surfers into this property will cause a great deal of harm to what is the last pristine stretch of coastline in Southern California. It will no longer hold its appeal to me, and I suspect the same of many people who enjoy this coastline like I do. I have seen what quality surfing and public access can do to a beach. The politicians have, of course, politicized this issue - making it about beach access to the public - when we all know that this is about giving surfers access to the waves. What it would do is give lazy surfers access to the waves - surfers who are not willing to go the extra mile to access it by boat or on foot.

As the first executive director of Save The Waves, we often advocated for public access to beaches in situations where private landowners were preventing it. In most cases, the surfers had been accessing the coastline and then landowners later blocked their access in order to create a more exclusive environment. This is not such a case. Public access never existed there. There are many other examples of coastal ranches in California that still exist in this regard, and I have no problem with it. The bottom line is that allowing public access to Hollister Ranch will have a huge negative impact on the cleanliness of the beaches, the wildlife, and the overall surfing experience. I highly urge the commission to leave it as is.

Sincerely,

Will Henry

www.lumenwines.com

Fwd: Hollister Coast line

HRCAP Stakeholders <hrcap.stakeholders@gmail.com>

Fri 11/5/2021 5:25 PM

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

1

----- Forwarded message -----

From: **Reven Suess** <reven@mindspring.com>

Date: Tue, Oct 26, 2021 at 4:04 PM

Subject: Hollister Coast line

To: <HRCAP.Stakeholders@gmail.com>

Dear Coastal Commission,

Less is more with respect to nature. The coast line of the Hollister Ranch has been well preserved by it's stewards thus far. We can all see how nature is currently being ravaged by human wrought climate change and the fine lines between nature and culture are currently hanging by a precarious thread; I respectfully urge you to preserve the pristine nature of this coast line for posterity.

Sincerely,

Reven, Oakland, California

I oppose the current plan for development

Ryan Coulter <ryancoulter@me.com>

Fri 11/5/2021 3:05 PM

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

And wanted to let you know. Please re-consider. There are better options for public access.

Thanks,

Ryan

Hollister Ranch

Jacob Nesheim <jacobnesheim@yahoo.com>

Fri 11/5/2021 3:32 AM

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

To Whom It May Concern,

My name is Jacob Nesheim and I am writing to you in opposition of the current plan to open the Hollister Ranch to the public.

I grew up in Carpinteria, went to college in San Luis Obispo, and am now a licensed landscape architect and contractor based out of Santa Barbara.

I have worked on several projects in the Hollister Ranch over the past decade and have grown to truly love and appreciate the serene and uncluttered nature of this area.

The current outline for opening the Hollister Ranch to the public will jeopardize the inherent qualities of this magnificent place.

As much as I understand the public's desire to utilize this beautiful land, I am certain that this plan for access will only prove to undermine and denigrate its natural beauty.

Please do not approve the current plan for opening HR to the public.

Sincerely,

Jacob Nesheim

PLA #5294

NLI

(805) 450-0842

I oppose the current public access plan for Hollister Ranch

Blair Marlin <bmarlin@teamwass.com>

Thu 11/4/2021 4:34 AM

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

To whom it may concern,

I am not a land owner at the Ranch, but appreciate how truly special that stretch of coastline is being preserved. To read the plans for public access they are looking to pass it sickens me. There are too many points that have not been addressed in the plan such as fire danger, lack of cell reception, ocean safety, hazardous roads, etc...

I think there is a path forward for public access but this is not the way, and I wanted to send my strong opposing opinion of the current plan you are hoping to pass.

Thank you for your consideration.



BLAIR MARLIN SVP, Action Sports & Olympics

C: +1 (760) 505-1182 | BMARLIN@TEAMWASS.COM

WASSERMAN CARLSBAD | T: +1 (760) 602-6200

[Web](#) | [Twitter](#) | [Instagram](#)

Comments on HRCAP

Mike Harmon <tidaltribe@gmail.com>

Thu 11/4/2021 3:35 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. It is hard for me to imagine a scenario where 100 to 500 visitors per day would not upset the ecological balance in that area. I have read the Draft HRCAP document carefully and I recognize that the plan is mindful of these issues. I sincerely hope that the Coastal Commission and other key decision makers will constantly have these issues at the front their mind as they consider the consequences of many of the access options in the years 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 2nd 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.

Finally, the HRCAP 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. I recommend that analysis of any access option carefully consider the potential dangers of

mass visitation without adequate medical facilities or access to care.

I hope you find this feedback helpful.

Best,

Mike Harmon

Hollister Ranch access and the California Coastal Trail

Mike Minky <minky@bananastan.com>

Wed 11/3/2021 11:08 PM

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

This is out opportunity to add the Hollister Ranch to the California Coastal Trail. Any plan considered must include trail access for hikers and walkers and for this important addi on to the CCT.

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 Hollister Ranch Coastal Access Program conforms with stated objectives that include providing safe, equitable, and inclusive access for all Californians while minimizing impacts to natural and cultural resources and respecting private property. The Hollister Ranch Coastal Access Program should include a defined implementation strategy so that all Californians can responsibly enjoy the coastline of Hollister Ranch.

Michael Minky
16321 Pacific Coast Highway
Space 162
Pacific Palisades CA 90272
310-230-2221

Hollister ranch access

Thomas Kampas <surfweasel@icloud.com>

Wed 11/3/2021 10:04 PM

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

Cc: Hollister Ranch <hroa@hollisterranch.org>; ranchmanager@hollisterranch.org <ranchmanager@hollisterranch.org>; bob@bobdornin.com <bob@bobdornin.com>; carylacollins <carylacollins@aol.com>

To. California coastal members and staff, Hello, I am a long time owner at the HR ranch since 1975 and I am very concerned about public access thru our private property main gate and along our small country private road. I have seen beached boats from large waves, fires caused by lightning strikes, fires caused by sparking railroad cars wheels, several escaped prisoners from the Lompoc prison that were captured by our security in the middle of the night. I have watched wind storms with 90 mph winds, heavy rain storms, flash floods, wild mountain lions, bears, rattle snakes, scorpions and packs of aggressive coyotes. I have also seen in 1977 a proposed Liquified natural gas terminal plant introduced by Calif senate bill 1081 to be put here which would have been a maritime explosive disaster. I have also watched a Chevron pipeline scar up the land in 1983 that went way wrong and took years to heal the land back to normal from the pipeline trenching that didn't work and had to be abandoned after start up. I have seen all these events along with other long time owners at the Hollister ranch. This is some of the last California coastal wilderness left and is also a private working cattle ranch. The general public has access below the mean high tide line by hiking or boating in and Hollister ranch owners have our constitutional private property rights.

As you well know the Hollister ranch does give limited access to certain supervised groups during times of the year when the weather permits such as walk on water for special needs children and people, also veterans beach events, tide pool scientific educational programs and other supervised groups. How much time and money will be spent by the state and others to try and open up an area that is private property and watched over and maintained by its owners? This section of property can't sustain more usage than it currently handles. The major impact from building a larger road, a trail along with restrooms, potable toilets wheel chair access, along with lots of left over trash and the possibility of fires and trespassing by the general public is a massive intrusion to our personal private property rights. If a fire or accident or a crime is committed by a person allowed in by an ilegal government access program which this is who gets sued? Most likely the state of California along with other agencies would be sued with a major class action lawsuit by the HROA owners of this private property and could cost the state 100's of millions of dollars.. So I conclude with this. The Hollister ranch needs to stay the way it has been thought out its history as a working private cattle ranch and a fragile environmental area maintained by its private ownership the HROA. There are many other areas and state beach parks open to the public to enjoy. Thanks for reading my letter. Long time ranch owner since 1975. Tom Kampas

In Opposition to HRCAP

Jon Shields <jonjs@me.com>

Wed 11/3/2021 9:37 PM

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

Many people have already submitted excellent arguments against the HRCAP in recognition of its inevitable desecration of this gem of unspoiled California coastline. I fully concur with these positions, and particularly note that many have come from individuals *without* access via the HR Gate. As a HR parcel owner, I won't belabor the desecration issue due to what might be perceived as selfish bias. Instead, let me focus on the financial aspect.

If the true goal is to get more Californians to their shoreline, there are multiple access points that would be more sensible and less costly to pursue, being closer to population centers and adjacent public roads. I further maintain that many such stretches of the Gaviota Coast are even *less utilized by Californians than the Hollister Ranch*.

Yes, I mean that — there are huge stretches of county beach that very few have ever seen, whereas there are some thousand people that currently have gate access to HR. And yes, some of these are those damned, pitchfork-able elites. But the vast majority are ordinary folk, united in an appreciation of this unique stretch of California and dedicated to its preservation. My brother and I, an architect and an engineer, are in this category. Having developed a deep affinity for the Ranch by boating-in as teenagers, we found a way later in life (now in our 60's) to join the community at HR with our families.

For many of us, an interest in a parcel is one our largest financial assets. Most of this value can be ascribed to privacy. We owners are united in our view that the HRCAP will not only result in a significant loss of an irreplaceable fragment of California, but also constitute a "taking" of an asset for which we have made many sacrifices. Apparently the state has the right to condemn trail and road easements and then to pay for the property needed for development and loss of privacy. If this comes to pass, the thousand of us will demand full compensation for our loss. Until it is shown that it is the will of the people of the State of California to allocate their already stretched tax dollars to this endeavor, it seems pointless and foolhardy to proceed with the flawed program.

Jon Shields

Input for Hollister Ranch Access Plan

Jeff Gill <jeff.gill@cox.net>

Wed 11/3/2021 5:37 PM

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

I have reviewed the 500+ pages of public input and it's quite clear the overwhelming majority opposes the Dra. Hollister Ranch Public Access Plan. Within the 562 pages of public input, it is easy for individual comments to get buried. Out of the hundreds of public comments, there is **ONE** comment the Coastal Commission and other state agencies should pay close attention.

On page 551, Kit Boise-Cossart sums up the main problem with the access plan and the simple solution;

"A quick review reveals the 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 of dollars for infrastructure, maintenance and yearly operating cost. Not included is the cost of property rights or condemnation. The simple low cost solution to the heavy plan is hiding quietly in the back pages. One that meets the requirement of the Coastal Act and AB 1680. The solution is in the list of low impact visits by 90 groups over a year's period. Groups that have come to the shoreline as HR guest at no cost to the state."

To sum it up, the existing and possible expansion of the current managed access programs is a fiscally responsible solution that still meets the mandates of AB 1680.

I would also like to point out several common threads from the bulk of responses that are worth reiterating here;

- **Fiscally irresponsible**

The tens of millions of dollars required to implement public access (initial infrastructure and yearly operating expenses) would be better spent on the underfunded State Parks along the Gaviota coast including repair of the the Gaviota pier and boat hoist. One response sums it up nicely; "It is hard to reconcile the state's lack of enthusiasm or support for even very modest improvements that would enhance public access to Hollister Ranch at the state's own Gaviota State Park, with its extravagant spending proposal for the privately owned land next door."

- **"The plan declares its goal to be public access when what is really being sought is convenient access."**

Surfers, hikers and fishermen legally walk into Hollister Ranch along the beach on a regular basis. HR acknowledges the public beach and does not intervene.

- **Lack of an environmental impact report.**

Seems to conflict with the Coastal Commission's mission statement.

- **Safety**

The recent Alisal Fire should serve as a wake up call. What would have happened if the fire was on the Hollister Ranch when there were 500 public visitors with only one narrow road as the escape

route?

I sincerely hope the Coastal Commission takes heed of the overwhelming majority of public input and scales down the access plan to a reasonable level.

Jeff Gill

Hollister Ranch Coastal Access Program

MATTHEW MILLER <mattmillerth@me.com>

Wed 11/3/2021 11:09 AM

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

To whom it may concern at the California Coastal Commission,

Coastlines such as Hollister Ranch need to be protected, period. Whether or not this note comes from a member of the Hollister Ranch Owners Association is irrelevant. As a native Californian, I enjoy a place in this world that has access to natural environments from mountains to deserts to the ocean. What makes all of these places even more special is that not all of these natural wonders are easy to access. Hollister Ranch is accessible by water. It's not easy and that it should stay that way.

Thank you for your time.

Ma Miller

Comments on the Hollister Ranch Coastal Access Plan

Jonathan Davidorf, MD <drj@davidorf.com>

Wed 11/3/2021 5:17 AM

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

Dear Commissioners,

Thank you for the opportunity to offer my comments on the Hollister Ranch Coastal Access Plan (HRCAP).

I am a long time California resident and a surfer. I have surfed up and down the California Coast and am very familiar with the "convenient" public access beaches and the "less convenient" public access beaches, such as the Hollister Ranch.

I am strongly against the access plan as presented.

Access already exists for those who take the time and effort to access the Hollister Ranch coastline -- it simply takes a bit of determination. Access to the Hollister Ranch beaches is not as "convenient" as driving to Santa Monica, or Malibu or Newport. But neither is it the same experience. Going to The Ranch is like going on a surf trip -- without the need to board a plane! The mild inconvenience means that all surfers -- even the most broke among us -- have the opportunity to enjoy high quality, uncrowded, surf-trip-like conditions.

The effort it takes to access this stretch of coast and the care and limitations the Hollister Ranch owners have placed upon themselves have helped to keep these beaches pristine and as close as possible to their native condition, preserving plants and wildlife for the past 50+ years. This simply does not exist anywhere else along the central or southern California coastline.

This is a jewel that must be preserved for ourselves and for future generations.

Please do not destroy what is a natural wonder -- already accessible by all -- along our coast.

Sincerely,

Jonathan M. Davidorf, MD
Davidorf Eye Group
7320 Woodlake Avenue, Suite 190
West Hills, CA 91307
818-883-0112
www.davidorf.com

Hollister Ranch Coastal Access Program

Alec Musser <abm345@outlook.com>

Wed 11/3/2021 4:58 AM

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

Cc: Hollister Ranch Owners' Association <hroa@hollisterranch.org>

To whom it may concern at the California Coastal Commission,

I am writing as a concerned member of the Hollister Ranch Owners Association regarding The Hollister Ranch Coastal Access Program. Having been a member of the HROA for almost 20 years, I have witnessed the care with which this property has been managed for a long time. No one knows better how to preserve and protect this beautiful landscape than the managing members of this association. To impose the will of your commission, or any other outside party, could only be a detriment to this coastline. And ultimately, isn't that what your commission is intended to protect?

Furthermore, there are large expanses of beach and oceanfront all over this great nation, that are inaccessible to the general public as a result of private property. It is no mystery why the CCC is so hellbent on gaining access to The Hollister Ranch. To continue to devote millions and millions of dollars in precious state funds in this decades-long quest, which to this point has been for naught, for something as frivolous as surfing has been shameful. Now, in the middle of the worst pandemic in our planet's history, our state struggling with real issues like child-hunger and homelessness, to continue doing so is downright criminal. Please think not about yourselves, but the greater good and direct your efforts elsewhere, where they are truly needed.

Respectfully,

Alec Musser
HR 59,

Hollister Ranch Coastal Access Plan

stacey Warmuth <sswarmuth@gmail.com>

Wed 11/3/2021 2:47 AM

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

To whom it may concern:

Hollister Ranch is one of the last remaining areas of pristine coastline in Southern California. It is hard to imagine any scenario where increased public access of 100 to 500 people per day, with all of the required supporting infrastructure, will not irretrievably damage this section of coastline.

I can envision that in certain cases, an argument could be made that the good of public access outweighed the damage that might be done to the environment. In fact, I have always been a huge proponent of the public's right to access the environmental wonders of this state. However, in light of the EXISTING public access to both the beaches at Gaviota State Park and the beaches at the Hollister ranch THROUGH Gaviota State Park, this is not one of those cases where I feel more public access would justify the environmental costs.

Gaviota State Park is at the eastern edge of the Hollister Ranch, and from this State Park, any member of the public is presently free to walk, hike, paddle, or kayak in to access the Hollister Ranch coastline, just as they have always been able to do. However, even with the easy access from the 101 freeway to the beautiful beach at Gaviota State Park, the State Park itself closes many times each year from lack of funds and lack of use. When the public can now easily access the State Park beach using their own cars, bringing in all the personal items they would like, and being able to come and go at their own convenience, I do not believe that they would rather wait for a shuttle, take with them for the day only items that can be fit on the shuttle, and go in and out only at designated times, just to reach a beach a few miles to the west.

With the relative lack of use and interest in the publicly accessible beaches immediately adjoining the Hollister Ranch coastline, it is hard to imagine a convincing argument as to why the taxpayer or any environmentalist, would be supportive of undertaking an exorbitant financial cost, which in turn will lead to an exorbitant and irreversible environmental cost, merely to provide "easier" access to the Hollister Ranch coastline than presently exists.

Sincerely,

Stacey Warmuth

Proposed Access Program

Greg Robins <gregoryarobins@gmail.com>

Wed 11/3/2021 12:26 AM

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

I have been fortunate enough to have visited the Hollister Ranch from time to time for over 25 years and have just recently become an owner. I have always marveled at it's unspoiled beauty. I imagine it is what much of California looked like 100 years ago. And unlike much of California, it is essentially unchanged from when I first visited those 25 years ago. That the access program envisions - even conceptually - structural infrastructure such as parking lots, restrooms and other physical changes to accommodate large numbers of people is very upsetting. There are so few places like the Ranch left in this world. And once they are paved, there is no going back. I am strongly opposed to any access program that would in any way alter the current physical state of the Ranch. Any access program should be narrowly tailored and carefully considered before implementation to ensure it is left as it is.

Thank you. Greg Robins

Private property

Sue Ratcliffe <ratcliffesue@yahoo.com>

Wed 11/3/2021 12:10 AM

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

We believe Hollister Ranch is private property and people have no right to trespass even if they think they are entitled to.

There is plenty of other coast line which could be used for the public and trails could be made to get to it without that much cost.

If we let people disobey our laws such trespassing, we no longer have a country worth living in. We will have anarchy and go down the slippery slop.

Sue Ratcliffe Tel. (805) 687-2618

Hollister Ranch Proposal

rbrealty@fea.net <rbrealty@fea.net>

Tue 11/2/2021 11:20 PM

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

Dear Commissioners and Staff,

I have been to Hollister Ranch once many years ago. I am familiar with the property, network of roads and topography.

I have examined the lengthy report on providing access to Hollister Ranch. It is quite an extraordinary document for a couple of reasons. The first is for the detail encompassed in the study. My compliments to the staff for their diligence.

However, my second observation is the horrendous expense involved for the study and subsequent options to bring the public to this section of coastline. I sincerely believe that the staff and financial resources of the state could be better spent pursuing other options elsewhere to serve much more of the public. As it stands now an inordinate amount of money will be spent to provide a few people with visits to this shoreline.

Please reconsider this effort and place your efforts and resources elsewhere.

Rick Balzer

Berkshire Hathaway HSCP

949-230-1799

Hollister Ranch Coastal Access: YES, PLEASE!

Alex Pujo <alex@pujo.net>

Tue 11/2/2021 5:48 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>; Locklin, Linda@Coastal <Linda.Locklin@coastal.ca.gov>

Dear Coastal Commissioners and Staff

I am a resident of city of Santa Barbara since 1974. As a witness to the widespread campaign currently underway to continue to delay access to this part of the Coast, I ask you to stand firm in support of the goals of the Coastal Act. We have seen this scenario play before, almost 40 years ago.

Please do not let us down. Thank you for your work.

-Alex

Alex Pujo AIA
Pujo & Associates, Inc.
Architecture and Planning
2425 Chapala Street
Santa Barbara, CA 93105
www.pujo.net
(805) 637-7384 (Cell)

Hollister Ranch Coastal Access Plan

Beth Shevin <theshevins@gmail.com>

Mon 11/1/2021 7:56 PM

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

From: **Marc Shevin** <marcshevin@gmail.com>

Date: Tue, Oct 12, 2021 at 12:16 PM

Subject: Hollister Ranch Coastal Access Plan comment

To: <Hollister@coastal.ca.gov>

To whom it may concern:

I wanted to share my thoughts regarding the pending, coastal access plan for the Hollister Ranch. First, as background, I am 68 years old and I started hiking and boating into the Ranch when I was just 16 years old. For many years I've enjoyed the unspoiled beaches, the abundant wildlife, the teeming tidepools and beautiful coves, all with an appreciation for the bit of extra effort it took to get there, and for those who have kept it pristine for several generations

With regards to the access plan itself, I have not seen a required environmental impact report. To believe that busing 100 to 500 people a day into this preserve would not have significant ecological impacts is not realistic. Further, there would be a requirement for the construction of bathrooms, septic systems, policing, trash removal, traffic mitigation, and more. These requirements would irreversibly change the nature of this area and what has been protected for hundreds of years. I don't believe it's reasonable to force this type of access into this area as it changes what the area is and has always been. I am not against a walking trail, or even a bike path for those willing to expend the extra effort. I am against the state paying to bus people in and out, build bathrooms and parking areas, and more. Further, what happens to the people that will invariably miss their bus because they are out surfing or hiking the beaches? Would the state expect the Ranch owners to be responsible for them and their safety. Also, where are the funds going to come from to pay for this type of plan when the state is strapped for cash? Further, based upon the Nolan case that went to the Supreme Court, the State would be required to pay for this use (taking) of private property. Where are these funds going to come from? I'd much rather see a trail for those willing to expend some effort, than a busing program into a pristine and so far, protected resource.

Thank you for the opportunity to make myself heard, and please have an environmental impact report prepared as would be required of any private citizen, much less one who would significantly and demonstrably forever change the resource as it exists today.

Marc Shevin

Marc Shevin
(818) 251-2456
marcshevin@gmail.com

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Marc Shevin
Associate Broker
Berkshire Hathaway Home Services
(818) 251-2456
marcshevin@gmail.com

Comments on the Hollister Ranch Coastal Access Plan

deborah rosen <wildrideeventers@gmail.com>

Mon 11/1/2021 1:36 AM

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

Thank you for the opportunity to comment on HRCAP. While I appreciate the need for public coastal access, the Hollister Ranch area would be destined for deterioration should limited access as exists now not be preserved.

Unfortunately and from experience, I do not have faith that my fellow visitors of such a pristine jewel would treat the area with the respect and reverence it deserves. Resources and wildlife would no longer be protected and the risk to all would be great, and in my humble opinion, impossible to monitor no matter what safeguards are put in place.

I am not a resident, and yet I implore you to preserve the private and guarded status that exists now in Hollister Ranch so that it can remain the beautiful reminder of what many have abused and taken for granted in other coastal areas.

With much appreciation for your time and consideration,

Deborah Rosen

Hollister Ranch Proposal

Diane Gulley <goodboyboise@yahoo.com>

Fri 10/29/2021 5:46 PM

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

Cc: Phil <pegulley@pegulley.com>; Captain Dan <dan@captain-dan.com>

Please consider:

Wounded Warriors. Hollister Ranch already allows responsible education & therapeutic groups who have permission to access the private property. I am a Gold Star Sister whose brother was killed in Vietnam at age 18 & wholeheartedly support the way the beach is being used to help our wounded veterans. It makes me proud that Hollister Ranch supports the Wounded Warriors.

Please do not open Hollister Ranch to public access using its one private ranch road. The trash left by recreational users (dirty diapers, cigarettes, beer cans) that already litter public spaces in our County will negatively affect the pristine environment & wildlife there.

Thank you,

Diane F. Gulley

596 Lorraine Ave.

Santa Barbara, CA 93110

Hollister Plan Is Dangerous and a Waste of Money

More Than 85 Percent of Public Comment Opposes It

BY CYNTHIA CARBONE WARD

Sometimes our best intentions do not go amiss; sometimes we do as we meant to...

—Sheenagh Pugh

As the Coastal Commission was gearing up for its October 14 Hollister Ranch Coastal Access Program workshop, the Alisal Fire began raging along the Gaviota Coast. It was hard not to perceive a certain irony in the timing. Fire reminds us of the ephemeral nature of things, of what matters and what does not, of how little is within our control. Here, where harsh geology, dry brush, and notorious winds converge, the realities are underscored. The workshop has been postponed.

It's frightening and humbling, but maybe it's also an opportunity to examine our priorities, think bigger, and redirect our efforts and resources to more meaningful causes. Fire has become a year-round risk in California, a consequence of human-caused global warming.

Statewide costs to fight wildfire in 2020 is estimated to be more than \$2 billion, and 2021 is on track to exceed that. As of October 16, the cost of fighting the ongoing Alisal Fire was approaching \$9 million. Nevertheless, the 2021 California State budget includes a \$10 million earmark for Hollister Ranch access. Rather than pouring that money into the whimsical, misguided, incomplete scheme currently under consideration, I believe that most Californians would prefer to see it go toward more pressing causes—such as firefighting resources, overdue maintenance of existing facilities, or measures to combat global warming.

To recap: The Hollister Ranch is an active cattle ranch with an unforgiving climate and no amenities. The only land access is via a single private ranch road, which is narrow and winding, with tight curves, blind corners, and many grades in excess of 20 percent. Much of the area has no utility services.

If the state wishes to make easier recreational access a priority on the Hollister, it has the power to do so by condemning trail or road easements, paying for property and loss of privacy, and paying for and providing the requisite facilities, infrastructure, and management.

Prior to doing that, it has a legal and moral obligation to conduct a serious assessment of the environmental impacts of the proposed development and the increased use it will engender. Instead, another "plan" has been presented, different only in that it acknowledges constraints, but integrating no new information or solutions after decades of study and citizen participation.

The obsessive focus on the eight and a half miles of coast that skirt Hollister Ranch is particularly strange in light of the fact that the Gaviota Coast is 76 miles, from Goleta to Point Sal, and includes the Dangermond Preserve and Vandenberg Space Force Base, both off-limits, and beach areas such as El Cap, Refugio, and Jalama, which struggle to maintain their facilities and are closer to population centers.



CYNTHIA CARBONE WARD

Surfers, hikers, and boaters have long enjoyed access to the Ranch beaches, which are indeed public, and the Ranch has been innovative in sponsoring environmental education, scientific studies, and other programs to foster understanding and protection of the natural resources.

The architects of this "plan" are underestimating the intelligence and vision of the people of California. An unofficial survey of the public comments received on this latest proposal revealed that at least 85 percent of commenters oppose the plan, citing significant concerns and a desire to protect the unspoiled nature of the area.

There are reasonable, cost-effective, resource-sensitive ways to increase coastal access along the entire Gaviota Coast, including the Hollister Ranch, but this "plan" does nothing to achieve those goals. It is filled with inconsistencies and violates its own tenets of protecting the environment and respecting private property ownership.

Please do not misconstrue our love for this land, and how sincerely we are working to ensure that it endures far beyond our individual life spans. And please let's not shortchange the people of California, now and generations to come, who are a lot smarter and more caring than this access charade seems to assume. As I write this, I am looking out onto brown hills and narrow dirt roads while helicopters chuff through the haze, and I know a battle is being waged nearby. I hope it ends well and soon, but my "go" bag is packed and ready. It's an experience all too familiar to many. Those of us who are spared in this particular moment have the luxury of being philosophical, but fire, and the global warming that drives it, is a premonition of loss, and an unequivocal reminder of the fragility of our lives.

What if in response we were to draw upon the best in ourselves, act on love and good sense, and consolidate our efforts? The relentless grandstanding about expanding recreational access to this particular stretch of coast is a wasteful distraction, and we all know there are more pressing issues.

Why would California dump an additional \$10 million into developing Hollister Ranch access instead of directing it to crucial needs? We're on this little blue dot together. May we do as we are meant to.

Note: Public comments about the California Coastal Commission's HRCAP plan can be emailed to Hollister@coastal.ca.gov.

Environmental Impact Report

Rick Van Hoorn <rick-vh@ucsb.edu>

Tue 10/26/2021 5:46 PM

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

Good Day,

In regards to opening up the Hollister Ranch property for public use, please require that an Environmental Impact Report be completed before any decisions are made.

Thank you,
Rick Van Hoorn
200 Placer Drive
Goleta, CA 93117

Proposed new public access rules

Michael Turner <turnerma46@gmail.com>

Sat 10/23/2021 3:00 PM

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

Dear Sirs and Madams,

I'm writing this to you as one who has surfed, sailed, boated, fished commercially, rowed dories in the ocean, and life guarded on the beaches in the Central Coast area. I oppose the proposed new access rules for the general public being discussed to go into place in 2022 for the Hollister Ranch area on the California Coast.

It does not appear that the issues of trash and trash removal, liability, and the safety of those gaining access to the Ranch are being properly addressed in the State of California proposals. Also, monies that have been earmarked by the State for much needed repair of the Gaviota beach park and pier have never been used to date.

As to stewards of the land and its beach areas, I would argue that the Hollister Ranch homeowners have done a very good job at this and continue to do so.

Kind regards,

Michael A. Turner

Sent from [Mail](#) for Windows 10

Hollister Ranch

Joseph Sturtevant <iojoe@riskspan.com>

Fri 10/8/2021 7:00 PM

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

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

FW: I object to the Hollister Ranch Coastal Access Program:

Bob Dornin <Bob@bobdornin.com>

Fri 10/22/2021 12:57 AM

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

Can you please forward my letter. I can not seem to be able to forward it. I don't know how to cut and paste. My email will not

Let me forward it. Thanks.

From: duffy witmer <duffwitmer@yahoo.com>

Date: September 29, 2021 at 11:18:29 PM MDT

To: hrcap.stakeholders@gmail.com

Subject: Re: Hollister Ranch Coastal Access Program: Dra. Program for Public Review

I support reasonable, periodic access to the beaches of the Hollister ranch. Like any special California property, their needs be careful land management to preserve the ranches special environment.

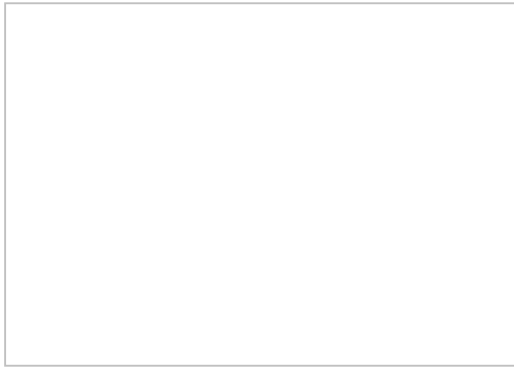
If the government of California needs and wants this property, then let the government buy the property from the land owners. Maybe the California government should buy all the California beach property and all beach frontage could be open to the public. A camp ground on the Pebble Beach golf would be a great idea.

Limited beach access to the surf Hollister ranch is what i propose.

Thank you,
Duffy Witmer.

Sent from my iPad

On Sep 24, 2021, at 11:23 AM, Hollister Ranch Coastal Access Program Planning Team <hrcap.stakeholders@gmail.com> 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 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

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Sent by hrcap.stakeholders@gmail.com powered by

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California Coastal Commission Members,

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

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

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

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

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

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

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

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

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

Thank you,

Respectfully Submitted,

**Michael Ramsey
HR #11**

Coastal impact.

casey caseyparlette.com <casey@caseyparlette.com>

Wed 10/20/2021 5:17 PM

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

Dear coastal commission,

I have concerns for your plans to open up the Hollister ranch to the public. This stretch of coastline is one of the few remaining stretches of coastline in Southern California. I have visited Hollister ranch and I was struck by the fact that across the board residents of the ranch have been very good stewards of the land. In my experience of 23 years working as a lifeguard in Laguna beach I have not found that to be the case with the general public. Most people do not realize the amount of garbage and other waste that covers public beaches each day. In Laguna it requires a team of full time municipal services workers to keep things under control. Is there a plan in place to address this?

The waves and currents along the ranch can be very dangerous. What is the plan to address the safety of people visiting the ranch? There is no public safety infrastructure anywhere nearby. In Laguna Beach we often have hundreds of rescues in a given day. It seems negligent to me to disregard the fact that some of the people visiting the ranch will need to be rescued. What is the plan and funding to address this?

Another concern I have is for the fire hazard brought on by careless visitors. Laguna Beach is a no smoking city with strict enforcement and yet, every day I find cigarette butts on the beaches and parks. With no built in enforcement and bone dry brush and grass everywhere on the ranch fire safety should be a big concern for you. There is one small road accessing the entire ranch how do you plan on evacuating the masses of people as well as residents in the likely event of a fire? What is your plan and funding for this inevitable event?

Along with these concerns I was shocked to find that the coastal commission has not completed an environmental impact report on your proposed plan! That seems to be a backward approach and a gamble of opening Pandora's box with one of the last pristine areas in Southern California. Due to this lack of planning and foresight to the realities of opening up this area to public onslaught I am strongly opposed to your proposal to open Hollister up to additional public visitation.

Sincerely,
Casey Parlette

Opposition to the Hollister Ranch Public Access Plan

Cynthia Ward <cynthia.carbone@gmail.com>

Tue 10/19/2021 10:51 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

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

I have been an active and concerned Gaviota community member, local middle school teacher, and Hollister Ranch resident for decades. (I also have a master's degree in public administration and professional experience with program implementation, public engagement, and consensus building.) The recently released Hollister Ranch Public Access Plan under consideration by the California Coastal Commission is a misguided charade with potentially grievous consequences. I have seen this process through several incarnations over the years, and the only thing new in this go-around is that the State finally acknowledges that there are significant constraints—but it fails to offer any solutions. I appreciate this opportunity to elaborate.

At its onset, the document 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 focus directed toward Hollister Ranch, and many are closer to public roads, facilities, and population centers.)

Former Mexican land grant ranches such as Hollister have for more than 150 years steadfastly resisted the urbanization that characterizes the rest of the southern California coast, with cattle grazing still the primary use of the land—and let's take a moment to contemplate how serendipitous that turned out to be. Highway 101 diverts north away from the coast at Gaviota a couple of miles from the Ranch boundary, and there is no public road near or reaching the coast until Jalama, more than twenty miles to the west. The coastline between is nothing like that seen along the freeway. The terrain is far more rugged, which is why a public roadway was never built there, and the only land access is via a single private ranch road, not built to public road standards. It is narrow and winding, with tight curves, blind corners, and many grades in excess of 20 percent. Much of the area has no utility services of any kind.

If the State wishes to make easier coastal access here a priority, it has the power to do so by condemning trail or road easements, paying for the property and loss of privacy, and paying for and providing the facilities, infrastructure, and management for this type of access. Where is the plan for covering these daunting costs? And where is the assessment of environmental impacts? More importantly, *should* this even *be* the State's priority? With so many crucial and competing demands and shortfalls, is this really where the citizens of California want to direct resources and effort? It's an interesting case of role reversal: the California Coastal Commission is the entity advocating big, expensive development here, while we who know and love this place are fighting to protect a precious and irreplaceable environment.

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 are indeed public; many appreciate the natural barriers of tide and terrain, which inhibit crowding, 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. Meanwhile, Gaviota, Refugio, and El Capitan state beaches are perpetually underfunded and often difficult to patrol and maintain, and the County struggles to operate and maintain its own beach park at Jalama.

In the decades since 1982, and more recently in the aftermath of a workshop that yielded “hundreds of comments, concerns, and strategies” (which were later distilled quite selectively) we are looking at a document that integrates no new ideas or solutions. Forty years. What does that tell us about the integrity of this process and the validity of the stated goals? In the Commission’s 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.” But the proposal is in direct conflict with all that it declares 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 advocated here. How can the State reconcile this contradiction? Implementation of this plan would undeniably lead to a completely different experience and environment. The very elements that environmentalists cherish, such as pristine tidepools and many species of threatened flora and fauna, 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. Costs and revenue sources are unclear, and impacts have not been assessed. Based upon my own 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. It’s not so easy to backtrack, and the harm will be irrevocable.

And what of the need to take private property to achieve this? How is that going to be accomplished, especially when the premise is to demonize Ranch owners? Contrary to absurd stereotypes propagated by some who like to tell tales, the prevailing ownership does not see this land as a personal playground or exclusive real estate; we are concerned about its fate far beyond our individual life spans. Evidence? 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 responsible and forward-thinking in offering 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. More evidence? The place exists. It continues to shimmer, unlikely and amazing, despite the clamor and unrestrained development all around it.

If I were to summarize my fundamental issue with this plan, it is this: **concerns are listed, but not addressed**. It is infused with optimism bias, denial, and a strange kind of obsession, and it solves nothing. If I were a teacher...and I was... I’d send it back with questions and mark it incomplete. If I were a public administrator...and I was...I’d be alarmed by the lack of realistic analysis and integration of the knowledge-based input and facts from forty years of study and citizen participation. An undertaking on this scale has got to be more than just a notch in someone’s belt or a political performance. Alas, there is something disturbingly single-minded and vindictive about this thing, and I admit to a sense of weariness, déjà vu, and disillusionment, but I still feel it is imperative to speak out. Those of us who oppose it are neither heroes nor the rich pig enemies of the masses. We simply care, with all our hearts, and we believe that the State is greatly underestimating what is at risk here.

Respectfully submitted,
Cynthia Carbone Ward

Coastal Access to Hollister Ranch

William Broadhead <boardwalker73@gmail.com>

Mon 10/18/2021 9:03 PM

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

Dear Coastal Commision and other interested parties,

I'm sure you have had many comments with a lot of redundancy. So here is a new Perspective:

Please just simply ask yourself this question: " How would I feel if the general public demanded access to and through my own property"?

Other thoughts:

Consider the vast areas of the Gaviota Coast that have plenty of easy access yet are largely unused.

Consider how the general public treats and respects public lands: Thash, Dog poop bags left on trails, Homeless Camp and litter everywhere. Graffiti on rocks, walls and Buildings.

Consider that Special uncrowded places of beauty are becoming increasingly rare.

Lets keep the Hollister Ranch Coastline special,

Thank you for considering these thoughts,

Bill

Ranch

Rickard Huget <rickhuget@gmail.com>

Sun 10/17/2021 7:20 PM

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

This place should remain as it is. I'm sure most people are unaware of how much wildlife will be affected by the human impact, there are not many places like this left in California
thank you

HR Access

Stephen Dwyer <sfdwyer3@comcast.net>

Sun 10/17/2021 7:09 PM

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

Four decades ago, I migrated from NJ to CA to create my California Dream. Mesmerized by surf magazines, surf movies, and the rest of the US's obsession w/all-things-CA, and a strong desire to escape the harsh winters of the Northeast, I moved to Carpinteria in September of 1979. I was amazed at the coastside State Parks. Carpinteria State Beach & its campground, El Cap, Refugio - I'd never seen anything like them. Friendly rangers stationed in the kiosks, maintenance crews keeping them clean - just an amazing asset.

Over the years, I entered Santa Barbara's surf boating community and eventually bought surf boats to access the miles of coastline accessible to all w/a little imagination willing to put out the effort - no different than the miles of back country areas of the Sierras. Places like this SHOULD ALWAYS REQUIRE IMAGINATION and EFFORT.

Fast forward to the 1990s and the decades hence and the State Park system is a sad shadow of its former self. Despite the genuine love and care of its too-few employees, the system is just criminally underfunded. And now this?! The very idea of public access to the HR Coastline should never have gotten past the question of equity regarding public access to the EXISTING State Parks and how underfunding has created inequities because one can NOT access what is closed due to underfunding.

Re-earn the public's trust w/the EXISTING State Parks before deciding to give birth to a new and massive offspring that will require many millions to establish and millions more in perpetuity. The HR access plan is dysfunctional parenting of precious resources. You still have time and resources to do the right thing w/the existing State Parks - the only thing lacking is the will. Take care of your existing neglected children before giving birth to more that'll surely wind up destitute - just like the others.

Steve Dwyer

Hollister Ranch

Brian Metcalf <bmetcalf805@gmail.com>

Sun 10/17/2021 5:42 PM

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

Dear California Coastal Commission,

I am a 67 year old longtime user of the Gaviota Coast by way of camping at El Capitan and Refugio State Parks as well as boating into the Hollister Ranch area to surf.

Below are my reasons that you should drop this wrong-headed plan:

- * It's easy to see that there is a vindictive element to the plan. It can be heard in your voices and your written words

- *Access does already exist via boat. And interestingly, more boat access would exist if the State repaired the hoist at Gaviota Pier

- *As already seen in other locales, public access will forever change the local ecology. The very thing that you purport to protect will be forever NEGATIVELY IMPACTED by more human use

- *If the tax paying citizens knew how much money is going to be spent on this project there would be an uproar. Especially since the State has no idea of the true costs itself!

- *If a private developer wanted to create this access he/she would be required to submit an EIR and countless other permits. Has the State provided this?

- *Currently the State is unable to adequately maintain the Parks it already operates. Refugio is EMBARRASSING in its lack of upkeep, El Capitan has water issues, Gaviota Park pier and hoist remain broken down and unusable. The State has no business attempting to build "more" when it doesn't take care of what it has. This argument alone would cause any business, parent or responsible entity to rethink this type of plan!

- *There is no sense of balance, thoughtfulness or kindness in this plan. If you have to try this hard to get something done you are missing the signs... SOMETHING IS VERY WRONG!!

That's it for now, I know you've heard this all from others.

How you move forward and respond to these calls for rethinking this idea will cast your legacy in stone and cast the coastlines existence in stone as well. You have clearly not thought this through and like your Mother said, " it's ok to be wrong, you don't always have to be right. And we'll respect you more for admitting that you are wrong and moving on"

Listen to your mom, she knows what's right !

Respectfully

Brian Metcalf

Pismo Beach, CA

Sent from my iPhone

Hollister Ranch

Matt George <mattgeorge2010@gmail.com>

Sun 10/17/2021 12:53 PM

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

From: Matt George [mailto:mattgeorge2010@gmail.com]

Sent: Saturday, October 16, 2021 8pm

To: Hollister@coastal.ca.gov

Cc: Undisclosed Recipients

Subject: The issue of public access at the Hollister Ranch-California Coastal Commission,

California Coastal Commission,

This is a very personal appeal.

And isn't that what we are all trying to achieve here? Something deeply personal? Whether it is to truly protect a gorgeous section of our California coast or to truly advance ourselves in politics with a misguided win?

1. My motivation is simple. I am a surfer who has been suitably motivated all my life to enjoy this stunning piece of coastal California. I have had access all my life without a worry. And I sure the hell can't afford to live there. But so what? I can't afford to live on the slopes of Mt. Shasta either. And man, have you seen that place? California gold. Just like the Hollister Ranch.

2. Yes, I have had to approach this coast by sea. I have sailed in, boated in, kayaked in, I even swam in once. But think of all the other gorgeous areas in the Golden state where it takes this kind of effort to earn your pleasures? So what? Just do it.

3. And let's face it. These beaches are rough, deadly-dangerous-at-high-tides, seaweed and driftwood and oil gob covered thin strips of sand that even the sea elephants have the good sense to avoid. To say nothing of the daily roaring, sand blasting winds and the numbingly cold water that is patrolled by the largest white sharks in the world.

4. Even the residents whom you are painting as evil only use the beaches at low tide as a launching pad out into the surf. There to catch a few waves and then scramble back to their homes to a hot shower. Meanwhile, above them, the red tailed hawks soar and look down on a coastline unchanged for millennia.

5. Have you been to Venice Beach lately?

6. Please do not destroy this stunning piece of coastline for personal political gain. Haven't you wasted enough of my money on your rapacious political aspirations? And spare me the lies that you are here for the proletariat. The only people that really want access to this land are a relatively small handful of dedicated surfers who are already enjoying it in a sane, sustainable way.

6. I have so many vivid memories of well meaning but tragically mismanaged plans granting public access to this area.

7. Like the shamefully mismanaged and lewdly graffiti-stained Gaviota State Park. Which is directly adjacent to the southern border of the Hollister Ranch. Where I once had to bury a dead and very pregnant coyote. I had found her in her last moments over by the heaping, stinking untended garbage cans of half eaten fast food litter next to the overflowing and reeking toilets which were next to the worn and oil soaked parking spots. This Coyote had a storm of ants in her eyes and a styrofoam fast food box lodged deep in her throat. She and her offspring suffocated and died in my arms.

8. Now I am not an animal activist, but this touched me deeply. As an example of the decay of dignity that occurs in the name of public access "fairness".

9. Close your eyes. Picture it. Holding this animal in your arms within these perverted surroundings, her belly heavy with expiring life against your lap. Go ahead, take a moment from your bureaucracy and feel the reality of this travesty of government mismanagement. Feel it in her last whimpering breath.

10. I bet you will be deeply touched as well.

11. Though not a private land owner within the Hollister Ranch, I have been reveling in the outdoor, natural pleasures of the Hollister Ranch for over 45 years. I first went there as a 16 year old young man and I continue to enjoy the adventures of that coast to this day.

12. And never has it taken some Herculean effort to do so. All it has taken is a desire to visit this great land in its pristine state.

13. And as a teacher myself and certainly not a person of any great privilege, I have found the Hollister Ranch owners exemplary shepherds of this pristine land and gracious hosts to regular visitors of all stripes both young and old. These owners are teachers too. Through example. Protecting and preserving this land.

14. We are lucky to have those landowners there. And quite frankly, I believe they should be lauded and supported for their tireless environmental efforts, not punished for them. Give a tax break why don't you? You waste all my tax money on this kind of nonsense anyway.

15. Put simply, access to the Hollister Ranch already exists. You just have to have your heart in the right place.

16. And so...may I respectfully invite any one of you, anyone of consequence regarding this matter, to visit the Hollister Ranch coastline with me? It's easy to do. I will gladly show you first hand not only a breathtaking land and seascape that should never have to feel the profane wheels of a tourist tram, that should never have to witness the greasy litter this will gift, that should never have to witness the erosion of its rich history and yes, it's very soul.

17. No. I will show you how people of simple means, like myself, have never had any issue enjoying this lovely and adventurous coastline.

Please let me know. You can reach me at this email and I will be honored to host a lovely day of access that will surely change your vote.

Respectfully,

Matt George
Redondo Beach, California

The issue of public access at the Hollister Ranch

cole clary <coleclary805@gmail.com>

Sun 10/17/2021 7:52 AM

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

Dear California Coastal Commission,

The Hollister ranch is already accessible. From shore and sea. This beautiful piece of mostly untouched coastline should remain this way, almost untouched.

There are miles of similar coastline directly southeast of this ranch! With State parks to go along with it. These state parks are already run down and are in dire need of an upgrade. It's absurd to me and many thousands of others that you want to spend millions of dollars to basically open a new park just a few miles up the road from the already existing run down ones that are under poor management.

This project is insanely too expensive, complicated, and for what? More trash in the ocean and a extreme uptick in fire hazards? Not to mention the taking of private property.

Please reconsider this negligent, wildly expensive project that I'm sure if taxpayers knew the extent of costs they would not be happy. It's already accessible. I've spent years accessing this stretch of coastline.

Sincerely,

-Cole Clary

Comment Regarding Public Access Into the Hollister Ranch

Nate Rosser <surfinnate@gmail.com>

Sun 10/17/2021 4:28 AM

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

October 13th, 2021

Dear California Coastal Commission,

As someone who has devoted their young adult life to exploring the Gaviota coast, I urge you to re-think the negative and irreversible consequences that the proposed large-scale public access project into the Hollister Ranch will have. I am not a wealthy landowner or any sort of 'elite.' I fell in love with 'The Ranch' after hearing wondrous tales of adventure of trips taken there by old-time surfers during my youth. As you know, the surf at the ranch is no secret, but the lore behind those hard-to-get-to surf breaks, set against a backdrop of such unspoiled coastal beauty, is what all these years later, keeps me (and countless other adventure-seekers) coming back for more. The Ranch represents everything that Southern California used to be. Looking back on the formative years that I spent exploring the Ranch—via a small, inexpensive, inflatable boat that I crammed into the back of my mother's station wagon and drove up Highway 101 from deep in the confines of Los Angeles to launch from the beach at Gaviota state park; directly influenced my chosen career path as a commercial fisherman and Oil Spill Response Vessel Captain. The wonderful sense of adventure I gained through those trips to the various remote Hollister Ranch beaches is why I now live and work the Central California coastline.

I speak truly when I say that the Ranch represents one of the few remaining opportunities left in our state for people to have a truly coastal wilderness experience. Although I've mainly chosen to enjoy this cherished stretch of coast by boat, I have also utilized the existing legal public access route below the mean high tide line to hike into its' pristine beaches in years past. It is not difficult to get to the Ranch's beaches, nor expensive. In fact, it can be less expensive than a day spent at Leo Carrillo, El Capitan, or a similar (crowded) state beach. The Ranch, like all of California's most-sought after and majestic natural attractions, simply takes a little bit of EFFORT to get to, and that is a GOOD THING. The ranch wouldn't be such a treat if it was as easy to access as any of Southern California's other over-crowded and under-funded state beaches. So please, re-think this proposed public access plan and don't spoil the last remaining wilderness beach Southern California has to offer. The sense of adventure that a trip taken to the Ranch via existing public access routes is a commodity worth preserving for future generations. Truthfully and sincerely, the current status quo regarding public access at the Ranch has created a priceless opportunity for enterprising, energetic people to get outdoors and explore a natural resource so special, unique, and truly non-existent in all the rest of California, particularly, Southern California. Do the right thing. You have the power to save the Ranch beaches and the public's tax dollars at the same time, it's a win-win.

Thank you for your time,

Nathan Rosser
8776 Nye Road
Ventura, CA 93001
(310) 227-3644
paradisecovefood@gmail.com

Public Access Plan

Kristin Reis <kristinreis@cox.net>

Sun 10/17/2021 4:05 AM

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

To the Coastal Commission,

I am a lifelong resident of Southern California, now in the county of Orange.

I am writing to express my concern regarding the CCC "plan" for public access into Hollister Ranch.

Over the last 10 years, I have made visits to the beaches and a few of the homes in Hollister Ranch as an invited guest.

I have driven the California Coast, swam, paddled, walked, and camped along many beaches.

My strong belief is that this area, while beautiful and uncrowded, is not just so because it is bordered by private property. It is a remote area, filled with rapidly changing conditions and dangers.

None of these dangers would be abated by shuttles or trails or outhouses or increased numbers of visitors.

Some that come to mind are:

Narrow, winding, steep, unlit roads to which cattle have free access

Miles of unfenced train tracks without barriers, gates, or warning lights

Crumbling bluffs with frequent landslides onto narrow beaches

Beaches that disappear not just during extreme tides, but with regular ebb and flow

Lack of cell service, lifeguard/ emergency services

Extremes of heat, wind, cold water for the unprepared

Rocky sections of beach and entry to the water

Wildlife on the shores, bluffs, roads and in the canyons

All visitors are supervised at the Ranch, not just "called in".

It is not a place to explore without knowledge, awareness and boundaries.

In remote wilderness areas, people like myself assume our own risk, backpacking, camping, rafting, kayaking, surfing, hiking.

I wonder with the Hollister beaches so close to homes and private property, will homeowners be subject to stranded visitors, trespassers and even lawsuits aimed at them and the state for personal accidents or injury?

The plan proposed is indeed centered on access, with little attention to safety, realistic funding, or specific plans related to innumerable challenges inherent in this idea.

There has been no environmental impact study done.

Perhaps this is one of the places along our coast that will always have limited visitors by the nature of what it is, and is better preserved that way.

Let us spend our tax dollars maintaining the many existing parks, beaches and campgrounds badly in need of upgrading and maintenance.

Sincerely,

Kristin M Reis

Laguna Niguel, CA

Sent from my iPad

Hollister ranch access

Justin Kerr <justin@factorivsolutions.com>

Sun 10/17/2021 12:07 AM

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

Good a. ernoon –

I am against the current push for public access to the Hollister Ranch. Please consider my reasons below, California should show some respect for what they already hold as public land :

1. Gaviota Pier – Storm destroyed the public access that was supported with the crane, state chose not to repair
2. California State Parks are in need of repair everywhere, El Cap has had water issues for years limiting campers access to the coast at times
3. The bike trail between El Capitan and Refugio has washed to the sea, the state did not repair
4. Rest stops are poorly maintained
5. Refugio is a gem of the coast is very poorly maintained
6. Jalama parking and access to the south east remains a source of revenue for parking tickets and the park is poorly maintained

Quality vs. Quantity, it's about time we take care of what we have invested tax dollars in before you take on more.

Thanks for your considerations ,

Justin Kerr

805-440-0336

The issue of public access at the Hollister Ranch-

Jeff Chamberlain <jeffch@charter.net>

Sat 10/16/2021 10:28 PM

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

Cc: Undisclosed Recipients <jeffch@charter.net>

Dear California Coastal Commission,

I would like to weigh in on this subject as a concerned user of this coastline, and as a taxpayer.

My personal history is this: I have been 'accessing' the HR for well over forty years. I have gained this access as an invited guest many, many times, but far more often as someone motivated enough to put out the effort to gain entry to this pristine stretch of coastline in many, many ways: I have hiked into this area, kayaked in, sailed in, beach launched all manner of small skiffs out of Gaviota and motored up, and spent the last twenty years boating up in larger craft out of Santa Barbara Harbor.

I do not need a 'working group' to tell me about this coastline, I have been living the Hollister Ranch access conundrum for many, many decades. I know all the various arguments on all sides of this thorny question, and I have personally heard every viewpoint that could possibly exist over this issue.

First and foremost, I find this 'push' to force this expensive public access incorrect on many levels, but first and foremost, it is primarily wrong because, **IT IS ALREADY OPEN TO THE PUBLIC.** And has been.....for decades. This is not a small point. The thousands and thousands of folks who have gained entry as I have just described would stand testament to this simple fact. What it is not....and we would all agree..... is EASY. And I think this is what this whole elongated process is trying to propose: easy access. And I personally do not believe that everything in California needs to be easy.

Why is this concept so mandatory in 2021..? Any sane Californian would agree: California's MOST valuable open spaces are exactly that way BECAUSE they are harder to reach, more remote, more removed off the main thoroughfare. This is not an arguable point. Nobody posits sending shuttle busses into Tuolumne Meadows, or the King Range north of Shelter Cove? Or any other of the thousands of hard to get to places within our State. These places have been open forever.....but it takes some effort to get there. And precisely because of that, these areas remain the true gems of CA's open spaces.

I am retired after a career spent in public safety/law enforcement, employed at a public harbor/beach. I've seen first-hand what large amounts of the public can do to an area, even the most well-meaning. We were only able to attempt to negate the bad effects of constant public access through a well-developed and staffed Maintenance and Facilities Department, constant upkeep and attention, and a large budget to cover all contingencies. You cannot in good conscience open up the HR to public access without being forced to create something very similar. Is this really the best use of this kind of expansive money in this day and age? I personally do not think so.

I think that at this point with your Working Group, some of the true costs of what you are trying to accomplish are coming to light. By the time you work to condemn various privately held pieces of property to create the proposed trail system and parking lots, you are going to be looking at spending tens of millions of dollars or more, as well as creating a very complex and expensive infrastructure to attempt to protect what you have just opened. Along with all this will come the need to create a bureaucratic staffing level to try to manage all of it. My instinct tells me that if your average California

taxpayer were to realize just HOW expensive all of this is going to be, there would be widespread sentiment against it, as I think you are now beginning to realize.

As this latest Gaviota coast Alisal fire has shown (*still burning at this writing....), this area is EXTREMELY susceptible to out of control fire risk/hazards, due to many factors but among them the extremely strong coastal winds that frequent this area at all times of the year. When I worked in the harbor, we put out MANY fires, on roadways, on the various piers, all due to negligence and/or carelessness. Fire danger comes hand in hand with public access, make no mistake about that simple fact, and that coastline comes with a very bad fire risk that should not be increased needlessly due to vast amounts of the public accessing the remote lands of the HR. There WILL be fires as a result if this path is continued. We could count on them every year in the harbor and along our beaches, and you can count on them in the Hollister. Any coastal city or country fire department could easily provide stats to make my case.

I have been visiting all of the existing State Parks in the Channel Coast District since I was in my teens. They are all run poorly, badly maintained, and the fact that you are trying to create, in essence, a 'new' State Park within an existing real estate development.....seems absurd to me when the State has PROVED that it CANNOT manage what they already have effectively. If anyone wants to visit a more 'remote' shoreline in this general area, there are miles of beaches and spots stretched out between all of these parks from the Gaviota S.P. down to Goleta.

Please reconsider the very far reaching ramifications of any sort of large scale public access into the Hollister Ranch. It is not needed as the many, many comments you have received can attest to. That shoreline is already public accessible, and I hoping that sanity prevails before mistakes are made that will have far-reaching impacts, many of which cannot be foreseen.

Sincerely,
Jeff Chamberlain
Los Osos, CA

Preserve Hollister Ranch

Tom Dugan <tdugan8099@gmail.com>

Fri 10/15/2021 11:03 PM

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

Dear Commissioners,

Please limit public access to the 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.

With limited funds and a rush to come into this area could lead to the destruction of a beautiful piece of the coastline.

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.

Please listen to my concerns.

Tom & Carolynn Dugan

FW: Hollister Ranch Public Access Plan

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

Fri 10/15/2021 10:35 PM

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

-----Original Message-----

From: Ellen Edington <ellen@edington.net>

Sent: Friday, October 8, 2021 12:11 PM

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

Subject: Hollister Ranch Public Access Plan

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

FW: The Public Access Plan

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

Fri 10/15/2021 10:35 PM

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

-----Original Message-----

From: Grace Coryell <grace.coryell@gmail.com>

Sent: Saturday, October 9, 2021 9:41 PM

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

Subject: The Public Access Plan

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

FW: AB 1680

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

Fri 10/15/2021 10:35 PM

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

-----Original Message-----

From: Ted Booth <surfbooth@gmail.com>

Sent: Tuesday, October 12, 2021 5:21 PM

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

Subject: Re: AB 1680

Hello, there is currently a huge wildfire in Gaviota... this is an ever present concern at Hollister Ranch... they even have their own fire company.

Santa Barbara County Fire does not think your plan is feasible as written, and I agree.

No.

Respectfully, Ted Booth

Sent from my iPhone

Re: Public Testimony Continued This Afternoon

Daniel Larson <dalarson@csumb.edu>

Fri 10/15/2021 8:24 PM

To: Materials <materials@coastal.ca.gov>

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

Hello,

I will not be able to join this afternoon but I wanted to submit a comment.

I live in Monterey and we share similar concerns about the overuse and disregard of Big Sur. Although I do not know anyone in Hollister Ranch, I would not want to see it become negatively impacted by public access. However, I vehemently support public access.

I cannot afford a boat to boat in. I also do not want to swim or walk from Gaviota Beach, with the possibility I'll get to enjoy a beach at Hollister Ranch, as that is unsafe. I also can see no easy or probable way that I befriend someone at Hollister Ranch, and our schedules line up so they can invite me in a few times per year to go surf, tide pool, or hike.

When I go to the beach to surf, it is sometimes with friends. Other times, it is alone, and surfing is meant to be a meditative experience. I do not have a desire to go and hang out with a docent that I don't know as they eye my every move. I think I have a fairly decent handle on how to be respectful to the environment.

The Big Sur land trust has access permits for some of their land in Monterey County that you can be approved for hiking. I think a similar process could be effective at Hollister Ranch. In the permit, people would state 1. Why they would like to enter 2. What they hope to gain by recreating 3. How they will protect the environmental quality when they visit

Perhaps if this is not followed, there would be consequences of some sort, like a temporary ban with a re-application if they wish to re-enter in the future. If Hollister Ranch is worth protecting (which it is), it should be protected. But I think the argument of walking or boating in is not the right perspective anymore, and there should be managed public access. Public access without requiring having a resident chaperone, as well.

Best Regards,
Dan

On Oct 15, 2021, at 10:31 AM, Materials <materials@coastal.ca.gov> wrote:

Hello-

As Chair Padilla indicated during the Coastal Commission meeting this morning; in the interest of utilizing our limited time more efficiently today as a result of moving several agenda items from yesterday's postponed meeting, the Commission will be taking the remainder of public testimony this afternoon, as all agenda items have been heard. Please stay tuned throughout the day to

rejoin the meeting and give your testimony. You will be called upon if you were unable to speak this morning. We apologize for the inconvenience and appreciate your continued patience throughout the complications this week.
Thank you.

455 Market Street, Suite 300
San Francisco, California 94105
materials@coastal.ca.gov

[<image001.jpg>](#)

Hollister Coastal Access

Will Borzi <borzi.will@gmail.com>

Fri 10/15/2021 5:33 PM

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

To whom it may concern,

I believe that the Hollister Ranch public access plan is irrelevant. The needed infrastructure as well as maintenance and staffing costs are an incredibly frivolous use of taxpayer dollars. Our state should be focusing on creating equal opportunities through our education systems, workforce development, and our healthcare systems.

If Hollister Ranch Road would open to the public it would just put humans, cattle, and native wildlife at a greater risk of injury or death due to numerous blind turns as well as steep changes in road gradient.

And finally, human interference has historically caused severe effects when trying to modify our environment in attempts to satisfy our wants. This plan would just put unnecessary stress on native flora and fauna that inhabit the area.

Thank you for your time and consideration,

Will Borzi

Re: Hollister Ranch Coastal Access

Paul Rea <paulrea2@gmail.com>

Fri 10/15/2021 5:19 AM

To: Rich Everett <thinningapples@gmail.com>

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

Great letter. Hope they listen.

Sent from my iPhone

On Oct 14, 2021, at 2:46 PM, Rich Everett <thinningapples@gmail.com> wrote:

To: California Coastal Commission and various committee members involved w/ the Hollister Ranch Public Access:

We would like to give our input on the topic of opening up the Hollister Ranch for public access:

*The State of California is in no position to take on more land as they can not manage the properties they currently have. Two Examples:

1) The state took over from the city of Santa Cruz (where we live) "lighthouse park". Within three years, the head of the state parks (was front page news in the Santa Cruz Sentinel) asked the city to take it back over since as he said, "the state does not have the resources, knowledge, or labor to manage this park". Before the state took it over, my 3 kids used it for recesses from their school across the street daily, after the state took it over the homeless & drug addicts, along with campers ruled the park and it has never recovered!

2) The coastal commission made a small private beach along Opal Cliffs in Santa Cruz become open to the public 24/7. Prior to that it was open to anyone who would purchase a key card. Prior the beach and water were cleaned and well maintained by the community. Since the commission has opened it, parking on weekends is nearly impossible, the beach is often littered with trash, there are no bathrooms so guess what people do?. Our house is 200 yards from the entrance of the open gate. We are sure everyone had good intentions but fail to regard what the public will do without supervision/lifeguards, bathrooms, trash containers, and drinking water everywhere along our coast...Do the planning first, then open things up as resources and leadership prove they can do it right.

*As a public citizen, we've sailed, fished, and surfed along the Hollister Ranch and Santa Barbara coastline for 25 years. With that, you learn a certain sense of responsibility and respect for our coastline and it's resources. We wish to protect this portion of the coastline and we sincerely doubt opening it to the public for open use w/o some sort of

docent led operations would put that section of coast line in jeopardy. We would support a docent lead tour and educational program of that coastline opened up.

*Both north and south of Point Conception has got to be some of the most dangerous waters the California coast has. In Santa Cruz, we've had 3 drownings in less than two weeks this past month. All in isolated, non lifeguarded beaches and cliffs opened to the public. The ocean can be deadly when the public simply wants to enjoy the waters and cliffs. While on our inflatable engine powered boat going from Gaviota to Government Cove (just south of point conception) we've performed 4 rescues of individuals caught in the wind, tides, and cold ocean in that area. In each case we are sure there would not of been a happy ending if we just by chance had not been there to help them. Opening to the public this isolated coastline could have disastrous results. There is no phone service, no internet, no close by fire dept. or coast guard stations along this stretch.

*There are three public state run beaches and campgrounds near the Hollister Ranch and two freeway rest stations. We've stayed at all three and we have "never" had a problem with getting in. Especially Gaviota State Beach, it's rarely used for a variety of reasons, that is except for the surfing community which launches their little boats from that beach, while throwing their garbage in the parking lot, leaking oil from their outboards, and changing clothes while having no regard to the families camping (nudity). The facilities there are horrendous even pre covid. The bathrooms and showers have been disgusting for the last 25 years or that's the time we've personally experienced while using them. The little store is rarely opened and does not have much to offer (pre covid), and it's not cheap to get in and utilize it.

How many commissioners have actually camped and utilized the beaches at these three nearby state run campsites? Anyone making these decisions actually have any personal experience or are they just trying to do a job in what they interpret as the peoples state constitutional rights? It maybe the public rights, but is it the right thing to do? We vote "no". I'd rather preserve nature and protect our coastline and the oceans...it's challenging to do it all as you are aware. The point here is solve the challenges at the other 3 nearby campsites and beaches that are open to the public (along with the two rest stations within a mile or two of Gaviota State Park), before venturing farther into what the state can clearly not manage nor has the resources to do it right. Plus the beaches along this stretch are really not that nice, they are often fly infested due to the kelp washing up, the cliffs are dangerous, the beaches are narrow, plus the waters are cold to freezing! Dip you toe in and see for yourself...

*I hear some people want it opened to be able to hike, well we hike and there are plenty of trails without trespassing onto private land. We are farmers in Santa Cruz County, I can not even imagine our ranch being opened to the public! I ask you, would you like to have your backyard opened to the public? Would that seem fair to you? Heck my daughter is planning on walking from Mexico to the Canadian boarder next summer, there is a open trail that goes the entire length of 3 states! I wonder if these hiking clubs are aware?

We could go on and on, we've participated in the surveys and we try to keep a balanced and open approach to things like this, most important we try our best to use good common sense when making decisions and we also look for win win situations.

We think a modified system of docent lead tours with educational purposes that can also include a fun experience at the beach is one of the best solutions for this delicate coastline and for the safety of our citizens.

On a final note, I signed up to speak on the zoom call today but it was cancelled due to the fires, another natural hazard in the area which seems to be a reoccurring theme. We have to work on the next day when we were invited to speak so hopefully someone will read this and take the input and do something about it.

Rich, Laura, Hailey, Hannah, and Annie Everett
831 566 0472

Define Public Access and at What Cost?

jo shields <joshields1@gmail.com>

Fri 10/15/2021 4:36 AM

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

To the powers that be,

Please consider my comments about the Coastal Commission's current proposed public coastal access decision.

Hikers, boaters, surfers, and nature lovers have enjoyed public access to Hollister Ranch beaches for decades. The Hollister Ranch beaches are already public by way of typical mean tide level coastal access. You know this. Hollister Ranch does and has shared responsible access with the public as agreed with the State for decades. The Coastal Commission's un-researched and unrealistic analysis and not figured-out proposal of "public access" -by the Convenient means of any person just walking or driving in, is so flawed and incomplete.

+The State has not researched the ecological impact the increased visitors would make on the environment.

+The Ranch infrastructure, underlying facilities and systems (railroad crossings, restrooms, cabanas, etc) will not sustain a larger numbers of visitors.

+The impacts have not been assessed and the costs to the state have not been figured out.

+The huge costs to the State of California and all the tax payers. For example, purchasing easements from Hollister Ranch property owners in order to access beaches. Making the railroad crossings safe for the masses. Expanding bathrooms and shower facilities. Current systems will not sustain over usage. The State cannot afford to maintain the piers, parks, bridges, etc that are showing sad signs of neglect due to lack of funds, as it is.

I know you're getting a lot of really well written letters. I'm not writing my best letter here. Part of me feels that it won't be read, that my voice won't be heard, or doesn't count.

If this letter is read and the opinions above are considered, I thank you.

Jo Landis Shields
Santa Barbara resident

Against HR Public Access

Caitlin (Borzi) Stetson <caitlin.stetson@gmail.com>

Fri 10/15/2021 4:16 AM

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

To whom it may concern:

The Hollister Ranch public access plan is problematic for many reasons. Most of all, I'm concerned about the money that it will take to safely and securely open up land access through HR. As a California taxpayer, I would much rather see my dollars spent solving any number of other critical issues that our state is facing...fires, homelessness, or COVID-19. Or it could be spent repairing the Gaviota boat launch or maintaining our more easily accessible coastline.

In addition, I am worried about the wildlife, cattle, and horses that currently call HR home. Making the narrow, winding road of HR public would endanger the animals.

Thank you for taking the time to read my thoughts.

Sincerely,

Caitlin Stetson
California Resident
UC Santa Barbara Alumni - Class of 2012

The beauty of Hollister unblemished and well taken care of by owners

Barbara Huget <bhuget@windermere.com>

Fri 10/15/2021 2:17 AM

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

I am in a county in Washington state that protects its shorelines. We know what happens when its unprotected, used, trashed, the people leave their garbage, pollute, frolic and go away. They don't care. The folks of Hollister take great care of wildlife, birdlife, ecosystems that feed fish and microorganisms that are needed to sustain the fragile shoreline. Even travelling in on the small road that services Hollister Ranch, the chance of ruining the balance of nature with cattle meandering and horses and other life forms will be catastrophic.

This is a perfect shoreline for education because it is so pristine. Why would you destroy something that is so special. Monitoring educational trips and then allowing the residents to maintain the natural beauty is the way to go. Without cans, plastic, garbage, gatherings, overuse of bathroom creating unsanitary conditions... That will definitely be how the general public will treat this beautiful untouched stretch. Residents respect all life here and have learned to coexist superbly. This is a special gift, a special place, a place where children could learn about the complexity of the shoreline ecosystem. Don't wreck it.

Thanks, Barb Huget
Sent from my iPhone

Access

Jones, Larry <Larry.Jones@fox.com>

Fri 10/15/2021 2:12 AM

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

The owners at the Hollister Ranch have been incredible protectors of pristine land. In a world of rapidly dwindling natural resources, I do not understand why the state would devote substantial financial resources that 1) could be used to improve underserved schools and youth, 2) for a use that will be detrimental to the environment and 3) require the condemnation of land held by private citizens who have protected the land for 45 years.

With a much smaller investment, the Coastal Commission could improve Gaviota State park thereby making coastal access a more cost effective alternative.

It feels like the money and effort by the Coastal Commission could be redirected to a much less disruptive project

Thank you for your attention to this matter
Larry Jones

Sent from my iPhone

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My comments on the HR Coastal Access Program

Jon Shields <jonjs@me.com>

Thu 10/14/2021 11:32 PM

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

The intense focus that the CCC has placed on gaining public access to this remote stretch of the 70+ miles of Gaviota Coast is confounding. There are so many other currently inaccessible beaches that would be more sensible to pursue, being closer to population centers, adjacent public roads and probably even *less utilized by members of our community than the Hollister Ranch*.

Yes, I mean that — there are huge stretches of county beach that almost no one has ever seen, whereas there are some thousand people that currently have access to HR. And yes, some of these are those damned, pitch-forkable elites. But the vast majority are ordinary folk, united in an appreciation of this unique stretch of California and dedicated to its preservation. My brother and I, an architect and an engineer, are in this category. Having developed an appreciation for the Ranch by boating-in as teenagers, we found a way later in life, with significant financial pain, to join the community at HR with our families.

For many of us, an interest in a parcel is one our largest financial assets. Most of this value can be ascribed to privacy. We owners are united in our view that the proceedings at hand not only seek to desecrate this irreplaceable fragment of California, but also constitute a “taking” of an asset for which we have made many sacrifices. Apparently the state has the right to condemn trail and road easements and then to pay for the property needed for development and loss of privacy. If this comes to pass, the thousand of us will demand full compensation for our loss. Until it is shown that it is the will of the people of the State of California to allocate their already stretched tax dollars to this endeavor, it seems pointless and foolhardy to proceed with the flawed “pilot” program.

Sincerely,

Jon Shields

ranch access

John Merritt <johnmerrittsb@gmail.com>

Thu 10/14/2021 8:22 PM

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

Greetings,

As a Goleta resident, I'm excited about the prospect of some access to the ranch. I do feel like access should be limited because of all the issues referred to in the study.

Some random thoughts...

The Nature Conservancy has some preserves that have limited access (Silver Creek in Idaho, McCloud River near Mt. Shasta). With these, there are limited number of reservations available in the am and pm and then a few walk-on spots from a single access point. The best part of this arrangement is that you can walk in farther to get to less crowded spots for fishing and locals have a chance to get a walk-in spot. My concern with reservations is that these (like summer coastal camping spots) will be booked 6 months in advance. A resale market will be likely with prices skyrocketing when there is good surf. I would be willing to pay for someone's spot when the surf is really good because some of the ranch spots are world class.

I'd prefer a more darwinian approach - create a trail parallel to the road and have one access point by Gaviota near the current trailheads. Overflow could pay to park at the state beach. Then users could walk or ride as far as they desire. Heartier folks could get to Drakes and it would be less crowded. Ban electric bikes though. No motorized vehicles - they have to earn it:) Beaches like Haskells near the Bacara have similar crowd control measures because of the limited parking. As a result, it is never too crowded.

Thanks for listening

John Merritt

Fwd: hollister ranch, can you send this: Hollister@coastal.ca.gov since Ed can not?

rrnklein3 <rrnklein3@comcast.net>

Thu 10/14/2021 8:16 PM

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

Sent via the Samsung Galaxy, an AT&T 4G LTE smartphone

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

From: Rich Everett <thinningapples@gmail.com>

Date: 10/14/21 8:48 AM (GMT-08:00)

To: Klein Rich-Nancy <rrnklein3@comcast.net>

Cc: Trasiveff Eddy <edso_fish@hotmail.com>

Subject: Fwd: hollister ranch, can you send this: Hollister@coastal.ca.gov since Ed can not?

To: Hollister@coastal.ca.gov

From: ED MCDONOUGH <ketchum5b@cox.net>

Subject: hollister ranch

Date: October 2, 2021 at 5:45:22 PM PDT

To: klone <rrnklein3@comcast.net>, rich everett <everettfamilyfarm@comcast.net>

Reply-To: ED MCDONOUGH <ketchum5b@cox.net>

have been surfing the ranch since 1972.. we bought a 14 ft inflateable with a 10 hp motor and launched off of the beach at gaviota all these years. at 68 years old we are still doing it and ,yes it's getting more difficult every year but it is still worth the effort. we have always enjoyed surfing there and still do when we get it good although it's not guaranteed. we got to recognise and know other boaters over the years and all agree that the boat ride is half the fun. for a tiny investment between 6 of us we had a ride to the ranch whenever a few of us had a day off and there was a swell. (the ranch doesnt catch every swell) i have broken a few leashes there and when i went to the beach to get my board i was not impressed. the beach is loaded with kelp and flies but the waves are great when its on. i truely believe opening this stretch of coast line will ruin the pristine and fragile enviroment. the hollister ranch is only nice because the locals have taken good care of it. with masses of people going in there it will become just anoth surf break like trestles of other crowded spots that are almost impossible to have a good surf session unless you are a local . the people that live there have worked hard to afford their homes or parcels and have been great stewards of the land. i feel honored to be accepted in the line up with these people and don't begrudge them in anyway to live in such a place. my guess is that if the public is allowed to enter the ranch it will be treated like every other popular beach in southern california,crowded and just a bummer to surf. next you will have the "outlaw" surfers that want to hide out in the canyons for another day of surf if they walked a long way to the break. then it will be hidden campfires that could get out of control.

there is no way to fight a fire effectively in such steep terrain, then you have the inevitable homeless of california making it "their right" to be there. my opinion is that the hollister ranch should remain exactly how it is today--access by boat or ownership. it's the right thing to do. don't ruin the last best place by inviting people that don't want to expend a little energy by boating in. i have never had much money and I made it work with a small investment with other surf friends, the public has always had the same right. sincerely, ed mcdonough (208) 720-2079

Irresponsible CCC

Mark Shields <mshields@designarc.net>

Thu 10/14/2021 5:13 PM

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

To whom it may concern,

And it concerns all of us who live in Southern California; the over crowding and public intensification of our beaches from Point Conception to Mexico. Why not work together to keep Hollister Ranch natural? Those who sincerely appreciate this now unique and pristine environment have always been able to access it, you can simply hike in at low tide. All it takes is an adventuresome spirit, the HR accommodates those who are unable to hike via their various public outreach programs, a very manageable responsible approach. Over the years the HR has kept development along the coast to an absolute minimum preserving this beautiful last section of southerly facing coastline. I can't imagine the CCC ignoring all the careful timeless planning that has kept the Ranch relatively unscathed. The CCC and State must adhere to the exact same rules and regulations that they impose upon private development such as numerous and various exhausting environmental studies which include; Archeology, Geology, Septic and Soils testing, Native Species habitat, Water Resources, Cliff Erosion, not to mention Railroad Crossing safety etc. And how about the incredible cost of this? Surely CA has more important social problems to address. It seems the State cannot keep up with existing CA beach parks maintenance properly, the repair of the Gaviota Pier and proposed bridge over Gaviota creek being an obvious neglect. I don't see developing HR as a positive, rather a sad negative that will ruin what's left of this last pristine stretch of Southern Californian coastline from Jalama to Mexico. Try and help save this area for us still living and future generations.

Why not work sensitively with HR and Dangermond to design a carefully managed beach trail only, a trail much like those I have experienced in the Eastern Sierra? A very 'limited' access public backpacking trail that leads thru the Ranch, the Dangermond property, Point Conception (visit the historic lighthouse and seal rookery) and terminates at Jalama? Set up a back packing campground with amenities half way but only after careful proper environmental studies, an idea similar to what has been accomplished on the remote Channel Islands? This would absolutely help preserve this unique coastline and allow all those who are adventurous enough to enjoy.

Please **DO NOT PROCEED** with the proposed absolutely insensitive irresponsible plans that are proposed.

Respectfully,

Mark Shields

Partner

DesignARC, Inc.
Architecture + Interior Design
29 West Calle Laureles
Santa Barbara, CA 93105
805.687.1525 x 116

Public Access

Rebecca Ridenour <rebecca.ridenour@gmail.com>

Thu 10/14/2021 4:47 PM

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

To Whom it may concern,

The public has never been granted access to the ranch even though it was made into law over thirty years ago. As a 36 year old, born and raised in SB, I find it troubling that so many of the people that are decrying this access are white and only concerned with protecting their own gated community access. I understand this is about preservation, but preservation for whom? White people. This is Chumash land. Lets start this conversation there. Thanks for your time.

Best,

Rebecca Ridenour



Dear Coastal Commission,

The **Social Justice Ministry** of the *Live Oak Unitarian Universalist Congregation* of Goleta, CA supports responsible open access to Hollister Ranch. 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.

We request that 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 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.

Most Respectfully,
Carolyn Chaney, Chair

The **Social Justice Ministry** of the *Live Oak Unitarian Universalist Congregation* of Goleta, CA
349 Moreton Bay Lane #1, Goleta, CA 93117

Opposed to HRCAP Draft due to imminent fire danger

Debbie Shaw <dshawlandscape@gmail.com>

Thu 10/14/2021 2:46 PM

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

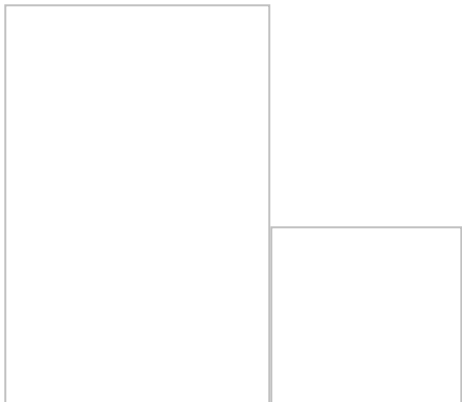
Dear Commissioners,

I am strongly opposed to the HRCAP Draft Plan. The current Alisal Fire and any fire that we have here on the coast are dangerous, wind driven events that endanger people and livestock. The danger to people visiting the Hollister Ranch is extreme. ANY fire that breaks out, whether due to visitor use or otherwise, poses an immediate and deadly threat to anyone trying to escape.

The emergency response in these inaccessible mountain areas and remote stretches of coast is inadequate to handle such a situation. Should there be visitors to the ranch when it breaks out they will need to be able to gather quickly, leave in one vehicle, and under the direction of an experienced driver to safely evacuate. Dispersed individuals or groups in any numbers larger than one van are not going to be able to get out.

Respectfully I submit that the disregard for public safety in this HRCAP Draft is unconscionable.

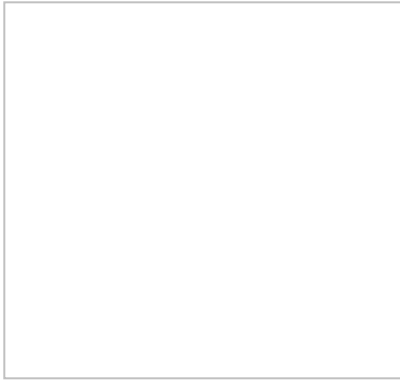
Thank you,
Debbie Shaw



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



Hollister Ranch Coastal Access Plan - Public Comment

Anna Brady <anna97brady@gmail.com>

Thu 10/14/2021 8:41 AM

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

Sent from my iPhone

Dear Committee Members,

I am writing in reference to the Hollister Ranch Coastal Access Program that is currently being proposed and I am submitting my comment against/not in support of the public access being proposed in the plan.

I am the daughter of a long time owner and lover of the Hollister Ranch. This means that I myself do not have access to the Hollister Ranch, just as the general public do not. I value this and not only do I not feel as though I am not missing out (because there are miles and miles of publicly accessible beaches that I can visit and enjoy), I completely respect and support having restricted access to the Hollister Ranch. The area is a coastal reserve, a working cattle ranch and is privately owned land. Allowing public access would diminish the natural beauty, greatly increase the stress on the environment and be a danger to the thriving marine life in this zone (also to the public and cattle). Never have I seen a natural environment thrive when humans have been introduced, and I know Hollister Ranch would be no different.

I also believe this entire debate to be an incredible waste of resources, time and money that could be used in other areas (eg. education/the clean up of other natural environments already over-stressed from human implications...).

There needs to be a middle ground compromise in this situation. To maintain the existing beauty of the Hollister Ranch, 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 urge you to please reconsider your stance in this matter.

Thank you for your time.

Anna Brady.

Keep the Ranch Private

Nathan Sigler <nathan.sigler@gmail.com>

Thu 10/14/2021 3:19 AM

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

Dear CC,

As a 16-year resident of California and taxpayer, I find your work to open up the Hollister Ranch while well intended an inefficient use of taxpayer funds. When I lived in Santa Barbara for a decade, I visited the Ranch by invitation several times, and found it much more clean and secure than any state run park I've visited. That certainly won't improve. Those who are highly motivated to enjoy the Ranch already do; the rest will make your obligations to clean up after them a challenge.

As a Commission, your mission is to preserve the coast, not to fight legal battles about property rights to get access to a beach that happens to have multiple state and county beaches both above it and below it (Gaviota, Refugio, Jalama). You can much better spend your funds and attention trying to make commercial developments more difficult—just look at the scores of big resorts and oil companies that have littered the coast!

Why spend millions to open the Ranch up when it is already open—just take a small kayak or boat in! We have all seen the damage that unrestricted access will bring to a pristine place. Don't overburden the parks system with that mess for such little benefit. You will not only be using up funds better spent truly protecting the coast, you will be dangerously expanding the state's powers, and in doing so encourage a culture to grow that relies only on the public sector to steward our wild land. And with that mindset, the masses will trash the commons more than ever.

Keep the Ranch private. Stop playing politics with our tax dollars.

Sincerely,

Nathan Sigler
Soquel, CA

As you were

Brad Martin <bradrm00@gmail.com>

Thu 10/14/2021 3:04 AM

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

Please consider this my message in favor of keeping the current access plan in place for Hollister Ranch and the surrounding areas. As a private boater who has never once driven on to the ranch, but Spent years perfecting the art of launching small fiberglass boats through the surf to respectfully enjoy what This area has to offer, I do not support public access further than what exists. The profound experiences I have had at the western gate are inexplicable and close to the heart. This place has an energy and heartbeat of its own, and allowing the public to travel it's hard to access places with ease would be a disservice to the spirit that encapsulates this land.

Brad

--

Bradley Martin

e-mail: bradrm00@gmail.com

cell: (760) 224-4113

Hollister Ranch

Beth Nelson <nelsonart@ymail.com>

Thu 10/14/2021 2:23 AM

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

Please do not open the Ranch to the public.

It is important to have pristine original coastline for future generations.

Our current coastal parks are underfunded and in disarray.

Take a good luck.

The Ranch has not the infrastructure nor does California have the money to provide such.

Keep it closed.

Keep it pristine.

Sincerely

Beth Nelson

Via Beth's phone

Objection to the Hollister Ranch Access Plan

Tina Brown <christina.seaman@gmail.com>

Thu 10/14/2021 2:09 AM

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

Dear Coastal Commission,

I'm writing to strongly voice my opposition to the the proposed Hollister Ranch Public Access program. As a life long resident of Santa Barbara and someone who's gone on to pursue a career in environmental policy and sustainability, I have grave concerns about the proposed plan and the potential harm it could cause to wildlife, natural areas and cultural sites in this area. Further the proposed cost to build out the infrastructure is a big concern especially given the state's pressing budgetary needs for critical things like fighting wildfires.

I urge you to listen to the local community and our strong desire to keep Gaviota wild!

Sincerely,

Tina Seaman

Proposed Hollister Ranch Access

Quinn Shields <quinnshields@berkeley.edu>

Thu 10/14/2021 1:58 AM

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

I am opposed to the current proposal for Hollister Ranch Public Access.

There has been zero effort by the state to research the ecological importance of this landscape. The state needs to fund research to assess the ecological, environmental, and indigenous cultural importance of this land.

The plan is backwards. We should not let hundreds of people in per day, and then assess the damage that they have caused. We need to understand how this influx of people can impact land and then make a public access plan to limit this impact.

The first step should be to limit further environmental degradation by REMOVING THE COWS.

The second step should be to ALLOW INDIGENOUS ACCESS AND FACILITATE INDIGENOUS STEWARDSHIP PRACTICES that can restore the function of this ecosystem to precolonial standards.

Thank you.

Quinn Shields

Keep Gaviota Wild

Elyse Cox <ejm55@cox.net>

Thu 10/14/2021 1:28 AM

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

I object to the current proposed Hollister Ranch Public Access Program.

"Nature needs a place to be wild and left alone"

Sincerely,

Elyse M. Norton

Sent from my iPad

Ranch Access

Ashley Marshall <ashleylouise2021@yahoo.com>

Thu 10/14/2021 1:25 AM

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

To the Commission,

I am rather surprised at the current plan concerning Hollister Ranch. I would think that the duty of a coastal commission would primarily be protecting fragile coastlines instead of developing them and shuttling in hoards of people daily. I urge you to adjust your plan to reduce the volume of proposed people entering the ranch and protect the ecosystem from development.

Ashley

Hollister ranch

Ashley Marshall <alllyoops@gmail.com>

Thu 10/14/2021 1:03 AM

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

To the Coastal Comission,

I'm writing in hopes that you will reconsider your current access plan regarding Hollister ranch. I am not a resident or owner, but I have visited in the past. I am extremely concerned about the planned numbers of 100-500 people per day stomping through a fragile, special, and diverse landscape that hosts endangered species, Chumash burial grounds, and is home to a beautiful community that I'm certain don't wish to see their home turned into a trashy, polluted, and crowded cement nightmare. When I visited, the place was brimming with coyotes, bobcats, egrets, osprey, snowy plovers, and so many more amazing species. The development of this land and the sheer number of humans that the commission is planning to bring in on a daily basis would certainly threaten the livelihood of all of the wild animals that thrive there. California is so developed and true natural places are becoming so rare these days. Leave some to mother nature. Let's learn from Joni Mitchell and decide not to "pave paradise, and put up a parking lot".

-Marsha

Hollister ranch

ASHLEY MARSHALL <a.l.marshall@rgu.ac.uk>

Thu 10/14/2021 12:45 AM

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

To whom it may concern,

I am a Santa Barbara resident who has had the pleasure of visiting Hollister ranch on a couple of occasions. I'm deeply concerned about the current access plan and its disregard for the preservation of the beautiful ecosystem that currently exists there. Hollister ranch is a rugged and wild place, brimming with wildlife and home to endangered plants. Its beauty lies in its wildness, its undeveloped country and dearth of humans. The current plan to pave down roads and parking lots and fill the coastline with portapotties and excessive human bodies is a plan to destroy the very thing that makes the place special. It seems like it will become the next playground for hundreds of people from LA to come trample on every day.

It seems completely unnecessary when Gaviota state park is RIGHT there and completely open to the public already. The thought of possibly spending hundreds of millions of government dollars on a beach so close by to an already existing state park is completely tone-deaf to all of the problems that truly need government money right now- the housing crisis, climate change, healthcare, education, and so on. How can this spending possibly be justified???? To please a few Coastal Commission workers who want to be able to surf where they please and are willing to do whatever it takes with taxpayer money to make that happen? And to destroy a community, a wild land, and a thriving ecosystem in the process? No one wins here. Protect Hollister Ranch. Keep it wild.

Regards,
Allie

 [RGU logo. RGU – Scottish University of the Year – The Times Good University Guide 2021](#)

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Thank you.

Hollister Ranch

RON FREEMAN <ronhfreeman@mac.com>

Wed 10/13/2021 4:00 PM

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

Cc: Nan Freeman <CGNAN22@yahoo.com>

Dear Coastal Commissioners-

I have lived in Santa Barbara county for over 20 years. One of the reasons I love living here is because the county took a different path than the rest of Southern California. It has not been over built with strip malls, vast track homes and enormous crowds of people at our beaches and parks. Santa Barbara county has three beautiful state parks along the Gaviota coastline as well as Jalama State park and Point Sal wilderness area and Guadeloupe Dunes. As a residents, my wife and I have a vast array of options for hiking and beach activities. I feel this latest plan for coastal access to the Hollister ranch is ill thought out and will only achieve to attract hordes of people from other counties who will use our area with little regard as to how it effects the environment and the local Santa Barbara citizenry. The bill was a blunt tool used in a punitive fashion with countless unintended consequences should it be implemented. Therefore, unless it is modified and thoughtfully planned out (which it dose not appear to be at this time) then I am opposed to it.

I am also pleased that the Chumash Indians have voiced their opposition to the bill and it's plan. I am kind of shocked the a progressive state like California did not take in to account ANY consideration of its native people who lay claim to this area way before any of our ancestors arrived to these shores. Shame on those people who drafted this bill.

Lastly, I am rather concerned that the bill appears to be less than constitutional and should this whole thing blow up in an enormous lawsuit it will cost us- the tax payer- lots of wasted money when some sort of reasonable plan could have been arranged in a win-win way.

Sincerely,
Ron & Nancy Freeman
1339 Cougar Ridge Rd
Buellton, ca. 93427

hollister ranch public access

Katie Heflinger <kheflinger@gmail.com>

Wed 10/13/2021 11:23 PM

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

To whom it may concern,

I think that the Hollister Ranch public access project is unrealistic. I would like to reiterate the sentiment that surfers, hikers, kayakers, and boaters have long enjoyed access to the Ranch beaches, which are indeed already public. Many people appreciate and understand the natural barriers of tide and terrain which are present along much of the California coastline. The most logical solution to aid public access to the beaches west of Gaviota is to repair the boat launch which has been broken since a storm hit in 2014. I find it odd that the Coastal Commission rejected the State Park's plan to rebuild the boat launch at Gaviota. I feel like the time and money and efforts put into figuring out a way to provide a public easement across private land would be better spent funding, operating and maintaining existing beaches at Gaviota, Refugio, El Capital, and Jalama.

Thank you for your consideration.

A concerned California resident,
Katie Heflinger

Hollister Ranch

Joseph Hallaux <me@joehallaux.com>

Wed 10/13/2021 10:49 PM

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

To Whom It May Concern:

As someone who has always wanted to come visit the Ranch, but has never had access or a friend hookup, this land should not be opened to the public. It will get ruined. Trashed by people who dont respect it. Undercared for by the state. Please visit one of the local state park campgrounds and you will quickly realize how bad it will get. The state parks are a mess. And that isn't the state Parker personnel's fault, but a funding issue by the state. Please don't let this land get opened to the public. It will be destroyed.

Thanks,

Joe

Joe Hallaux

+1.760.519.4022

www.joehallaux.com

Preserve the coast: No Hollister Ranch Public Access

Nole Cossart <nolecossart@gmail.com>

Wed 10/13/2021 10:45 PM

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

Hello,

As a 3rd generation Hollister ranch owner, I felt it was important to share my opinion on the pending HR public access issue.

I appreciate that it seems all stakeholders can agree that the Ranch is a precious resource. Its secluded undeveloped coastline is a striking contrast to the heavily trafficked 300 miles of southern california coast to its immediate south, and that is precisely why all parties can agree that the place is very special.

An effort to provide more access to more people in order to appreciate this beauty necessarily requires more infrastructure development and more usage of the roads, parking lots, bathrooms, and trails around the Hollister ranch beaches. This ironically will be degrading to the very thing we are all so passionate about preserving and appreciating: the undeveloped beauty of this coastline.

The Gaviota coast is defined as the area from point sal to Goleta, which has vast untouched beautiful and pristine sections, and already has several access points between them with public utilities and resources including Jalama, Gaviota, refugio, and El Capitan. I would like to see our passion for gaviota coastal access focused on these existing access points, instead of degrading, developing, and increasing the foot traffic on yet another section of this coast. Why not direct those resources to improving the quality of existing access points, to accommodate visitors more effectively, and preserve the natural beauty at these locations instead?

The beaches at Hollister are in fact already public! They are just difficult to access, which is what keeps them so beautiful. One of the reasons Hollister is so beloved is that it is a hard to access and therefore a less crowded section of coastline than other areas to the south. The more access is improved, the more this resource is degraded.

Hollister Ranch has a long history of granting access to special groups of the public for education and research. We can continue and improve these managed access programs to share the resource in a responsible way.

Once a place is developed, there is no "undeveloping" it. Once a wild place is lost, it's lost forever. Please don't open the ranch to the public. Doing so would destroy the very thing that makes it so special.

Thank you,

Nole Cossart

open hollister ranch to public access

Morgan Maassen <morgan.maassen@gmail.com>

Wed 10/13/2021 9:52 PM

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

currently,

the only access is at low tide.

if accessing hollister ranch at high-tide, you are considered to be trespassing if on land.

enough with this gated community.

Morgan Maassen

Photographer & Filmmaker

s: [Facebook](#) • [Instagram](#) • [Vimeo](#)

e: info@morganmaassen.com

w: www.morganmaassen.com

I reject the hollister ranch access plan

Valerie Bednarski <val.bed@berkeley.edu>

Wed 10/13/2021 9:44 PM

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

To whom it may concern,

I reject the hollister ranch access plan. Please leave this wild place the way it is. We do not need more people accessing the coastline. Leave wild places wild.

Thanks,

Valerie

--

Valerie Bednarski

Marine Science

UC Berkeley Class of 2018

Hollister Ranch

Sophie Peterson <theancientgemstone@gmail.com>

Wed 10/13/2021 9:39 PM

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

To whom it may concern -

Please leave Hollister ranch as is, how it's meant to be with no public access. The land will be destroyed and corrupted. The residents will be pushed out by gentrification and the wildlife will suffer. Please just let one thing remain holy. It would be disgraceful, ignorant, greedy and unwise to try and implement changes that do not resonate with its purpose.

Thank you.

Sophie Peterson

11 October, 2021

California Coastal Commission
Sacramento, California

Re: HRCAP Plan

Dear Commissioners:

I am writing in regard to the proposed HRCAP Plan. My sister and brother-in-law bought property on Hollister Ranch in the 1970's. I have been privileged to visit the ranch for over 40 years. As a Californian, born and bred, I have seen many unfortunate changes to the environment in this state over my lifetime so I appreciate the fact that there have been very few changes to this working cattle ranch. The ranch remains an environmentally sensitive representation of early California.

One reason this ranch has remained sensitive to the environment is the onerous rules placed by the Hollister Ranch Association which all abide by. Whether it's determining how many dwellings on a parcel, where a dwelling can be placed, the type of landscaping used, setbacks from sensitive environmental areas, and the number of visitors allowed per parcel, these rules were developed to preserve the natural character of the land. It is not easy to be a Ranch owner. There are no exceptions to following these rules. Because of this, choosing to own here attracts those with a willingness to respect the environment.

The proposed HRCAP plan does not seem to take into account the Mission Statement of the Coastal Commission:

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

Because this ranch has been preserved as an environmental treasure, I am wondering why the Coastal Commission would want to allow 100-500 visitors a day; folks who have no vested interest in preserving the unique Ranch environment. How can you reconcile that with “protecting and enhancing California's coast and environmentally sustainable development?” Where is the

Careful use of science and environmental review to determine these numbers? I understand the right of Californians to have access to their coast but before deciding on a number, work needs to be done. An environmental study must be completed to determine the impact of the HRCAP proposed visitors to the sensitive Ranch environment.

Another cause of concern is the coastal environment. San Pedro is currently seeing their tide pools decimated by recreational harvesters. Obviously, not all who visit our California beaches care about the environment. How will this destruction of a fragile ecosystem be prevented at Hollister Ranch?

In addition, the current two lane winding road assists in preserving the natural flora and wildlife of the Ranch by encouraging slow and thoughtful driving. This road would not handle your proposed number of visitors and any changes will impact the sensitive environment along with incurring substantial costs to taxpayers.

Please do not hastily jump in without a careful study of the impact of your proposed number of visitors. Honor your mission statement by utilizing careful planning to preserve the rich natural environment of the Ranch. I happen to think we can fulfill the right of the public to have access to the coast, preserve the unique and natural environment of the Ranch and save costs by greatly reducing the number of daily visitors to the ranch. There is no reason to risk environmental ruin of this California treasure.

Respectfully,

Nancy Darrow
3853 Sunset Road
Santa Barbara 93110
ndarro@cox.net

Please do not open Hollister Ranch to the public!

Daniel Crawford <dacrawford805@gmail.com>

Wed 10/13/2021 8:22 PM

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

Hello,

I was born and raised in Santa Barbara and have a deep and profound connection to Hollister Ranch. I have grown up enjoying its beaches and canyons and both of my parents' ashes rest on a private parcel on the ranch.

I strongly believe that this is one of the only remaining bits of coastline that still holds its natural beauty and the primary reason for that is that it takes a little work to get there. Even with limited access I have seen tremendous change in the land since I was a kid. Fewer shells and sand dollars, more trash, etc. Expanding the ability for public access can only further the deterioration of this beautiful sanctuary and natural habitat for incredible wildlife.

Keep Hollister Ranch the way it is and preserve its natural splendor! PLEASE!

Best regards,

Dan Crawford
(805)886-5764

Public access of Hollister ranch

James Fay <jamesfay805@gmail.com>

Wed 10/13/2021 8:17 PM

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

Hello,

My name is James Fay. I was born and raised in Santa Barbara and still live here to this day. I love Santa Barbara. In my upbringing here I have been fortunate enough to visit Hollister ranch a handful of times and have always marveled at its untouched beauty. I have been hearing about the possible opening up of this sacred space to the public and am writing to implore you not to do this. I feel the opening of Hollister ranch to the public would be at the detriment to the sanctity of this coastline and a total miss allocation of government funds. We have seen what happens to the coastline when they are opened and then promptly miss managed and underfunded. I believe whatever money that would be used to operate the Hollister ranch as a state park would be better used being put into existing parks along the same coastline. I do not own a parcel in Hollister ranch, I do not have access to Hollister ranch, It does not behoove me in any way to keep the ranch private, I just know what I have been there and feel that the planet earth is better served by keeping it untouched. Thank you for your time.

James Fay

Sent from my iPhone

Hollister access

Karl Izon <beachwooddesigns@gmail.com>

Wed 10/13/2021 8:15 PM

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

To whole it may concern,

Please do not make Hollister Ranch open to public access.

As a taxpayer and regular county park visitor, I would like to see funds allocated to keeping up existing parks and beach access.

It would ultimately do damage to the ecology of HR for there to be public access. Please keep it private and protect from the masses.

Thank you,
Landon Smith
Sent from my iPhone

Hollister ranch

RILEY DAS <rileydas@gmail.com>

Wed 10/13/2021 8:04 PM

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

Hello,

I am writing to voice my concerns regarding Hollister Ranch becoming public.

Hollister Ranch stands alone when it comes to the California coast. The untouched rolling hills and miles of beach allow us to appreciate what California once was. The feeling you get when you're at the ranch is unmatched, it's a feeling of freedom and a deep connection with the nature around you.

If the ranch was to become public, I believe it would lose its sparkle. I believe that if this happens, the ranch will never be the same. That is a devastating vision to acknowledge.

My concern is that some people wouldn't treat the ranch with the respect it deserves. There are already hundreds of public beaches in CA. I don't understand why Hollister needs to become one of them.

I am not a Hollister ranch property owner, but I have a lot of friends that are. The surf community in Santa Barbara is small, if your dream is to visit the ranch, you likely will have that opportunity organically.

Let's not take something that's perfect and ruin it.

Thank you for your time,

Riley

Against Access

Mark McInnis <markomcinnis@gmail.com>

Wed 10/13/2021 6:49 PM

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

I am against the current plan to open access to Hollister Ranch. Please tally this email in the against pile.
Thank you for your time.

MM

Recently printed in the SB Independent-

dirk layer <dirklayer@mac.com>

Wed 10/13/2021 3:15 PM

When A Thing Is [Not] Right

Hollister Ranch Access Plan: Incomplete and Unrealistic



The single road at Hollister Ranch is narrow and winding, with tight curves, blind corners, and many grades in excess of 20 percent; it was not built to public road standards. | Credit: Cynthia Carbone Ward
By Cynthia Carbone Ward

Mon Oct 11, 2021 | 2:01pm

'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 have a master's degree in public administration and professional experience with program implementation, public engagement, and consensus building.) The recently released Hollister Ranch Public Access Plan under consideration by the California Coastal Commission is a misguided charade with potentially grievous consequences. I have seen this process through several incarnations over the years, and

the only thing new in this go-around is that the state finally acknowledges that there are significant constraints — but it fails to offer any solutions.

At its onset, the document 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 focus directed toward Hollister Ranch, and many are closer to public roads, facilities, and population centers.

Former Mexican land grant ranches such as Hollister have for more than 150 years steadfastly resisted the urbanization that characterizes the rest of the southern California coast, with cattle grazing still the primary use of the land — and let's take a moment to contemplate how serendipitous that turned out to be. Highway 101 diverts north away from the coast at Gaviota a couple of miles from the Ranch boundary, and there is no public road near or reaching the coast until Jalama, more than 20 miles to the west. The coastline between is nothing like that seen along the freeway. The terrain is far more rugged, which is why a public roadway was never built there, and the only land access is via a single private ranch road, not built to public road standards. It is narrow and winding, with tight curves, blind corners, and many grades in excess of 20 percent. Much of the area has no utility services of any kind.

If the state wishes to make easier coastal access here a priority, it has the power to do so by condemning trail or road easements, paying for the property and loss of privacy, and paying for and providing the facilities, infrastructure, and management for this type of access. Where is the plan for covering these daunting costs? And where is the assessment of environmental impacts? More important, *should* this even *be* the state's priority? With so many crucial and competing demands and shortfalls, is this really where the citizens of California want to direct resources and effort? It's an interesting case of role reversal: the California Coastal Commission is the entity advocating big, expensive development here, while we who know and love this place are fighting to protect a precious and irreplaceable environment.

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 are indeed public; many appreciate the natural barriers of tide and terrain, which inhibit crowding, 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. Meanwhile, Gaviota, Refugio, and El Capitan state beaches are perpetually underfunded and often difficult to patrol and maintain, and the County struggles to operate and maintain its own beach park at Jalama.

In the decades since 1982, and more recently in the aftermath of a workshop that yielded "hundreds of comments, concerns, and strategies," which were later distilled quite selectively, we are looking at a document that integrates no new ideas or solutions. Forty years. What does that tell us about the integrity of this process and the validity of the stated goals? In the commission's 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." But the proposal is in direct conflict with all that it declares 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 advocated here. How can the state reconcile this contradiction? Implementation of this plan would undeniably lead to a completely different experience and environment. The very elements that environmentalists cherish, such as pristine tidepools and many species of threatened flora and fauna, 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. Costs and revenue sources are unclear, and impacts have not been assessed. Based upon my own 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. It's not so easy to backtrack, and the harm will be irrevocable.

And what of the need to take private property to achieve this? How is that going to be accomplished, especially when the premise is to demonize ranch owners? Contrary to absurd stereotypes propagated by some who like to tell tales, the prevailing ownership does not see this land as a personal playground or exclusive real estate; we are concerned about its fate far beyond our individual life spans. Evidence? 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 responsible and forward-thinking in offering 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. More evidence? The place exists. It continues to shimmer, unlikely and amazing, despite the clamor and unrestrained development all around it.

If I were to summarize my fundamental issue with this plan, it is this: *concerns are listed, but not addressed*. It is infused with optimism bias, denial, and a strange kind of obsession, and it solves nothing. If I were a teacher ... and I was ... I'd send it back with questions and mark it incomplete. If I were a public administrator ... and I was ... I'd be alarmed by the lack of realistic analysis and integration of the knowledge-based input and facts from 40 years of study and citizen participation.

An undertaking on this scale has got to be more than just a notch in someone's belt or a political performance. Alas, there is something disturbingly single-minded and vindictive about this thing, and I admit to a sense of weariness, déjà vu, and disillusionment, but I still feel it is imperative to speak out.

Those of us who oppose it are neither heroes nor the rich pig enemies of the masses. We simply care, with all our hearts, and we believe that the state is greatly underestimating what is at risk here.

Comments regarding DRAFT HRCAP

Barb Mulligan <barbmulligan@gmail.com>

Tue 10/12/2021 11:13 PM

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

To all,

I have been involved with the planning process by attending the first in-person Group Planning session as well as by completing the surveys which were emailed to interested parties. Thank you for this opportunity to provide input prior to approving the Draft HRCAP.

My concerns:

I cannot determine how or when or even why the plan mentions 100 daily guests for the two-year Pilot Phase, and then up to 500 daily guests as the HRCAP Program becomes fully operational. Was there any science or study involved in deciding those were the numbers to use as goals? A lot of infrastructure would be necessary just to accommodate 100 beach guests a day, not to mention the stresses on safety issues, fragile ecological environments, and necessary additional utilities (trash removal, toilet facilities, road maintenance). The draft plan does not give me the comfort that HRCAP intends to do all it can to protect the Ranch while providing services for up to 500 guests a day.

I was led to believe that most stakeholders recognize the beauty and uniqueness of Hollister Ranch. I was also led to believe that Shuttle Based Guided Access would be the most likely solution to address all stakeholder concerns. The draft HRCAP presents personal vehicle independent access as a likely and desired solution. There are pages toward the end of the draft showing the many "developments" required at the six beach access points. This is a very clear example of, **"They paved paradise and put up a parking lot"**! It would ruin all that makes Hollister Beaches so special and unique.

I don't remember AB1680 requiring HRCAP to address trail based access through Hollister Ranch. Why has it been added into the report?

I recognize there is some funding available to get through the Preparation Phase and part of the Pilot Phase. I thought that the Draft HRCAP was shortsighted by not including any fundraising feasibility studies. If Santa Barbara is the target audience, how much in private donations could be expected? I do not think the Draft HRCAP addresses the costs of acquisition of property rights, ongoing operational expenses as the daily guest limit increases, and regular maintenance for all the facilities impacted by significantly increased visitor usage. More realistic and specific detail is necessary about the source of funding.

I hope that the Draft HRCAP will not be approved until these issues are addressed.

Thank you,

Barbara Mulligan

Surfer, nature lover, and a guest at Hollister Ranch many, many times over the last ten years.

Hollister Ranch / Coastal Commission / Public Comment

Joey Benaron <joey.benaron@gmail.com>

Tue 10/12/2021 10:48 PM

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

Dear CCC,

I would like to submit the following as public comment in advance of the Oct 14th workshop on Hollister Ranch public access.

I am writing both as a Santa Barbarian and an owner on Hollister Ranch. The cause of gaining public access to Hollister Ranch has been going on for many, many years. It is unknown to me the amount of time and millions of dollars that have been spent by the state of California in their effort gain public access to an area for which public access already exists via walking and boating.

Due to the geography of the coastline and the divergence of the 101 it is not easy to access the beaches of Hollister Ranch. However there is a public beach and campground within 2 miles of the entrance to Hollister Ranch. Gaviota State Park not only sits on the exact same coastline as does Hollister but it also provides access to Hollister Ranch via boat and walking. The boat hoist at Gaviota was rendered unusable due to a wave damage in 2014, yet to date there has been no funds available for its repair and that was an existing access opportunity for the coastline west of Gaviota State beach. In terms of walking there are tides and conditions that may prohibit the safe access to beaches west of Gaviota State Park but I experience the same situation when walking on Mesa Lane Beach or Hendry's Beach in Santa Barbara, it is the very nature of walking the beach.

Aside from Gaviota State Park, there are two more state beaches to the east, Refugio State Beach and El Captian State Beach, 13 miles and 16 miles respectively, as well as Jalama Beach County Park 20 miles to the Northwest. Coastline access is served very well by these existing four parks.

The costs already incurred by California tax payers and the expected future costs to be paid by CA tax payers are exorbitant. California parks already lack the funding they need to make sure they are safe, well staffed and provide the educational experience within the mandate of state parks. This use of tax payer funds to create additional access to an area already served by four existing beach parks is a misuse of funds needed elsewhere. It is also, my opinion, a limited population that will be served by this additional access as these recreational users are already using the existing beach parks.

Let's take for example that 50 people would visit Hollister Ranch per day, 300 days per year, 15,000 visitors per year, in my opinion very high. But let's use O&M estimates annual cost to run the shuttle program of access at \$640,000 comes out to be about \$43 per person. The cost to access Gaviota, El Cap, Refugio or Jalama is \$10 per car. So let's use \$10 per person, that leaves a deficit of \$33 per person, or a \$495,000 annual deficit on the shuttle access program. This did not include the millions of dollars needed for private property acquisition, parking site development, restrooms and probably the biggest cost will be insurance to protect the state from law suits.

I would like to end by saying that the beach and the ocean are for everyone to enjoy. Hollister Ranch does not own the beach and I have never held any issue with people walking or boating in to enjoy this coastline. But even if I was not an owner I would not want the state of California to waste tax payer funds to fight for additional access of an area to which there is always access. It is access through effort,

and certainly that is not available to everyone but neither is the backcountry of the Los Padres National Forest. Hollister Ranch has been a steward of this land for many years, limiting development and protecting the resources. Hollister Ranch is not an enemy of California, it is a protector of what California used to be.

Sincerely,

Joey Benaron

Public Comment in support of very limited public access to Hollister Ranch

Theo Kracke <theokracke@gmail.com>

Tue 10/12/2021 10:11 PM

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

Hello:

I have been visiting the Hollister Ranch for over 40 years.

The Ranch is the "last best place" in Southern California, and the main reason for this is that the public has been prevented from accessing the Ranch by land. The Santa Barbara Channel Islands are a close second, and they are that way for the exact same reason.

That does not mean that the public cannot access the Ranch. The Ranch can be experienced by walking up the beach, boating, kayaking, or paddleboarding. And for the ultimate access, there is the expensive proposition of buying interest in a Ranch Parcel.

For boaters who visit the Ranch to surf, the time, energy, and effort of getting to the Ranch is rewarded with ocean-based access to the most uncrowded beaches & waves in Southern California. Others can (and do) access the Ranch by walking up the beach from Gaviota. These visitors benefit from an almost empty stretch of sand & reefs that continue to the sunset in the West.

I am opposed to the proposal that 100 people per day (36,500 people per year) be allowed to access the Ranch. I am horrified by the thought of 500 people per day (182,500 people per year) accessing the Ranch. The impact of that many people accessing the Ranch will forever change it's status as the "last best place" in Southern California.

The best proposal for access to the Ranch should be a **guided tour** of no more than **24 people per day**.

Thank you,

Theo Kracke

Opposition to Hollister Ranch Development Plan

Chris & Sheri Dialynas <cd7p@aol.com>

Tue 10/12/2021 9:30 PM

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

To Whom it May Concern,

We are strongly opposed to the Hollister Ranch Development Plan as written.

Why would such a special place be put at risk, and possibly lost for future generations. A development of this scale without an Environmental Impact Report seems reckless.

We frequently drive that section of the 101. We are California State Park Pass Holders and often pull into Gaviota State Park to use the facilities. The parking lot never seems to be anywhere near capacity. In fact, most of the time you won't see more than 10-15 cars in the lot. Hollister Ranch is adjacent to Gaviota State Park so why risk the consequences of development and spend millions of taxpayer dollars? It makes no sense.

Sincerely,

Sheri & Chris Dialynas

Public Access Plan

Lisa Schoenthal <breathoffreedom@yahoo.com>

Tue 10/12/2021 8:11 PM

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

To Whom It May Concern,

I do not agree with creating a new public access plan. We have plans in place that have always allowed safe access for educational and scientific purposes.

This land is scared and is cared for by the ranch land owners. To take private property is unlawful and unfair to those who have worked and earned the opportunity to buy land here.

The beach is eroding and cliffs are unsafe, we have loose cattle roaming, wild boar, the endangered snowy plover and much wild life.

The state has beaches and land that they do not care for now- trash, fires, the infrastructure to create this when we already have national parks and public access is costly. As a tax payer I have no interest in contributing to creating greater debt in CA.

Let's take care of what we have and leave this land as is.

Lisa Schoenthal

Concerned Californian

Hollister Ranch Comment

Daniel Larson <dalarson@csumb.edu>

Tue 10/12/2021 7:57 PM

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

Hello,

It seems that property owners' main concern is irresponsible members of the public trashing the land that has been preserved by reduced private human stewardship. That is a very valid concern, and I think it needs to be addressed by a clear permit application to visit Hollister Ranch. It should include a written statement of:

1. Why you want to visit
2. What you hope to gain by visiting
3. How you will protect the environmental quality when you visit

However, it is important to note that the wealthy landowners, or elderly landowners that lucked out into buying property 50 years ago and are gatekeeping, generally have well-equipped houses that have almost every amenity possible. These affect carbon emissions and water resources. The large amount of cows also affect carbon emissions. I recognize this is a different impact than leaving trash on a beach.

On an EdHat article, one comment mentioned that Ranch owners have broken people's surfboards, and cut anchor lines for people who have boated in. They then have the audacity to say that boat access is the best way. This seems like an incorrect perspective.

I think the best way to mitigate irresponsible use of the land is to have a permit application, where it outlines how to be a responsible steward of the land, and the consequences if this is not followed. As a non-property owner of Hollister Ranch, I support public access. The "I-got-there-first" perspective needs to be done away with.

Best Regards,

Dan Larson

dalarson@csumb.edu

952-237-8236

ENSCI Master's Student, CSUMB

Hollister Ranch Coastal Access Plan comment

Marc Shevin <marcshevin@gmail.com>

Tue 10/12/2021 7:16 PM

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

To whom it may concern:

I wanted to share my thoughts regarding the pending, coastal access plan for the Hollister Ranch. First, as background, I am 68 years old, and I started hiking and boating into the Ranch when I was just 16 years old. For many years I've enjoyed the unspoiled beaches, the abundant wildlife, the teeming tidepools, and beautiful coves, all with an appreciation for the bit of extra effort it took to get there, and for those who have kept it pristine for several generations

With regards to the access plan itself, I have not seen a required environmental impact report. To believe that busing 100 to 500 people a day into this preserve would not have significant ecological impacts is not realistic. Further, there would be a requirement for the construction of bathrooms, septic systems, policing, trash removal, traffic mitigation, and more. These requirements would irreversibly change the nature of this area and what has been protected for hundreds of years. I don't believe it's reasonable to force this type of access into the area as it changes what the area is and has been. I am not against a walking trail, or even a bike path for those willing to expend the extra effort. I am against the state paying to bus people in and out, build bathrooms and parking areas, and more. Further, what happens to the people that will invariably miss their bus because they are out surfing or hiking the beaches. Would the state expect the Ranch owners to be responsible for them and their safety. Also, where are the funds going to come from to pay for this type of plan when the state is strapped for cash. Further, based upon the Nolan case that went to the Supreme Court, the State would be required to pay for this use (taking) of private property. Where are these funds going to come from? I'd much rather see a trail for those willing to expend some effort, than a busing program into a pristine and so far protected resource.

Thank you for the opportunity to make myself heard, and please have an environmental impact report prepared as would be required of any private citizen, much less one who would significantly and demonstrably forever change the resource as it exists today.

Marc Shevin

Marc Shevin
(818) 251-2456
marcshevin@gmail.com

Fw: Coastal Commission Letter

Carey, Barbara@Coastal <Barbara.Carey@coastal.ca.gov>

Tue 10/12/2021 6:59 PM

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

From: Tom zkahuna <zkahuna51@gmail.com>

Sent: Friday, October 8, 2021 7:02 PM

To: Carey, Barbara@Coastal <Barbara.Carey@coastal.ca.gov>; Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>; Alvarado, Marlene@Coastal <Marlene.Alvarado@coastal.ca.gov>; Jeff Farmer <jfarmer36@aol.com>

Subject: Coastal Commission Letter

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.

Please reconsider your decision.

Sincerely,
Thomas Craig
State of California Landscape Architect #1792

Tom Craig

Public Access to Hollister Ranch

Laura Patterson <lauramathispatterson@gmail.com>

Tue 10/12/2021 6:54 PM

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

To Whom It May Concern,

I am a full-time resident at Hollister Ranch where I live with my husband and four children. We are very heartbroken and saddened by the movement to significantly increase the public access numbers to Hollister Ranch. We live here because we cherish and love the ecological habitat here on the property. The ecosystem is incredibly fragile and increasing the volume of human beings here will have a devastating impact to the environment. This is an incredibly special place and it remains special due to its very carefully managed stewardship. We restrict the number of guests we are allowed to have on our parcels and we sign up for that carefully managed (albeit inconvenient) situation because it preserves the value and the magic of this beautiful place. It would be devastating to see this fragile environment destroyed in the name of public access to the beach. There are already in place programs to allow 40 guests per week to the ranch should anyone want to see or experience this place. To add pavement and ramp up the volume of visitors to our home would absolutely destroy this environment and our sacred home. The Chumash Sovereign Nation oppose your efforts to increase public access on their former land. The owners and residents of this private property vehemently oppose the initiative to increase public access. Both of these stewards and owners of this place are taking this stance to prevent the destruction of one of the final remaining wildlife habitats that fronts the California coast. Please from the bottom of our hearts, do NOT destroy our home.

Sincerely,

Laura Patterson

(No subject)

Susanne and Benjamin Sawyer <neeps.tatties@gmail.com>

Tue 10/12/2021 6:02 PM

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

Hello--

My wife and I live in Goleta and have had various connections with Hollister Ranch over the years. The arguments of the owner/residents that there should not be public access due the environmental sensitivity of the coastline and that they are de facto protectors holds some truth, although it is my belief that it is also a front for wealthy privacy.

With this in mind, it is my belief that there should absolutely be a limited responsible degree of access to the Hollister Ranch coastline for "the rest of us." The argument that it is not possible to create and control such access is specious. It is done many places where the environmental sensitivity coupled with the special attraction makes it impossible to have unlimited access (for example, the Colorado River in the Grand Canyon, the trail to the top of Mt. Whitney, etc.) People understand and respect limits which, if they did not exist, would cause destruction of the very thing they exist for. Limits does not mean no access, however.

The Coastal Commission and the State MUST finally act on this. For way too long Hollister Ranch has been able to deny reasonable access through legal tactics, threats, bullying, and inertia.

Thank you for your good work on this and it will ultimately pay off in the future--and serve notice to other wealthy private landholders who adopt stances like Hollister Ranch that the wealth gap in this country does not extend to a gap in being able to set foot on a public beach.

--Benjamin Sawyer
30 Winchester Canyon Rd., #122
Goleta, CA 93117

Hollister Ranch Public Coastal Access - Opposed

Robin C. Brady <robincbrady@gmail.com>

Tue 10/12/2021 5:32 PM

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

I am opposed to coastal access for the public at the Hollister Ranch:

- * impacts to natural resources
- * safety issues - Fire Dept., Sheriffs Dept., are opposed to public access
- * Infrastructure issues - roads, bathrooms, trash, railroad crossings

Robin Brady

Sent from my iPad

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). 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

Please re-invest in our state and county beaches

John Robert Wood <johnrobertwood@gmail.com>

Tue 10/12/2021 4:10 PM

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

Dear California Coastal Commission,

I found most of the proposals in the Hollister draft report alarming and not at all well thought out. I realize few or maybe none will be implemented, but I am concerned about the tremendous costs that may be undertaken in this battle, funds that could be far better used elsewhere.

In my opinion, the best way to balance increased access to the central California coast with ongoing preservation efforts is to:

- 1) Expand upon the access programs Hollister voluntarily operates.
- 2) Re-invest in Gaviota State Park and, importantly, repair it's boat launch.
- 3) Further invest in the many other nearby state and county beaches that need repairs and upgrades: Jalama, El Capitan, Refugio, Goleta Beach, etc.

I respectfully suggest we save the complicated, costly and probably doomed land condemnation lawsuits. Let those few miles of rugged Hollister beaches retain their character by being remote.

Think of the Santa Barbara Channel Islands, and most of Catalina — remote, beautiful, underdeveloped, difficult to reach, teeming with wildlife. We don't want to build a bridge over the Pacific to reach the islands and we shouldn't want to barge into Hollister with shuttles and port-a-potties either.

In the meantime, I'd actually like to see the Hollister model of conservation promoted throughout California. Let's encourage more coastal ranches and landowners to take an active role in stewardship, to voluntarily self-impose stricter limits on their own development and use of coastal lands, and to provide managed access programs for the public that the state doesn't need to finance and manage.

Sincerely, John Wood
johnrobertwood@gmail.com
m. 805-280-6895

Request to speak

jason slagle <jasondslagle@gmail.com>

Tue 10/12/2021 3:18 PM

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

My name is Jason Slagle. I'm a surfer and I'd like to make some input at the next meeting.

Hollister Ranch Coastal Access Plan

Pamela Doiron <doiron@spanishranch.net>

Tue 10/12/2021 3:01 PM

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

California Coastal Commission

ATT: Linda Locklin

Honorable Commissioners:

This is such a travesty! If this were in Santa Barbara proper, and the City Council proposed taking land away from individual homeowners in a neighborhood to make access to a city park more convenient, it would be off the table before it was even reviewed. However, the Coastal Commission sees taking away private property as its "right" to create a convenience for the general public. Hollister Ranch, its management team and association members have worked hard for many years to conserve open spaces, wildlife, and habitat. How does allowing hundreds of hikers, bicyclists and others tromping through Hollister Ranch – which is not a public park nor public preserve – improve or even sustain the land?

When you consider breaking up the contiguous open space which allows for sustainable practices on the land, you not only endanger vital species, long-standing agricultural practices going back to the 1700's, but also the quality of life for residents who own this land. This is clearly a case of "You have it and I want it."

The residents of Hollister Ranch have bent over backward to accommodate educational groups, school children, veterans and others through small, docent-led groups for years. This "plan" will destroy what has been created through the sheer numbers of people and their impact: water usage, sewage and water degradation, trash and refuse, disturbance of land and habitat (our urban neighbors may not realize that many species vacate their native areas when they feel threatened).

The Coastal Commission is setting a terrible precedent as well through this action. If this is allowed, what prevents any city, county, state or federal agency from grabbing whatever land they deem is better suited to their recreational goals, to the detriment of homeowners/landowners.

Please reconsider your proposal.

Pamela Doiron
Past President, Santa Barbara County California Women
Trustee, Legacy Council, California Rangeland Trust
Past Trustee, Midland School
Steering Committee, The Santa Barbara Blueprint
Past President, The Valley Foundation

The Spanish Ranch
New Cuyama, CA

Hollister Ranch Coastal Access Program (HRCAP)

zsteelz@gmail.com <zsteelz@gmail.com>

Tue 10/12/2021 2:41 PM

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

Dear California Coastal Commission,

We do not support the State's Hollister Ranch Coastal Access Program (HRCAP) as drafted. The current HRCAP includes audacious proposals to acquire land within HR and spend tens of millions of dollars on private property land condemnation, parking lots, road improvements, restrooms and other infrastructure that would destroy natural resources, wildlife and significant cultural resources. The state has not proposed an access solution that is reasonable in light of all stakeholders concerned, nor does it have a clear and/or realistic understanding of the costs associated with this initiative.

Regards, Bruce Steel
PO Box 3004
La Jolla, CA 92037

Hollister Ranch Coastal Access Program

Lindsay Alker <lindsaywhalley@gmail.com>

Tue 10/12/2021 2:32 PM

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

To Whom it May Concern,

I have been a school teacher in the Santa Barbara School District for the last 12 years working at Harding Elementary and now in my first year at Montecito Union School. At first glance, I have a few initial concerns about the proposed access plan.

The first and foremost concern, in my opinion, is the state at which we find education in California. Presently, our schools are in disrepair, lack necessary resources, and our teachers are underpaid. As we continue to try to be competitive on a global scale, it feels as though our school systems need to be given the utmost attention. As I read the State's proposal, I see that it has raised \$11,000,000 devoted to the implementation of this new access program. In my opinion this is a gross mishandling of state tax payer dollars. As this becomes more heavily contested by private property owners those costs could be significantly higher further diverting tax payer dollars to something that is meaningless for 99% of Californians who either live inland of the coast or have access elsewhere.

My second concern is the lack of attention given to the environmentally sensitive environments that surround this stretch of coastline. In reading the proposal it appears that the number of public participants (100 to 500) are taken directly from the last proposal (written in the 80s) with no further consideration for any environmental studies leaving me to believe that this has been rushed and not given the attention it needs to be a successful program. If the Coastal Commission is truly about preservation of environmentally sensitive ecosystems it would be lunacy to introduce more people to the area in light of the degradation we see up and down the coastline.

Lastly, in light of the recent fires, the more people that are left unattended and unsupervised the greater the risk of a fire that could destroy that beautiful coastline. This also raises safety concerns for the general public who do visit as that portion of coastline is rugged with little infrastructure in place.

As you finalize a proposal, please consider the resources you are diverting from greater State needs like education, infrastructure, big business, etc. This should only pale in comparison to the attention given to the environmentally sensitive ecosystems that have been preserved by the LACK of human interaction. Equally, the safety precautions and the infrastructure necessary to keep the public safe while visiting are immense. The resulting development would not only tamper with the balanced ecosystems, but taxpayer dollars should not be spent on lawsuits and eminent domain purchases that would benefit so few.

Please consider the tremendous tragedy that it would be if these environments were lost due to human negligence and oversight. This is a continuous pattern that we see up and down the coastline that will mar our existence and take away preservation of these lands for future generations to behold.

Sincerely,
Lindsay Alker

AB-1680 Coastal lands: public access program: Hollister Ranch

Daniel Thorpe <danwth@gmail.com>

Tue 10/12/2021 1:39 PM

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

I'm writing to urge the commission to reconsider this bill on the grounds that it would have a net negative impact on this section of coastline that likely would not be able to recover from in the future. The bill almost guarantees a devastating loss of a true gem for California.

The sense I get from the text of the bill and reading of the report is that the priority here is with the fact that public access should have happened back in the 80's and not dragged on for so long. All other aspects are given a back seat to the process as a result which puts the people of California in a position of having more to lose than gain. As a life long surfer I am all for public coastal access but it cannot and should not come at the cost of destroying and degrading the environment in the process. I've seen, firsthand, countless times in California and multiple places around the world of how devastating even a small amount of human interaction can be on delicate coastal environments. The state has too much at stake to risk to just have one more public beach.

There are other important issues involved in this process as well, but preventing the degradation of the coastal environment is paramount for me. Others will be able to speak more informed and eloquently than I on those issues and I hope that they are all taken into account. I understand that maintaining, at least, some version of the status quo would likely result in my never being able to visit this section of coastline again (I am fortunate enough to have been a one-time guest of a HR resident), but it would be worthwhile for me to know that the commission did the right thing and respected and prioritized the land above an arbitrary legal process.

Thank you,
Daniel Thorpe

Keep Gaviota Wild!

Michael Hutson <mdhutson@gmail.com>

Tue 10/12/2021 10:37 AM

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

 1 attachments (170 KB)

Letter for Hollister Ranch.pdf;

Dear California Coastal Commission,

Keep Gaviota Wild! I object to the current proposed Hollister Ranch Public Access Program.

If the wildlife living on Hollister Ranch could vote, they would vote against the Public Access Plan. Please don't give in to poli cs at the expense of conserving and protec ng our wild spaces.

If the wildlife living on Hollister Ranch could vote, what would they say...

Hollister Ranch Animals & Wildlife Associa on – A Fic onal Gathering of Wildlife on the Beach

Minutes from a Workshop on the Hollister Ranch Public Access Program, wri en by a Squirrel living on Hollister Ranch

Tucked below the bluff of San August ne's beach, a crowd gathers around a large shell and a crooked bow of dried manzanitas tangled in weeds. A murmur grows as the neighbors catch up and greet each other, mingling together with the sound of the wind as it brushes the Coast Live Oak providing shade above, their paws and pads pushing through the sand. The land-mammals se le on the manzanita bow; the sea-creatures pop up from the nearest de-pool.

The Badger moves forwards first and touches the shell, quick feet with purpose and a low back, his face striped in black, white and self-importance.

"Right - right, se le down – se le down. Se le down there!" He clears his throat, straightens his neck, and with some pomp shuffles a stack of papers on the surface of the shell. "I hereby convene the Animals & Wildlife Associa on of Hollister Ranch." Making air-quotes with his claws and raising his eyebrows sardonically, he con nues: "As you know, we are here today to discuss the upcoming 'Workshop on the Hollister Ranch Public Access Program' being held this week by the Humans. Before we get started, let us first get a roll call of those animals, flora and wild creatures who have signed up to speak today. Please remember to keep your contribu on to 1-2 minutes."

"Bobcat?" *Present.* "Coast Live Oak?" *Creak.* "Mountain Lion?" *Yes.* "Bear?" *Growl.* "Wild Boar?" *Here.* "Turtle?" *Present.* "Bull?" *Here.*

"Excellent. Squirrel will be taking minutes today. Say hello, squirrel".

"Hello", says Squirrel.

"So let us kick things off. The purpose of today's mee ng is to decide what we, the wildlife living on Hollister Ranch, would like to do about this 'public access' mee ng the Humans are holding. Who would like to start? Yes – go ahead Turtle".

Turtle props herself up on the edge of the de pool with her flipper and wipes the sea off her brow with a concerned gaze. "I think some background would be useful, Badger. There is something called the California Coastal Act which protects 'agriculture' and nature – i.e. 'us'. For poli cal reasons there are Humans who want to bypass that Act for the sake of providing easier access for more humans to come to this beach. The proposed 'Public Access Program' would bring 100 to 500 Humans on a bus every day to visit our home and use our beaches".

Hollister Ranch Animals & Wildlife Association – A Fictional Gathering of Wildlife on the Beach

Minutes from a Workshop on the Hollister Ranch Public Access Program, written by a Squirrel

Tucked below the bluff of St. Augustine's beach, a crowd gathers around a small shell and a crooked bow of dried manzanitas tangled in weeds. A murmuring grows as neighbors catchup and greet each other, mingling together with the sound of the wind as it brushes the Coast Live Oak providing shade above, their paws and pads pushing through the sand. The land-mammals settle on the manzanita bow; the sea-creatures pop up from the nearest tide-pool. The Badger moves forwards first and touches the shell, quick feet with purpose and a low back, his face striped in black, white and self-importance.

"Right - right, settle down – settle down. Settle down there!" He clears his throat, straightens his neck, and with some pomp shuffles a stack of papers on the surface of the shell. "I hereby convene the Animals & Wildlife Association of Hollister Ranch." Making air-quotes with his claws and raising his eyebrows sardonically, he continues: "As you know, we are here today to discuss the upcoming 'Workshop on the Hollister Ranch Public Access Program' being held this week by the Humans. Before we get started, let us first get a rollcall of those animals, flora and wild creatures who have signed up to speak today. Please remember to keep your contribution to 1-2 minutes."

"Bobcat?" *Present.* "Coast Live Oak?" *Creak.* "Mountain Lion?" *Yes.* "Bear?" *Growl.* "Wild Boar?" *Here.* "Turtle?" *Present.* "Bull?" *Here.*

"Excellent. Squirrel will be taking minutes today. Say hello, squirrel".

"Hello", says Squirrel.

"So let us kick things off. The purpose of today's meeting is to decide what we, the wildlife living on Hollister Ranch, would like to do about this 'public access' meeting the Humans are holding. Who would like to start? Yes – go ahead Turtle".

Turtle props herself up on the edge of the tide pool with her flipper and wipes the sea off her brow with a concern gaze. "I think some background would be useful, Badger. There is something called the California Coastal Act which protects 'agriculture' and nature – i.e. 'us'. For political reasons there are Humans who want to bypass that Act for the sake of providing easier access of more humans to come to this beach. The proposed 'Public Access Program' would bring 100 to 500 Humans on a bus every day to use visit our home and use our beaches".

"What is 'California'? asks the Mountain Lion.

"It's what the Humans call the earth we live on, I think. Or this area of the earth, at least."

"And what is a 'bus'?"

"A bus is like a shell but instead of one Turtle the Humans put lots of themselves inside at one time, and it is ugly, and it makes noise and smoke to slide on the ground from one place to another. Yes, Boar – no need to raise your hoof – what would you like to ask, go ahead?"

Gruffly, with rumbling frustration in his snout. "Well, what is the difference to now? Do the Humans not already have access to our beach? I see them walk along the shore to come here already. They come from the water on the things they call Boats. Do they not have other beaches that they can go to? Five hundred Humans seems like a lot of Humans; have they really investigated the impact that's going to have on my family's home?"

“The Humans do already use access by the water and by ‘Boat’, yes. But they feel that they are entitled to be given a ‘bus’ that brings them here instead. The small group of Humans that live here now have already supported access through educational programs and recreational programs for many years in fact – in a way that has meant our lives and homes have been protected. To answer your second question, Humans from California do have other beaches they can go to – ones that are supposed to be supported by proper facilities, a budget for wardens, a budget for waste management, etc. However, the Humans have struggled to properly fund and protect these existing beaches they visit – even as they want to open our beach to more Humans! It doesn’t seem as if they have really done their research. Remember, for Humans they always want ‘more’ – what they have is not enough, sadly; rather than going inwards, rather than seeking balance - they look outwards for gratification, and it’s never enough – so they feel entitled to more, more, more. It isn’t very balanced, the way they like to be. The ‘Public Access Plan’ is not environmentally responsible; they haven’t conducted an Environmental Impact Assessment – which is the Humans way of seeing how much an action is going to injure us animals and hurt the balance of our homes. The ‘Public Access Plan’ hasn’t incorporated research by specialist Humans on how to best preserve our homes, or incorporated feedback from workshops they have held – like this one we’re holding right now”.

Bobcat preens, licks his lips – momentarily irking the mouse to his left. “Why do they want to do this Plan of theirs’ then? What’s driving it? It seems rushed – what’s the rush? Let’s cut through the Bull here – why do the Humans want to implement this bus plan?”

Bull snorts, enjoying the play on words – nods to Turtle to continue.

Turtle adjusts her weight and rolls to her side, repositioning and taking a pause to consider. “Honestly, to me it seems the current plan has been rushed, it has had an odd and unnecessarily combative tone – and hasn’t conducted a comprehensive environmental review. Many humans who have given feedback, many environmental groups, the ‘Chumash’ Humans who have been here a long time in our balance – they don’t want to implement the ‘Plan’. I think there is a group in the ‘California Coastal Commission’ that is pushing ‘Politics’, rather than making this decision based on public opinion and environmental research”.

“What is ‘Politics’?” asks the Bear.

“Politics. Well, at its best ‘Politics’ is a way that Humans use to incorporate many voices into a decision that affects them all. At it’s worse, ‘Politics’ is a way that Humans use to pose themselves – like puffing their feathers or preening and bathing on the praise of others - a sort of performance some of them like to do. That latter style of ‘Politics’ seems to be what is going on here. Yes, Oak – no need to raise your branch – what would you like to say?”

A creaking noise and a rustling in the wind as Oak sways.

“Yes – you’re right. There isn’t a rush, and the Humans haven’t properly focused on finding a ‘solutions-oriented’ path to access. And yes, you’re also right – that would include an environmental review before increasing access – not doing it as an afterthought, but as a prerequisite”.

Creaking and a swoop in the air, the group is brushed by sand and a few leaves falling – Oak is visible animated.

The Badger steps back in and touches the shell. “Yes, you’re 100% right, Oak! The damage could be irreversible! As Turtle has been saying, our home, our eco-system - it is balanced in a very certain way. We’ve all seen what has happened to the ocean waters recently – the Humans spilled oil into our waters and killed so many of our fish - again because Humans like to live an unbalanced life, they’re

not patient, they don't take time to consider. A collaborative and informed approach would be better for us; the Humans should take their time and listen to the evidence. Humans get impatient, they like to fight each other, they like to make justifications that are about themselves – like class, or 'this group versus that group'. It's all about the 'ego'. It's very strange, I know. Because really it should first and foremost be about us. Our wild home is a balanced and sensitive place, and we live here. There aren't that many wild places for us remaining. But yes, I know. Humans do seem to have missed the point and made this access plan about 'them' rather than about us. They tend to do that: make things about themselves rather than the earth we share".

"What do we think they should do, then?" growls the Mountain Lion.

"I'd like to propose, for the minutes, that we want the Humans to (a) **take their time and conduct a comprehensive Environmental Impact Assessment before moving on changing access**. And (b) for the Humans **to conduct a clear presentation of the public's actual opinion on the matter that is science-based and collaborative – acknowledging and expanding on the existing docent-led, boatable and walkable access** they already have to visit our homes".

Turtle – a rousing spirit, informed and measured – looks around the manzanita bow and the tide pool for support, hearing a fervent rumbling of assent.

Badger, sensing an opportunity, launches forward once again: "Here, here! Let us have a vote on this. All in favor of submitting today's Minutes as a 'Letter of Concern' to the Humans say Aye!".

A chorus of growls, grunts, tweets, croaks, and gargles booms out from the group. The Oak tree creaks and sways in agreement.

"Aye!"

"Then it is settled. Squirrel will compile the Minutes of this session by tomorrow and I shall send them by 'electronic mail' to the California Coastal Commission for their consideration. Hopefully they will take note and make an environmentally responsible decision on our behalf.

"Wait!" The Boar snorts, raising his hoof, scratching his bristled brow with confusion. "You said "on our behalf" That makes no sense to me. These Humans – they are making this decision without us. Will our letter be enough? I mean – should we not also have a vote? **Should the wilderness not get a say?"**

"Sadly, we should – but we don't. Because the Humans have missed the point. They've made the issue about themselves. And that's why we're gathered here today – wild creatures and flora, in our home. Hopefully our Letter and Turtles persuasive caution will encourage the Humans to be patient, take the ego and combat out of it, conduct a proper environmental review, and listen to their better angels".

Date: 12-October-2021 / minutes recorded by Squirrel / END.

Hollister Ranch Coastal Access Plan

perry russell <perryrussell805@gmail.com>

Tue 10/12/2021 3:23 AM

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

Hello,

I am a California Professional Geologist (#5777) and environmental planner with 35 years of experience working as a geologist. I have been contributing to environmental impact reports (EIRs) under the California Environmental Quality Act (CEQA) for 26 of those 35 years, writing geology/soils, hydrology/water quality, hazards/hazardous materials, and utilities sections for EIRs and related documents.

I would like to echo the sentiments of the October 8, 2021 letter from the Hollister Ranch Owners' Association to the California Coastal Commission (Commission) regarding CEQA compliance. As indicated in the letter, the Draft Hollister Ranch Coastal Access Program (HRCAP) is considered a project under CEQA, as it requires discretionary approval by the Commission due to potential direct or reasonably foreseeable indirect physical changes in the environment. CEQA review must be completed as early as feasible in the planning process (CEQA Guidelines Section 15004(b)), not during implementation of specific phases of the HRCAP. As indicated in CEQA section 15004:

"(1) With public projects, at the earliest feasible time, project sponsors shall incorporate environmental considerations into project conceptualization, design, and planning. CEQA compliance should be completed prior to acquisition of a site for a public project."

"(2) To implement the above principles, public agencies shall not undertake actions concerning the proposed public project that would have a significant adverse effect or limit the choice of alternatives or mitigation measures, before completion of CEQA compliance."

Page 79-81 of the HRCAP indicates that the State would negotiate and acquire public access property rights prior to CEQA review, in violation of the CEQA statutes above.

The HRCAP indicates that CEQA review would be completed in a piecemeal fashion, with initial CEQA review to be completed in association with the Preparation Phase, followed by subsequent CEQA review for the Pilot Phase. The HRCAP does not address the need for CEQA review for full program implementation, including up to 500 people per day. The HRCAP simply indicates that "After the Pilot Phase, the program will be considered fully operational.....with a maximum potential capacity of 500 people per day."

As noted in the 4th District Court of Appeal notes in *Banning Ranch Conservancy v. City of Newport Beach*, "CEQA forbids 'piecemeal' review of the significant environmental impacts of a project. Agencies cannot allow 'environmental considerations [to] become submerged by chopping a large project into many little ones - each with a minimal potential impact on the environment - which cumulatively may have disastrous consequences." By not completing an initial programmatic EIR in association with the HRCAP, which would more generally address the environmental impacts of the plan (and include public input), the Commission runs the risk of piecemealing the CEQA analysis. I personally have worked on many programmatic EIRs for various local, regional, and state plans. As indicated in CEQA section 15152, "agencies are encouraged to tier the environmental analyses which

they prepare for separate but related projects, including general plans, zoning changes, and development projects." Because the HRCAP is proposing a phased process of evaluating impacts during implementation of the plan, the final project design design/description is not known up-front, lending credence to completion of a program level CEQA analysis initially.

In addition, any mitigation measures proposed in a CEQA document lacking a final project description (e.g., indeterminate number of people, vehicles, etc) may be considered deferred mitigation. CEQA Section 15126.4 indicates that "Formulation of mitigation measures shall not be deferred until some future time." For example, an EIR cannot include mitigation measures associated with an unknown number of vehicles, as the impacts would not be clearly known until the number of vehicles was known.

Bottom line is that to be in compliance with CEQA, it would be appropriate to complete a program level, or programmatic EIR, in association with the proposed HRCAP, *prior to* initiation of the Preparation Phase, followed by project level CEQA document(s), as applicable, based on the findings of the Pilot Phase (i.e., when the details of the program have been further flushed out).

Thanks for your consideration,

Perry Russell
Santa Barbara, CA

Help save Hollister ranch

Chris Del Moro <collectic@gmail.com>

Tue 10/12/2021 1:52 AM

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

Dear coastal commission, my name is Chris Del Moro, I am a third 6th generation Californian seaside resident, and strongly oppose opening the Hollister ranch to the general public. My family and I have devoted our life to the ocean and lands of this beautiful state. I have helped to run Surfers for Cetaceans and other NGOs over the course of the last 20 years. The ocean has allowed me the great opportunity to travel the world to surf and help protect the oceans and animals that call it home. Over these years I have witnessed the vast difference and impact that large amount of people have on a specific areas. I am not a land owner at Hollister, but I have a deep love for this part of the coast. It's one of the last light impact and mostly raw pieces of the Southern California experience. The lack of people and spread out parcels gives a glimpse into the incredible history of what the true essence of the coast line once was.

To open its borders to large amounts of people, brings with it a long list of potential problems... it's inevitable that with public access you will see a large jump in pollution, fire danger, trespassing, cetacean and land destruction, etc, etc....

I cannot imagine how this program can harmoniously work with the established private property or sanctity of this sensitive and relatively untouched stretch of coast.

The way I see it, the gaviota coast is wide open to visitors, with state parks at Refugio, el capitan and literally at gaviota pier at the beginning of the Hollister ranch. Each one of these are so far behind on funding, staff, regular maintained etc. Why open a whole new can of worms when the existing parks all of which are open to the public are in desperate need of upkeep?

Please do the right thing, leave this pristine place for the people that have cared for its well being and also to the animals.

Thank you for the time and consideration. Your work is appreciated . Let's keep California's beaches beautiful and scared

Best Chris

--

Aloha 111

Steve Padilla, Chair
California Coastal Commission 455 Market Street, Ste. 300
San Francisco CA 94105
Email: Hollister@coastal.ca.gov

October 11, 2021

Re: Draft Hollister Ranch Coastal Access Program (HRCAP) Coastal Commission October 14 Virtual Workshop

Dear Chairman Padilla & Commissioners,

The Hollister Ranch is a natural and cultural resource which I have long felt must be respected and preserved. To sacrifice components of the California Coastal Act, such as the protection of agriculture and our natural resources, for the sake of providing prompt and easy public access to the beach does not make sense both financially and environmentally.

Even so, throughout this process I have remained open to discussion on feasible options for access plans which balance principles of inclusion and preservation. It is my view that the approach to access must come from a place that is informed, evidence-based, transparent and coordinated in order to balance this right to access with an understanding and respect for our fleeting and fragile ecosystems. In my profession developing public policies and programs, I ascribe to a code of ethics which values impartiality, inclusion and diversity, and avoidance of harm. Above all, my function is to remain objective and participatory, and to ensure a respect for human rights and environmental sustainability in the design, process, and recommendations put forth in any program plan or evaluation.

In this vein, I respectfully reject the plan put forward, as it does not appear to be a workable solution which is grounded in the stakeholder input observed in public workshops nor does it appear financially viable or environmentally responsible. As an example, conducting sentiment analysis of the public opinion through 31 posted comments on web articles, I can see that 87% have negative sentiment towards the current proposed plan, 10% were neutral/inconclusive and 3% had positive sentiment or support. This is the type of analysis and information I would have liked to see in justifying the current plan, based on the goal of being a participatory and transparent process bestowed on the California Coastal Commission. Below are some common quotes I have come across, which appear to capture what most of the public actually want in a Hollister Ranch Coastal Access Plan:

"The beach is public and always has been, if you put in the effort. Over and over I have seen what easy public access does to a place. IT RUINS IT!"

"This is a BAD idea. Turning this into a State Park will ruin the coastal areas. Whether it's 100 or 500 allowed in, there are not enough park rangers to ensure that this coastal gem stays pristine."

"There is also no constitutional violation in having public beaches (they are all public) that are only accessible via the water or via the beach at lower tides. The state could use their constitutional powers via eminent domain as indicated in the access plan, but that would be a horrendous waste of resources that would be much better spent elsewhere facilitating equitable access to CA coast, like improving existing facilities/access points, making them more accessible, even fixing the boat hoist at Gaviota State Park that historically provided easy access to the entire stretch of Hollister coast and far beyond."

"HR is far from 'truly wild.' Let's face it, it's got cattle and people do live and visit there. But it's a lot closer to what nature intended than our other beaches. Nature needs a place to be wild and left alone. Even the peaceful presence of quiet people are enough to disturb numerous wild species natural activities, including breeding."

"The right for citizens to be able to access all of California's coast was a noble idea with good intentions, but it has outlived its usefulness and is a policy that desperately needs to be reassessed in the face of ever increasing encroachment into wild habitat. It no longer seems "progressive," and rather comes across as downright un-environmental."

"This has turned into a class argument when it should really be about preservation"

In short, I think more steps are required to find a solution-oriented path to access, as such rushed and seemingly combative and large-scale decisions will have long-term detrimental impacts to cultural and environmental resources. A thorough environmental review should be a prerequisite to a plan, not an after-thought once irreversible damage is observed. In addition, a clear presentation of the public's actual opinion on the matter is needed in order to come to a plan which proves to be more collaborative and informed and acknowledges and expands on the docent-led, boatable and walkable access opportunities already in existence.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ashley Hollister', written in a cursive style.

Ashley Hollister

Hollister Ranch Coastal Access Issue

Mark Coon <m.biotronik@gmail.com>

Mon 10/11/2021 10:58 PM

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

To whom it may concern,

Hollister Ranch is one of the truly last preserved CA coastlines that should be held as an example rather than viewed as a goal of conquering its access for the 'public'.

Taking the side of public beach access on private property at the expense of the natural ecosystem is hypocritical and goes against the whole goal of keeping its natural state.

There's countless miles of coast before and after this misguided obsession of HR access which allows for safe passing to and from.

Additionally, using tax payer dollars to create this would be yet another flop by the State.

Private property on a CA coastline needs to be upheld by the Constitution and no Government or State entity should have the power to use this as a political trampoline to check the box of 'for the people' while conveniently ignoring the fact we have our responsibility is to protect our beloved coastline (hence the coastal commissions job).

Let's be honest with ourselves...

Public access to HR would destroy it, be a waste of tax payer dollars and continue to overstep re property rights.

Respectfully,

Mark C.

Sent from my iPhone

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



Th5

HOLLISTER RANCH COASTAL ACCESS PROGRAM

NOVEMBER 18, 2021 WORKSHOP

INDIVIDUAL CORRESPONDENCE

FW: Hollister Ranch Public Access Nightmare

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

Mon 10/11/2021 5:57 PM

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

From: Tom zkahuna <zkahuna51@gmail.com>

Sent: Friday, October 8, 2021 6:48 PM

To: Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>; Alvarado, Marlene@Coastal <Marlene.Alvarado@coastal.ca.gov>; Carey, Barbara@Coastal <Barbara.Carey@coastal.ca.gov>; Jeff Farmer <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

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). 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 <maturner.421@gmail.com>

Sun 10/10/2021 9:05 PM

To: Coastal Hollister Ranch <Hollister@coastal.ca.gov>; maturner.421@gmail.com <maturner.421@gmail.com>

Cc: Bob Dornin <bob@bobdornin.com>

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" <maturner.421@gmail.com>

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

To: andyneumann12@gmail.com, Robinson Rob and Linda <dklrobinson@roadrunner.com>

Cc: Bob Dornin <bob@bobdornin.com>

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" <maturner.421@gmail.com>, Robinson Rob and Linda <dklrobinson@roadrunner.com>

Cc: Bob Dornin <bob@bobdornin.com>

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 14th meeting on HR Coastal Plan.

Once it is gone, it is gone forever!

BD

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>

From: jason baffa <jasonbaffafilms@mac.com>

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

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

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

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

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--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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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

--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,
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
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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

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.

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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

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

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 opposi. on to the current (September 2021) Dra. Coastal Access Program. Our main concerns are the preserva. on 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 leter 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 dra. 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 dra. 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 dra. 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

Gibson, Dunn & Crutcher LLP
 333 South Grand Avenue, Los Angeles, CA 90071-3197
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PDennis@gibsondunn.com • www.gibsondunn.com

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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 implementable. It 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

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 a 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

Web: www.hollisterranch.org

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Please consider the environment before printing this e-mail

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 pristine coastline and all of its plant and animal ecosystems.

I have reviewed the proposed coastal access program for Hollister Ranch, and offer my letter in strong opposi. on to its prospective approval and implementation.

I have reviewed many letters 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 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 canine 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
- The proposed Plan in its current iteration fails to adequately address these concerns, and must be materially revised to correct 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 analysis 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, 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®

Cetera Advisor Networks LLC, member FINRA/SIPC

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georgec@ceteranetworks.com

www.quantumecon.com

www.georgeassetmanagement.com



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

619-851-8026

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

Cynthia Cline Stoutenborough
317 Mohawk Rd, Santa Barbara, CA 93109
cee.stout@gmail.com

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...
Cindy Stoutenborough
805-965-2515
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.

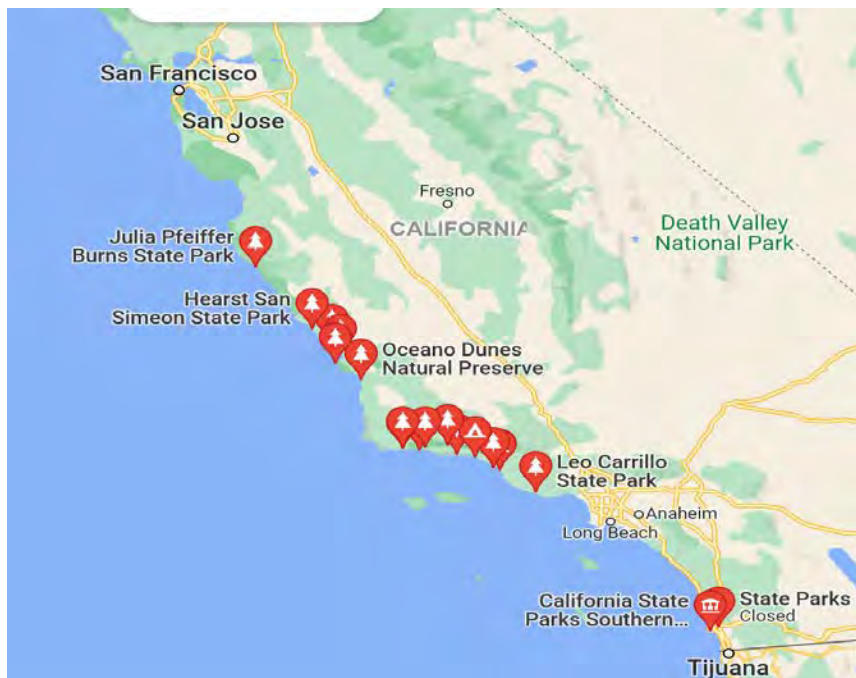
It strikes me that this plan is diametrically opposed to this stated mission. It is NOT protecting and enhancing, and in fact may will destroy this precious museum piece of California history and amazing sensitive biodiversity. If the plan goes forward as written, there is a high probability that this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

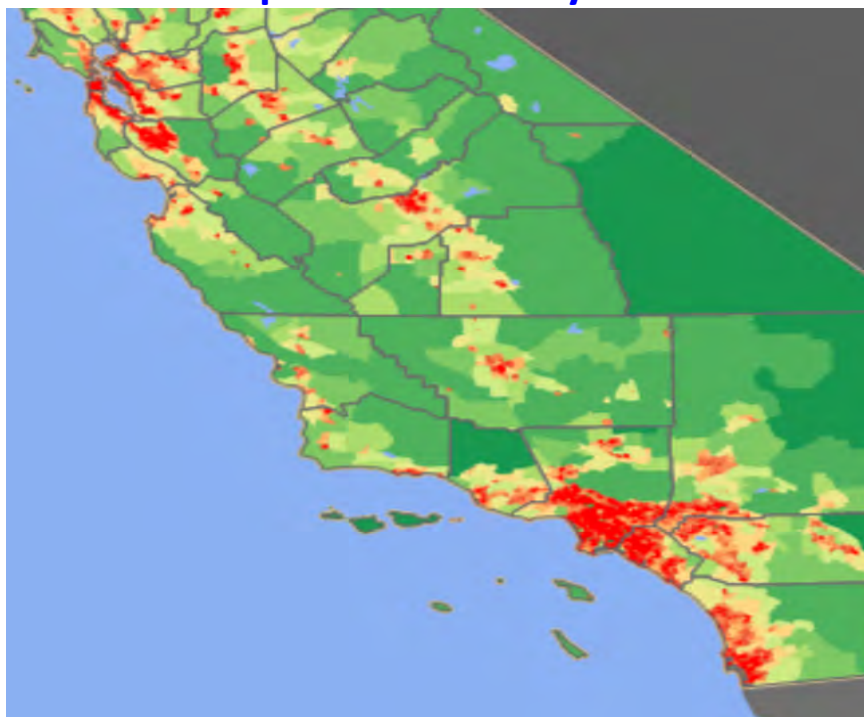
There are many, many reasons to oppose this plan. I think other writers will highlight most of these, so my main point here will be to question the ***need*** for this project.

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>

From: jason baffa <jasonbaffafilms@mac.com>

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

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

Subject: Please : re-think Hollister Ranch : I appose your plan of ac on

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, relavely untouched and I think it should remain that way.

I am STRONGLY OPPOSED to the plan as wri en. 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 commi ed to protec ng and enhancing California's coast and ocean for present and future genera ons. It does so through careful planning and regula on of environmental-sustainable development, rigorous use of science, strong public par cipa on, educa on, and effec ve intergovernmental coordina on.

It strikes me that this plan is diametrically opposed to this stated mission. It is NOT protec ng and enhancing, and in fact may will destroy this precious museum piece of California history and amazing sensi ve biodiversity. If the plan goes forward as wri en, there is a high probability that this special place will be LOST to future genera ons.

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 effec ve if redirected to increasing and upgrading public beach access in other parts of California where there is **high** popula on 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 || @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 it's 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 under utilized 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, Vandenburg 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 <rhhd@s@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

--

Kit Boise-Cossart GBC
805.567.1400
CSLB #552062
www.kbc-gbc.com

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

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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As a full service agency, Gerry Costa Insurance Agency offers many lines of insurance coverage, including Personal Insurance (Home, Auto, Life & Health), Business Insurance (Commercial Property, Liability, Auto, Workers' Compensation).

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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

Thursday, October 7, 2021

Opposition to the Hollister Ranch Development Plan

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

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

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. ^[1]

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. ^[2] 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].)

[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].)

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 | **w.** facilities.ucsb.edu

 <https://www.ucsb.edu/>

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

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). 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.

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>

Wed 10/6/2021 11:20 PM

To: Coastal Hollister Ranch <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

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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...





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

Source: The Journal of the Lepidopterists' Society, 73(4) : 257-267

Published By: The Lepidopterists' Society

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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. Marijilda Wash | — | 80 | — | | 80 | | | |
| Totals for Six Major Localities (+%>) | 864 | 99.3% of Total | 371 | 72.2% of Total | 1794 | 99.1% of Total | 3029 | 94.8% of Total |
| Totals for Four Primary Sites A–D (+%>) | 776 | 89.2% of Total | 289 | 56.2% of Total | 1794 | 99.1% of Total | 2859 | 89.5% of Total |
| Percentage of Overall Totals | 2014 Season Totals | 2015 Season Totals | 2016 Season Totals | | 2016 Season Totals | Overall Totals | | |
| | | 27.2% | 16.1% | | 56.7% | 100% | | |
| Tagged Monarchs: | 870 | 514 | 1810 | | 3194 | | | |
| Field Days: | 27 | 75 | 42 | | 144 | | | |
| Tags per Day: | 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: ¹ Bog Hole Wildlife Area (12), ² Bog Hole Wildlife Area (3), ³ 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 ¹ | | 5 | | |
| 30 August | | | 16 | |
| 1 September | | | | 68 |
| 2 September ² | | 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 ³ | | 5 | 12 (3) | |
| 8 October | 35 (4) | | | |
| 9 October | 9 (3) | | 5 | |
| 10 October | 33 (4) | | | |
| 11 October | 34 (5) | | | |
| 12 October | 27 (7) | | | |
| Totals | 546 (48) | 357 (25) | 473 (9) | 418 (24) |

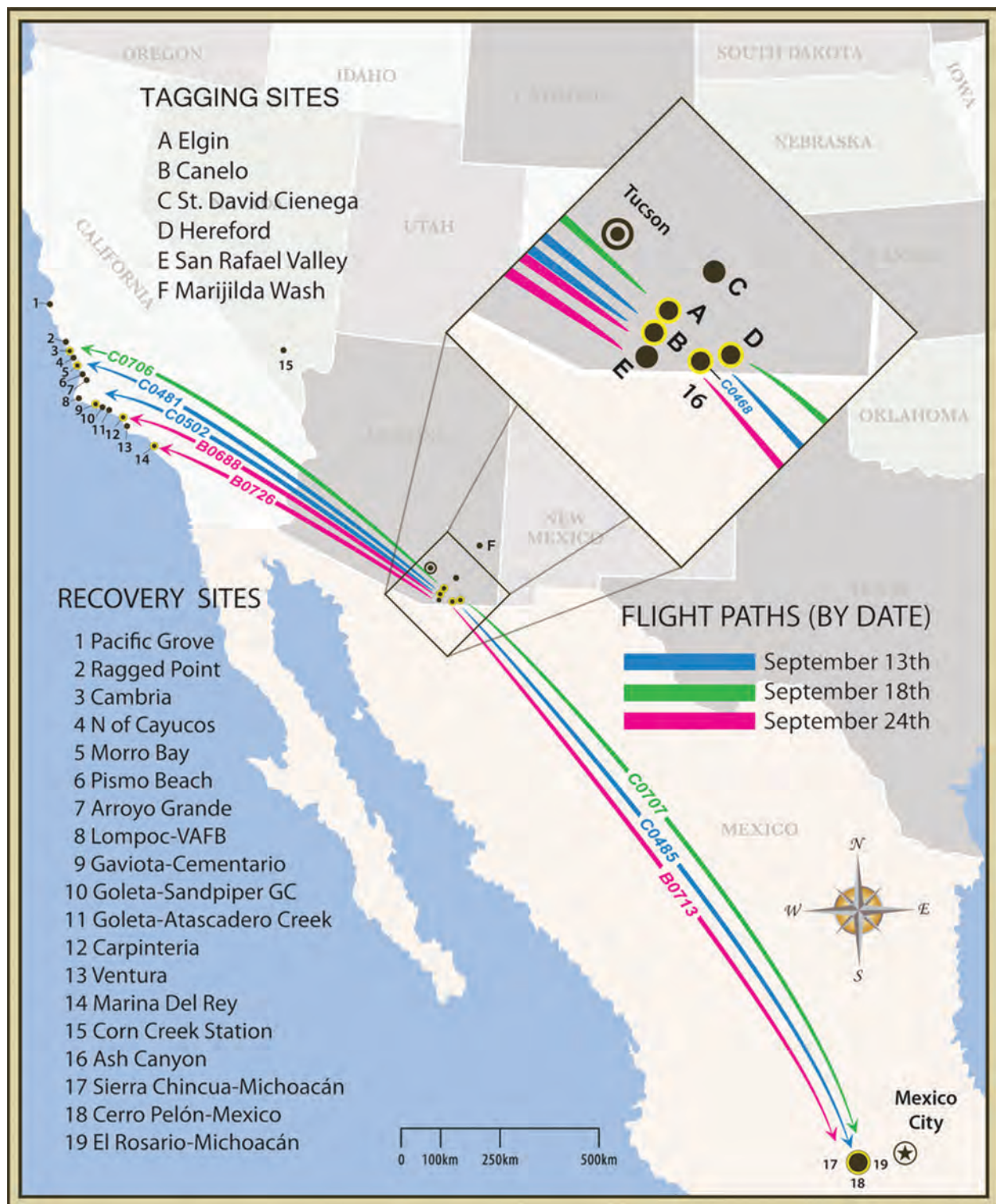


FIG. 4. Map shows southeastern Arizona monarch butterflies' migratory flight corridors to opposite overwintering regions of California and Mexico from the same day and site. The numbers and letters shown correspond to those listed in Table 3.

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, Mnty = 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 | Mnty | 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 |

TABLE 3. Continued.

| 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 |
|------------------------------------|----------------------|------------------|----------|-----|-----------------------|-----------------|---------------------|---------------|---------------------|---------------------|-----------|
| 22Sept16 | A | SC | C0947 | M | 15 | Clark | Justin Streit | 7Oct16 | 699 | 320 | NW |
| 23Sept15 | B | SC | B0161 | M | 13 | Ven | Joe Billings | 26Dec15 | 867 | 290 | WNW |
| 23Sept16 | C | Cch | C0975 | M | 6 | SLO | Carole Colquehoun | 11Dec16 | 1031 | 291 | WNW |
| 23Sept16 | A | SC | C0981 | F | 5 | SLO | Joe Billings | 1Dec16 | 1048 | 293 | WNW |
| 24Sept14 | B | SC | A0600 | M | 19 | Mch | Simon Cruz | 4Feb16 | 1678 | 142 | SSE |
| 24Sept16 | B | SC | B0688 | ? | 12 | SB | Jasmine James | 19Nov16 | 896 | 291 | WNW |
| 24Sept16 | B | SC | B0713 | F | 19 | Mch | Salvador Garcia | 1Mar17 | 1678 | 142 | SSE |
| 24Sept16 | A | SC | B0726 | M | 14 | LA | Jonathan Coffin | 23Nov16 | 789 | 289 | WNW |
| 26Sept14 | A | SC | A0633 | F | 6 | SLO | Cal Poly-SLO | 15Nov14 | 1020 | 292 | WNW |
| 26Sept15 | A | SC | B0183 | M | 13 | Ven | Joe Billings | 21Dec15 | 869 | 290 | WNW |
| 26Sept15 | A | SC | B0191 | M | 7 | SLO | Jessica Griffiths | 21Nov15 | 1015 | 292 | WNW |
| 27Sept14 | E | SC | A0707 | M | 19 | Mch | Simon Cruz | 4Feb16 | 1673 | 142 | SSE |
| 28Sept14 | A | SC | A0753 | M | 12 | SB | Jessica Griffiths | 4Dec14 | 897 | 290 | WNW |
| 1Oct16 | C | Cch | B0996 | M | 18 | Mex | Pato Moreno | Jan2017 | 1704 | 144 | SSE |
| 2Oct16 | A | SC | B0650 | M | 19 | Mch | Ana Maria Valdez | Mar2017 | 1681 | 143 | SSE |
| 3Oct16 | C | Cch | B0672 | M | 19 | Mch | Hortensia M. Moreno | 1Mar17 | 1685 | 144 | SSE |
| 5Oct16 | A | SC | 0185 | F | 4 | SLO | Joe Billings | 16Nov16 | 1062 | 294 | WNW |
| 6Oct15 | B | SC | B0290 | M | 19 | Mch | Jose Martinez Cruz | 7Mar16 | 1678 | 142 | SSE |
| 6Oct16 | A | SC | 0291 | M | 10 | SB | David James | 19Nov16 | 932 | 289 | WNW |
| 26Oct15 | F | Ghm | B0357 | M | 19 | Mch | Hermilo Gonzales | Mar2017 | 1736 | 147 | SSE |
| 27Oct15 | F | Ghm | B0397 | M | 17 | Mch | Diego G. Martinez | 2Mar17 | 1726 | 147 | SSE |
| (2014) | -- | -- | Un-ID-ed | -- | 13 | Ven | David F. Marriott | 18Nov14 | 870± | 290 | WNW |
| (2014) | -- | -- | Un-ID-ed | -- | 1 | Mnty | David James | 2Jan15 | 1193± | 298 | WNW |
| Mean (±SE) Flight Distance: | | | | | | | | | | 1152.74±53.3 | |



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

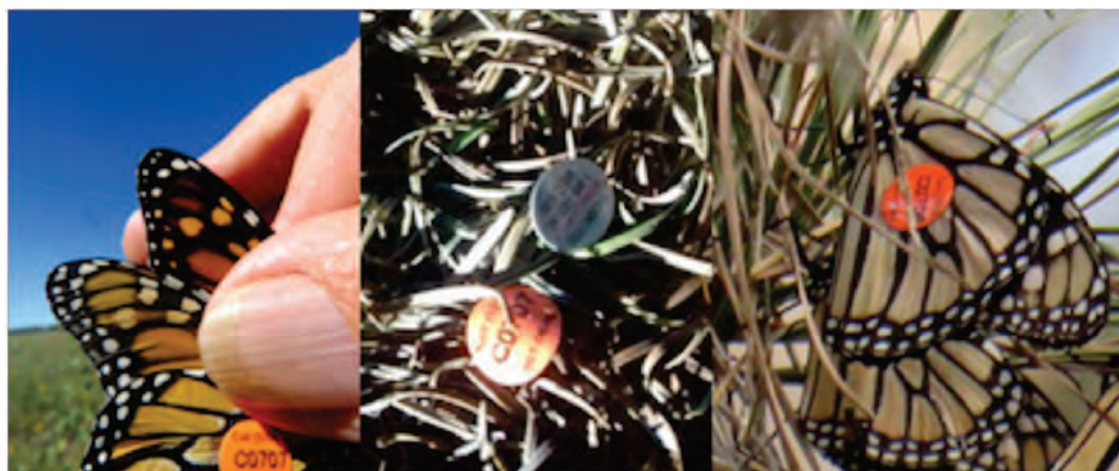
Two monarch butterflies of the 44 tagged on 18 September at tagging site D (Hereford), were recovered in California and Mexico: At 0929 h C0706 was released and recovered 1117 km west-northwest, more than nine weeks later (25 November) in the Monterey pines of Cambria, California. The fate of C0707, 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 |
|--------------------------|-----------------------|-------------------|-----------|
| A) Elgin | 9 (4) | 2 (2) | 12* (7*) |
| B) Canelo | 9 (1) | 3 (1) | 12 (2) |
| C) St. David | 8 (6) | 2 (2) | 10 (8) |
| D) Hereford | 3 (3) | 2 (2) | 6** (6**) |
| E) San Rafael | 1 — | 1 — | 2 — |
| F) Marijilda | — — | 2 — | 2 — |
| Generic Tags | 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 5th generation 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 though. ully 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

Tiki Toss - The Original Hook and Ring Game

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
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Santa Barbara, CA 93103

o/f. 800.409.7098
c. 805.450.4192
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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 <stuartthornton@me.com>

Wed 10/6/2021 5:07 PM

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

Cc: dirklayer@mac.com <dirklayer@mac.com>

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>

Wed 10/6/2021 5:39 AM

To: Coastal Hollister Ranch <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 dra. 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 dra. 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 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."

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

'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>

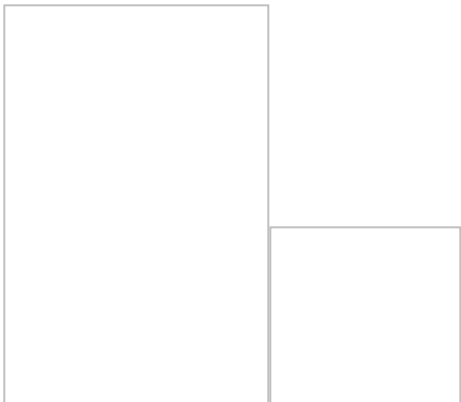
Dear Coastal Commission,

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.

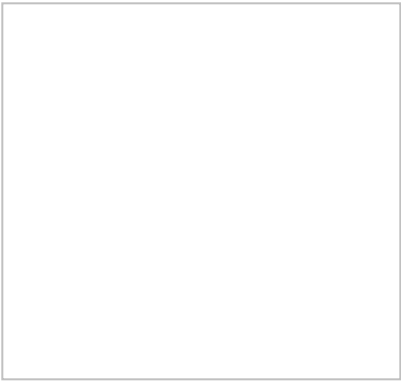
The type of use that is being proposed in the Draft HRCAP will destroy this pristine coastal native habitat.

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
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Women Owned Business
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DIR #1000530447
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Website: 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 <dennismeaney@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 ENJOYFISHING, 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>

Wed 10/6/2021 12:17 AM

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

Cc: Vicki Crowe <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>

Wed 10/6/2021 12:11 AM

To: Coastal Hollister Ranch <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 untrammelled 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

305 Airport Road, Suite 6

Oceanside CA, 92058

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marty@arcticfoam.us

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

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 ac^{ti}ons 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 jus^{ti}fy 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 recommenda^{ti}ons:

- During the Pilot Phase, spend two years using only the lowest cost access method and see how it is being used before inves^{ti}ng in all of the access components. For example, if you were to start with the shu^{le}-based access to 1 or 2 of the beaches once a week, you would (1) avoid having the nego^{ti}ate 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 shu^{le} 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 popula^{ti}ons 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 con^{ti}nuing 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

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 5th, 2021

Dear Members of the California Coastal Commission:

I have followed the long path of litigation 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

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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A Better Life

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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>

Tue 10/5/2021 7:49 PM

To: Coastal Hollister Ranch <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

(619) 852-4580

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 spoilation 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

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
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, it's 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.
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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

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Fax(805) 642-4662

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
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

Dear Coastal Commissioners,

I have extensively reviewed the dra. 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 dra. 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 Dra. 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

F (619) 702-4098

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> 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

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 <suzyinsc@gmail.com>

Tue 10/5/2021 1:45 PM

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

Begin forwarded message:

From: Suzanne Kidd <suzyinsc@gmail.com>**Subject:** Fwd: Hollister Ranch**Date:** October 5, 2021 at 6:44:05 AM PDT**To:** 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

[@wildcoastcostasalvaje](https://www.wildcoast.org)

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>

Tue 10/5/2021 6:01 AM

To: Coastal Hollister Ranch <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.

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.

SCOTTKIDD

SCOTTKIDD |ASSOCIATES|

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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

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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>

Tue 10/5/2021 1:02 AM

To: Coastal Hollister Ranch <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 <smack@capitalpacific.com>

Tue 10/5/2021 12:28 AM

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

Revised below.

SEAN MACKPartner | [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 of 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 its 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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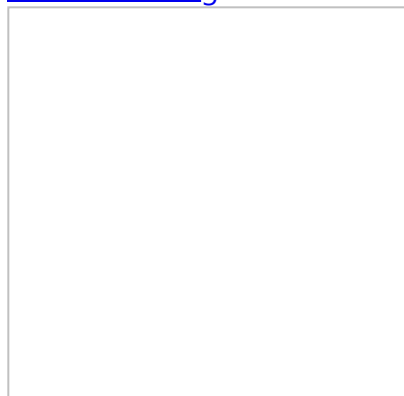
Tavis Boise

Candidate 2019

Santa Barbara City Council District 2

805-836-2561

www.tavissb.org



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 pulling up a big stick 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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Cell: [\(805\) 705-5486](tel:8057055486)

Email: mattraab@bhhscal.com

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<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

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).

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

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

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

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

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



[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 our 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

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 Commision 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

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 <dsjudara@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.

You are in truly in jeopardy of ruining one 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

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:
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