HOLLISTER RANCH COASTAL ACCESS PROGRAM OVERVIEW

ABOUT HOLLISTER RANCH

Hollister Ranch is a private, gated community that includes 8.5 miles of publicly owned tidelands along the Gaviota Coast in Santa Barbara County. The coastal area of the property features sandy beaches, rocky tide pools, coastal bluffs, and world-class surf breaks. The area also contains diverse marine and terrestrial habitats, as well as Native American cultural sites.

Recreational opportunities, like beachcombing, surfing, fishing, and wildlife observation, are currently available only to private homeowners and their invited guests. There is no land-based, public recreational access to this coastline, making it one of the most inaccessible stretches of the California coast.

PLANNING AND ENVIRONMENTAL REVIEW PROCESS

The process includes six steps leading to an adopted coastal access program.

	1 Develop Access Program Options	2 Prepare Environmental Evaluation Report	3 Identify Proposed Project	4 Conduct EIR Public Scoping	5 Prepare Draft EIR	6 Prepare Final EIR and Approval Documentation
WHAT WE'RE WORKING TOWARDS	State Agency Team (SAT) leadership endorsement to move forward with evaluation of access program options	Soliciting public input on the Environmental Evaluation Report (EER) and elements to be included in the proposed project	SAT Leadership selects proposed project for California Environmental Quality Act (CEQA) review	Circulate Notice of Preparation of an Environmental Impact Report (EIR) and solicit public input on issues to be addressed in the EIR	Circulate Draft EIR and solicit public comments on the environmental analysis	Consider certification of the Final EIR and approval of the proposed project by the California Coastal Commission
WHAT WE'LL PRODUCE	▸ Descriptions of access program options ▸ Video summary of feedback received and next steps	▸ Public Draft EER ▸ Final EER	▸ Proposed project description for consideration by SAT leadership	▸ NOP to invite public comments on the scope of the EIR ▸ Scoping Summary Report	▸ Draft EIR	▸ Final EIR and related findings and documentation
HOW TO PARTICIPATE	▸ Sign up for the mailing list ▸ Attend any of the scheduled workshops ▸ Complete the interactive online activity ▸ Watch the video summary	▸ Attend the public meeting ▸ Provide public comment on the Draft EER	▸ Watch for release of the NOP to start the EIR in Step 4	▸ Provide public comment on the NOP ▸ Attend two public scoping meetings	▸ Provide public comment on the Draft EIR ▸ Attend two public comment meetings	▸ Attend California Coastal Commission hearing(s)
TRIBAL CONSULTATION	Ongoing Tribal Consultation					

HOLLISTER RANCH COASTAL ACCESS PROGRAM

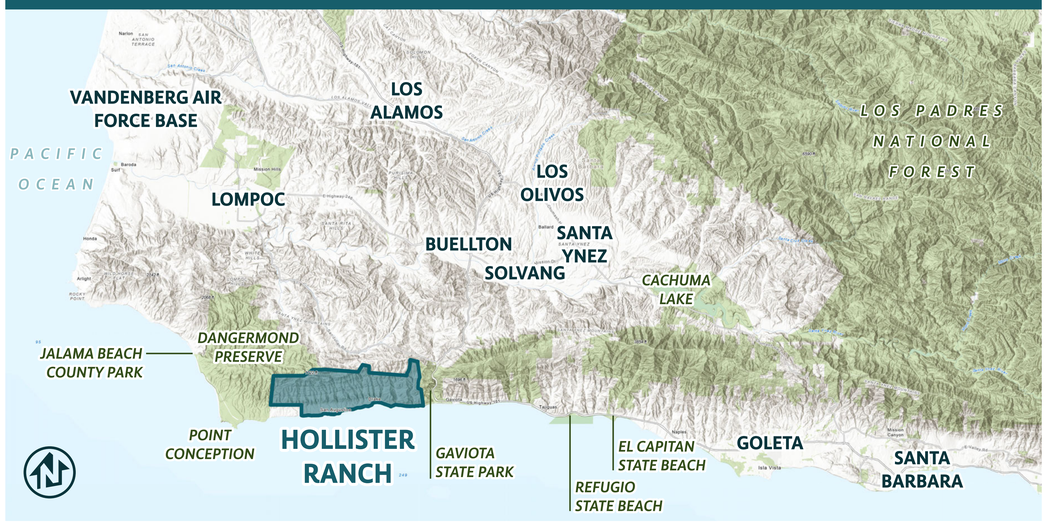
Assembly Bill 1680 of 2019 requires that four state agencies (the Coastal Commission, State Coastal Conservancy, State Lands Commission, and Department of Parks and Recreation) collaboratively develop an updated coastal access program for the Hollister Ranch shoreline, including provisions for land access to the beach.

The initial phase of developing the coastal access program included extensive community engagement and resulted in the 2021 Draft Hollister Ranch Coastal Access Program.

This step identified potential beach access opportunities and important considerations for each site.

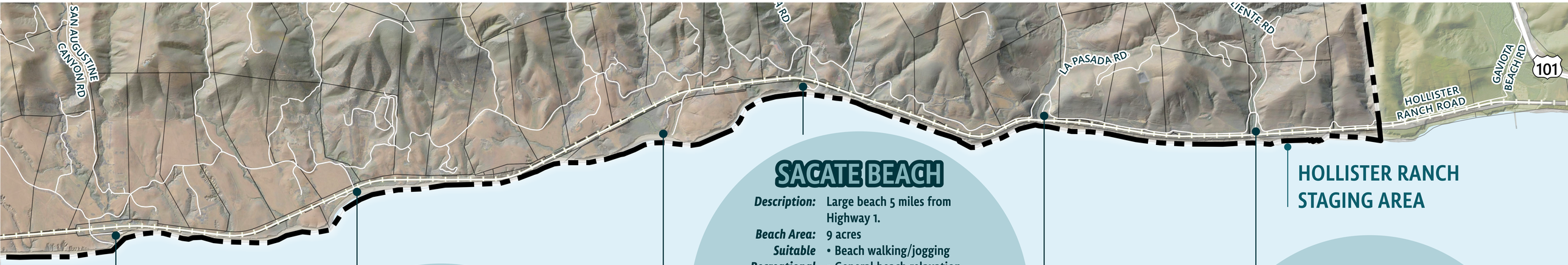
The next step is now underway to refine and evaluate the access options. The goal is to strike a balance between providing public access, protecting environmental and cultural resources, respecting neighboring private property, and maintaining public safety, while also considering construction and management feasibility.

HOLLISTER RANCH LOCATION MAP



RECREATIONAL OPPORTUNITIES

This board shows the range of recreational opportunities at the Hollister Ranch beaches, including beach size from the mean high tide line to the bottom of coastal bluffs and suitable recreational activities.



SAN AUGUSTINE BEACH

Description: Very large beach 10 miles from Highway 1.
Beach Area: 19 acres
Suitable Recreational Activities:
- Beach walking/jogging
- General beach relaxation
- Surfing
- Birdwatching/wildlife viewing
- Shoreline fishing
- Outdoor education trips

Level of Recreational Opportunities



BULITO BEACH

Description: Large beach 8 miles from Highway 1.
Beach Area: 9 acres
Suitable Recreational Activities:
- Beach walking/jogging
- General beach relaxation
- Surfing
- Birdwatching/wildlife viewing
- Shoreline fishing
- Outdoor education trips

Level of Recreational Opportunities



DRAKES BEACH

Description: Medium beach 6 miles from Highway 1.
Beach Area: 6 acres
Suitable Recreational Activities:
- Beach walking/jogging
- General beach relaxation
- Surfing
- Birdwatching/wildlife viewing
- Shoreline fishing
- Outdoor education trips

Level of Recreational Opportunities



SACATE BEACH

Description: Large beach 5 miles from Highway 1.
Beach Area: 9 acres
Suitable Recreational Activities:
- Beach walking/jogging
- General beach relaxation
- Surfing
- Birdwatching/wildlife viewing
- Shoreline fishing
- Outdoor education trips

Level of Recreational Opportunities



ALEGRIA BEACH

Description: Small beach 3 miles from Highway 1.
Beach Area: 0.2 acres
Suitable Recreational Activities:
- Surfing
- Birdwatching/wildlife viewing
- Shoreline fishing
- Outdoor education trips

Level of Recreational Opportunities

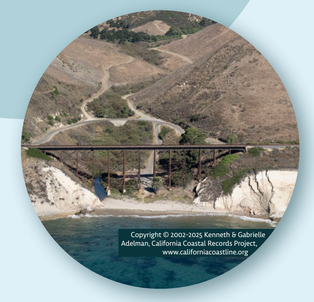


HOLLISTER RANCH STAGING AREA

AGUA CALIENTE BEACH

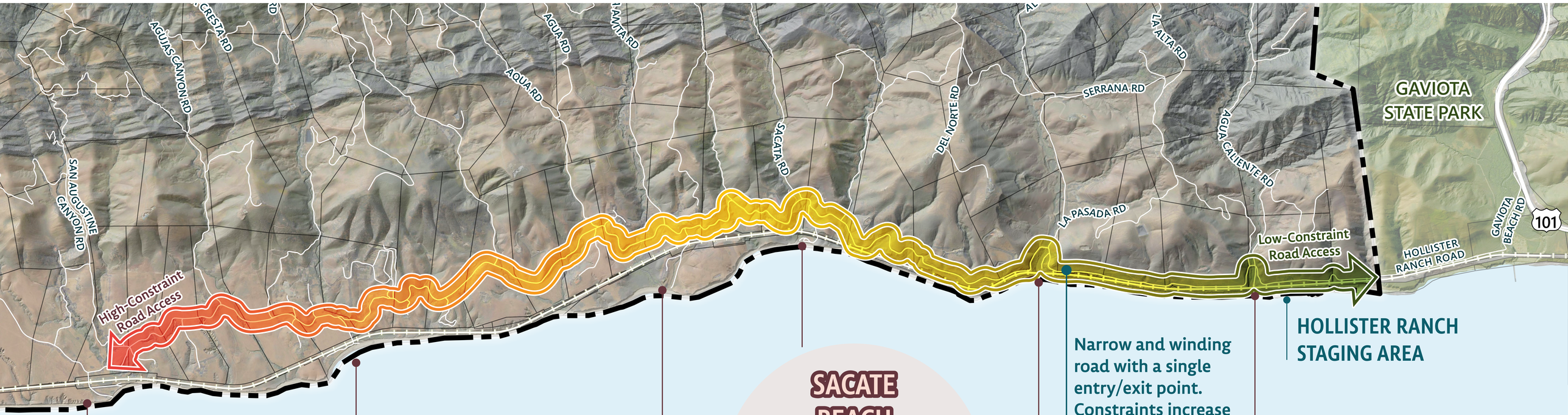
Description: Small beach 2 miles from Highway 1.
Beach Area: 0.3 acres
Suitable Recreational Activities:
- Birdwatching/wildlife viewing
- Shoreline fishing

Level of Recreational Opportunities


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PUBLIC ACCESS CONSTRAINTS

This board shows the access and resource sensitivity constraints that affect the feasibility of providing public access to the Hollister Ranch beaches. These constraints are taken into account in the access program options at the following stations.



SAN AUGUSTINE BEACH

Beach Access Constraints

Resource Sensitivity

BULITO BEACH

Beach Access Constraints

Resource Sensitivity

SACATE BEACH

Beach Access Constraints

Resource Sensitivity

DRAKES BEACH

Beach Access Constraints

Resource Sensitivity

ALEGRIA BEACH

Beach Access Constraints

Resource Sensitivity

AGUA CALIENTE BEACH

Beach Access Constraints

Resource Sensitivity

0 1/4 1/2 MILE

ACCESS METHODS OVERVIEW

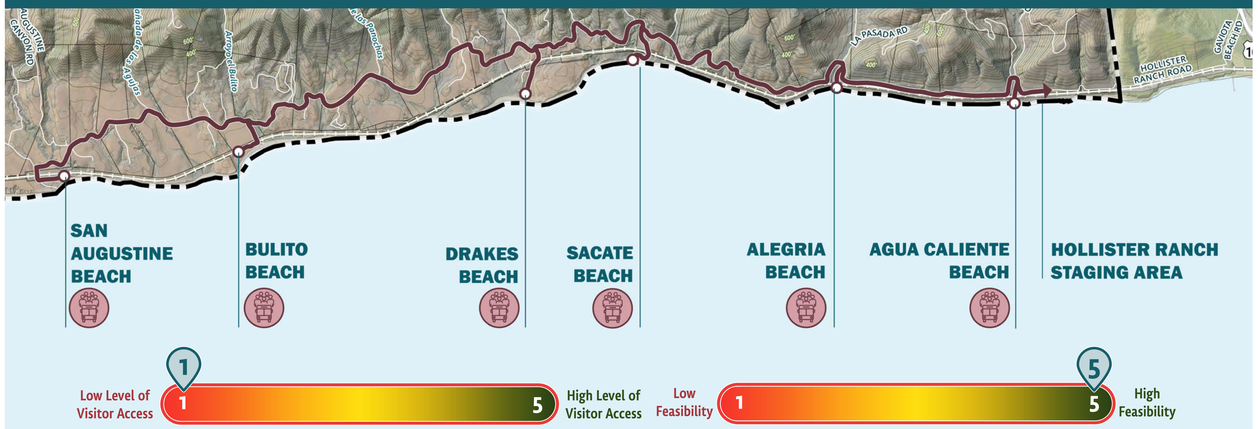
This board provides an overview of the six potentially feasible access methods at Hollister Ranch and the relative costs and timeframes for each.

	Overview	Implementation Costs	Operational Costs	Timeframe	Resolution
Managed Group Access	Groups of visitors could access beaches in vans or other group vehicles after obtaining a reservation and permit. The permit would be issued to a group leader after they complete an orientation program that would include information about appropriate and safe uses and visitor rules. The permit would provide authorization for a group to access a specific beach or beaches on a specific date. Groups could include organizations, groups of private individuals, or groups organized by a concessionaire or another third party. This approach would require minimal infrastructure but would require some operational costs to administer the permit and orientation system.	$	$	⏳	Included in access program options 2 and 4
Independent Shuttle Access	Visitors could board a shuttle at one or more designated locations surrounding Hollister Ranch and ride it to and from the beaches. This approach could include a reservation system to ensure adequate shuttle capacity and verify that all visitors are picked up at the end of the day. This would require minor infrastructure upgrades but would require ongoing management costs to operate the shuttle system.	$	$$$	⏳⏳	Included in access program options 3, 4, 5, and 6
Guided Tour Access	Visitors could access beaches with a trained guide who would accompany the group to beaches. The guide could provide educational information, encourage appropriate and safe uses, and ensure all visitors return at the end of the tour. This approach would require minimal infrastructure improvements, but would involve ongoing management costs to administer the guide program.	$	$$	⏳⏳	Included in access program options 1, 2, 3, and 6
Private Individual Access	Visitors could drive to beaches in their personal vehicles. This access method would likely include a reservation system to ensure parking is available and to manage the total number and timing of visitors. It would require infrastructure improvements including roadway improvements, parking areas, and restrooms, as well as substantial ongoing management commitments.	$$$$$	$$$$	⏳⏳⏳⏳⏳	Included in access program options 3, 4, 5, and 6
Pedestrian Trail Access	Hikers, walkers, and trail runners could access beaches via a native surface pedestrian trail. This approach would not require reservations. It would involve construction costs and may require limited infrastructure at beaches, such as portable restrooms, and would have limited ongoing management costs.	$$$	$$	⏳⏳⏳	Included in access program options 2 and 4
Multi-use Trail Access	Pedestrians and bicyclists could access beaches via a dedicated paved multi-use path. This approach would not require reservations. It would involve considerable construction costs and may require some visitor infrastructure such as portable restrooms. Ongoing management would be required to maintain the trail and manage visitor use at the beaches.	$$$$$	$$$	⏳⏳⏳⏳	Included in access program options 5 and 6

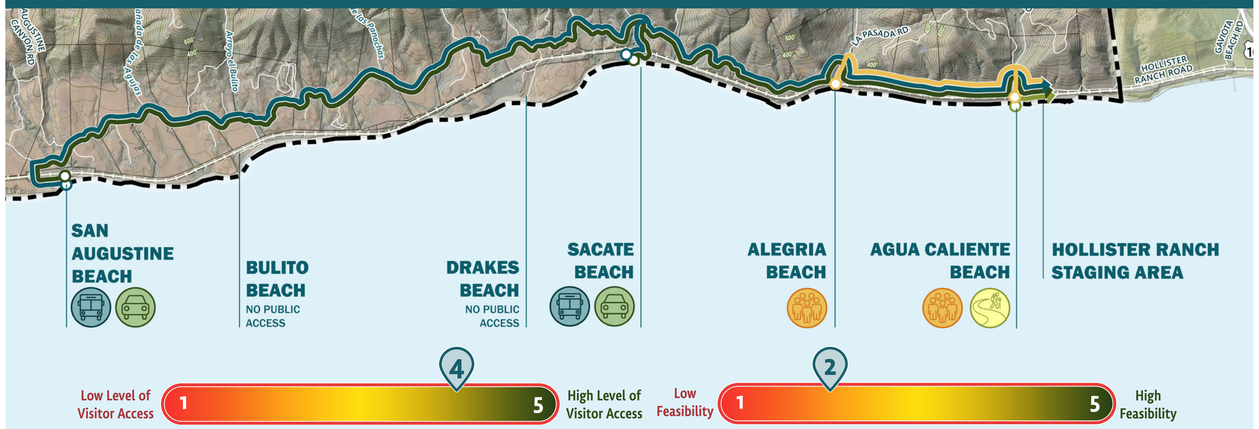
ACCESS PROGRAM OPTION COMPARISON

Managed Group Access | Independent Shuttle Access | Guided Tour Access | Private Individual Access | Pedestrian Trail Access | Multi-use Trail Access

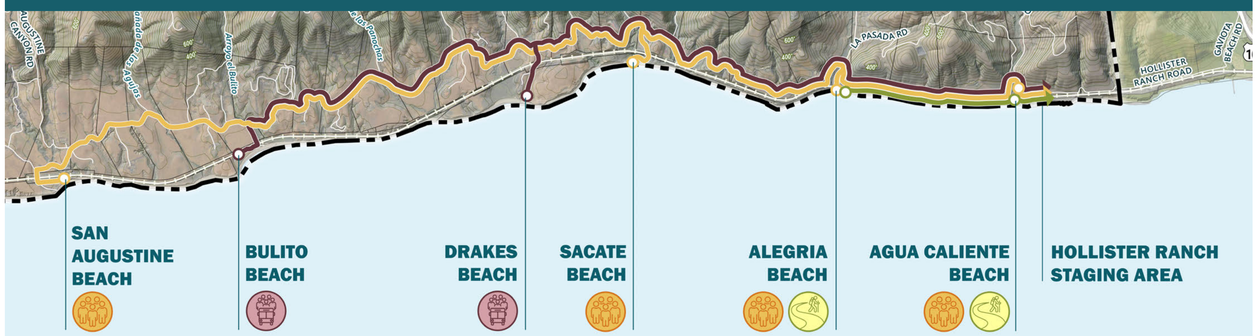
PROVIDE GUIDED TOUR ACCESS



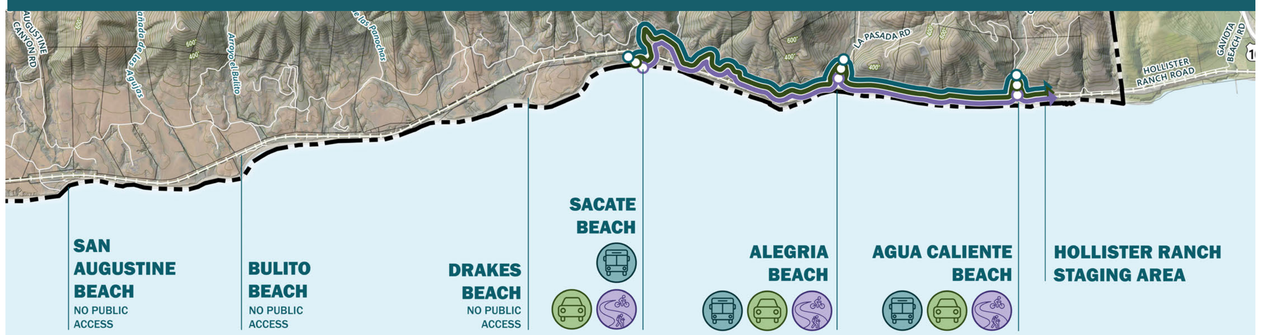
EMPHASIZE NATURAL & CULTURAL RESOURCE PROTECTION



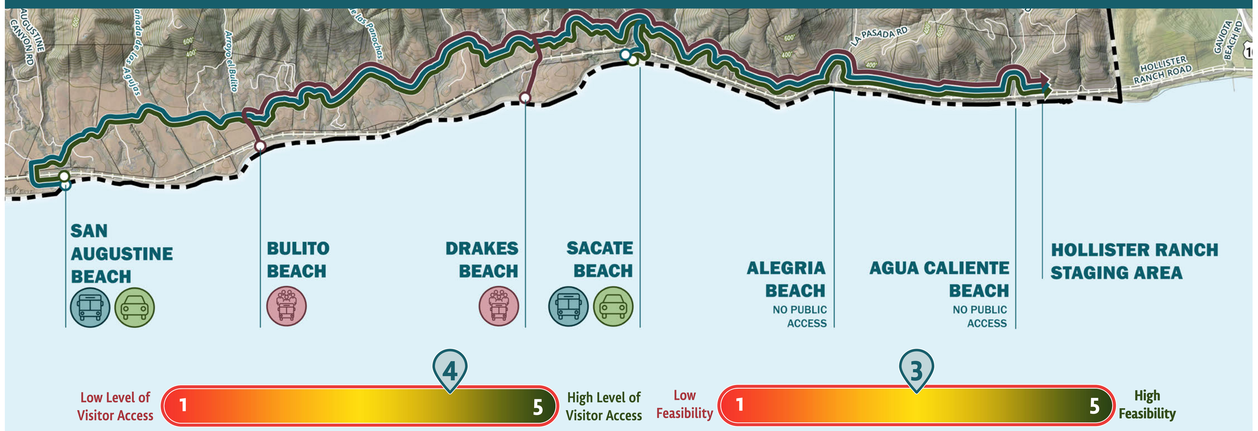
PRIORITIZE FEASIBILITY AND EARLY ACCESS



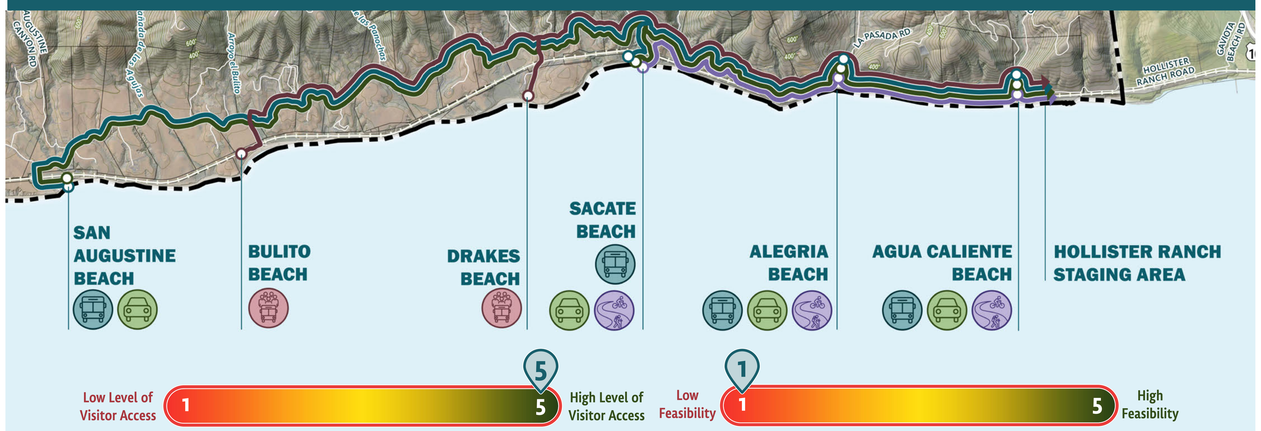
PRIORITIZE ACCESS TO EASTERN BEACHES



PRIORITIZE ACCESS TO LARGEST BEACHES



MAXIMIZE SUSTAINABLE PUBLIC ACCESS



ACCESS PROGRAM OPTION 1

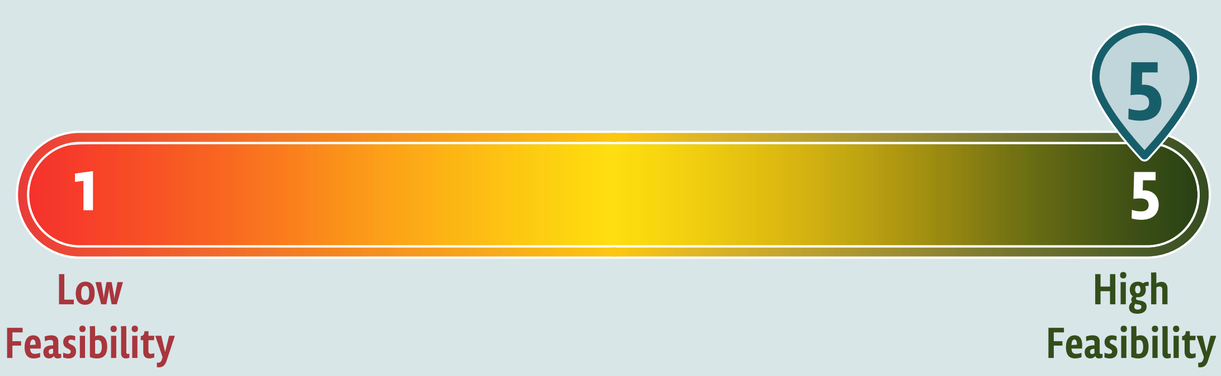
PROVIDE GUIDED TOUR ACCESS

OVERVIEW

This option would use guided tours to provide managed access to all of the beaches. It would allow visitors to access beaches with a trained guide. Tours would allow the total number of visitors to be limited, the timing of visitation to be controlled, and adaptive management to make adjustments over time. The guide would share information on appropriate uses, resource protection, and public safety to promote responsible access. The full range of recreational activities could be provided through guided access.

VISITOR ACCESS AND FEASIBILITY





This access program option would provide the lowest level of visitor access relative to the other options. The overall feasibility for this access program option is high due to the low and medium low implementation and operational costs for guided tour access.

ACCESS METHODS AND COSTS

Guided Tour Access

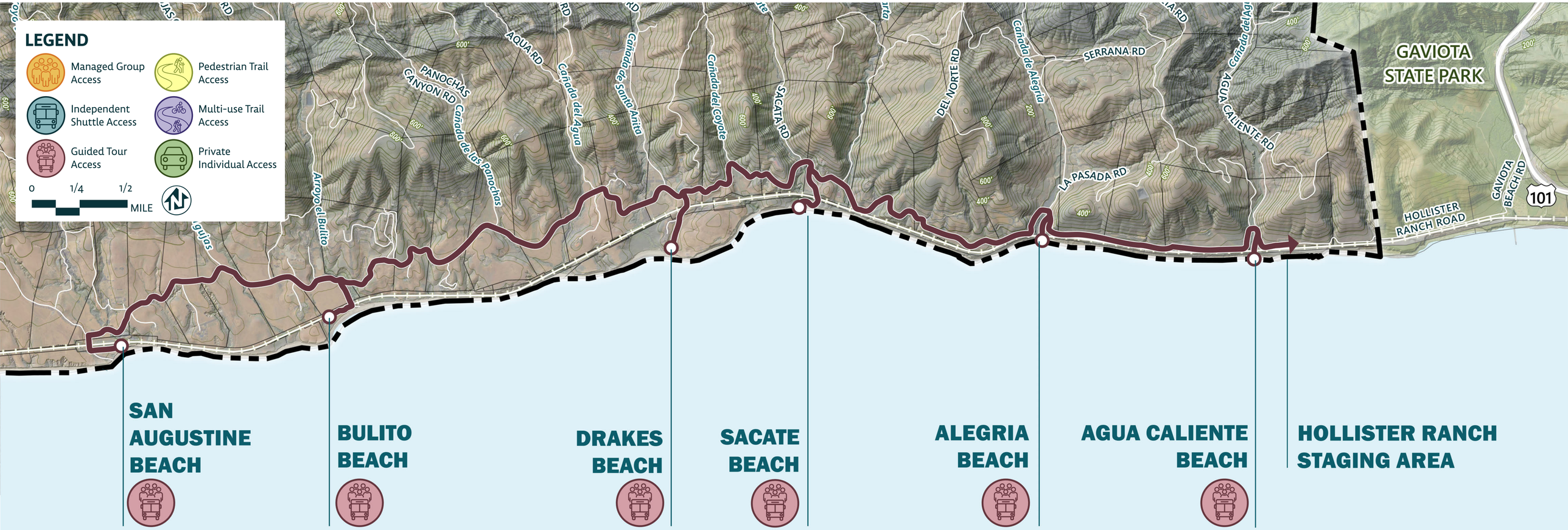
Implementation Costs: $

Operational Costs: $$

Timeframe:

ACCESS PROGRAM OPTION 1

PROVIDE GUIDED TOUR ACCESS



SAN AUGUSTINE BEACH



BULITO BEACH



DRAKES BEACH



SACATE BEACH



ALEGRIA BEACH



AGUA CALIENTE BEACH


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ACCESS PROGRAM OPTION 1

PROVIDE GUIDED TOUR ACCESS

WHICH ELEMENTS OF THIS OPTION ARE THE MOST IMPORTANT?

WHICH ELEMENTS WOULD YOU BE WILLING TO FORGO TO INCREASE FEASIBILITY?

CONSIDER WHICH ACCESS METHODS OR BEACHES WITH LOWER FEASIBILITY FROM THIS OPTION YOU MIGHT BE WILLING TO FORGO.

ACCESS PROGRAM OPTION 2

PRIORITIZE FEASIBILITY & EARLY ACCESS

OVERVIEW

This option would prioritize the most cost effective, feasible public access options to provide public access as quickly as possible. It would minimize infrastructure needs and ongoing management requirements and focus on access options that are the easiest to implement and maintain. Phase 1 would provide access to all beaches via guided tours or managed group access. In Phase 2, a pedestrian trail could be added to provide access to eastern beaches. Phase 2, the pedestrian trail, is less feasible for early access.

VISITOR ACCESS AND FEASIBILITY



This access program option would provide moderately low levels of visitor access relative to the other options.

The overall feasibility for this access program option is medium high due to low to medium low implementation and operational costs for managed group and guided tour access, and higher costs for the pedestrian trail.

ACCESS METHODS AND COSTS

Managed Group Access

Implementation Costs: $

Operational Costs: $

Timeframe: ⧗

Pedestrian Trail

Implementation Costs: $$$

Operational Costs: $$

Timeframe: ⧗⧗

Guided Tour Access

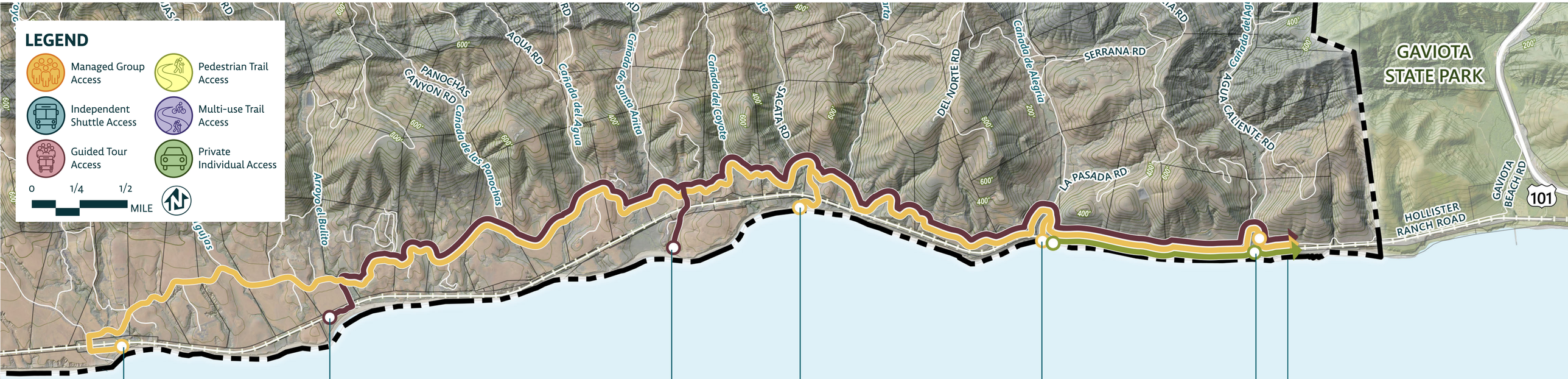
Implementation Costs: $

Operational Costs: $$

Timeframe: ⧗⧗

ACCESS PROGRAM OPTION 2

PRIORITIZE FEASIBILITY AND EARLY ACCESS



SAN AUGUSTINE BEACH

BULITO BEACH

DRAKES BEACH

SACATE BEACH

ALEGRIA BEACH

AGUA CALIENTE BEACH

HOLLISTER RANCH STAGING AREA

SAN AUGUSTINE BEACH



BULITO BEACH



DRAKES BEACH



SACATE BEACH



ALEGRIA BEACH



AGUA CALIENTE BEACH


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ACCESS PROGRAM OPTION 2

PRIORITIZE FEASIBILITY AND EARLY ACCESS

WHICH ELEMENTS OF THIS OPTION ARE THE MOST IMPORTANT?

WHICH ELEMENTS WOULD YOU BE WILLING TO FORGO TO INCREASE FEASIBILITY?

CONSIDER WHICH ACCESS METHODS OR BEACHES WITH LOWER FEASIBILITY FROM THIS OPTION YOU MIGHT BE WILLING TO FORGO.

ACCESS PROGRAM OPTION 3

PRIORITIZE ACCESS TO LARGEST BEACHES

OVERVIEW

This option would provide a variety of access options to the four largest beaches (Sacate, Drakes, Bulito, and San Augustine), in order to prioritize the quality of the beach and recreation experience, rather than the number of beaches accessed. Access to two beaches would be through a combination of private individual access and shuttle access; and access to two additional beaches would be provided through guided tours only.

VISITOR ACCESS AND FEASIBILITY



This access program option would provide medium high levels of visitor access. The overall feasibility for this access program option is medium due to high and medium high costs for private individual access and medium operational costs for a shuttle, but low and medium low costs for guided tour access.

ACCESS METHODS AND COSTS

Independent Shuttle Access

Implementation Costs: $

Operational Costs: $$$

Timeframe: ⧗⧗

Private Individual Access

Implementation Costs: $$$$$

Operational Costs: $$$$

Timeframe: ⧗⧗⧗⧗⧗

Guided Tour Access

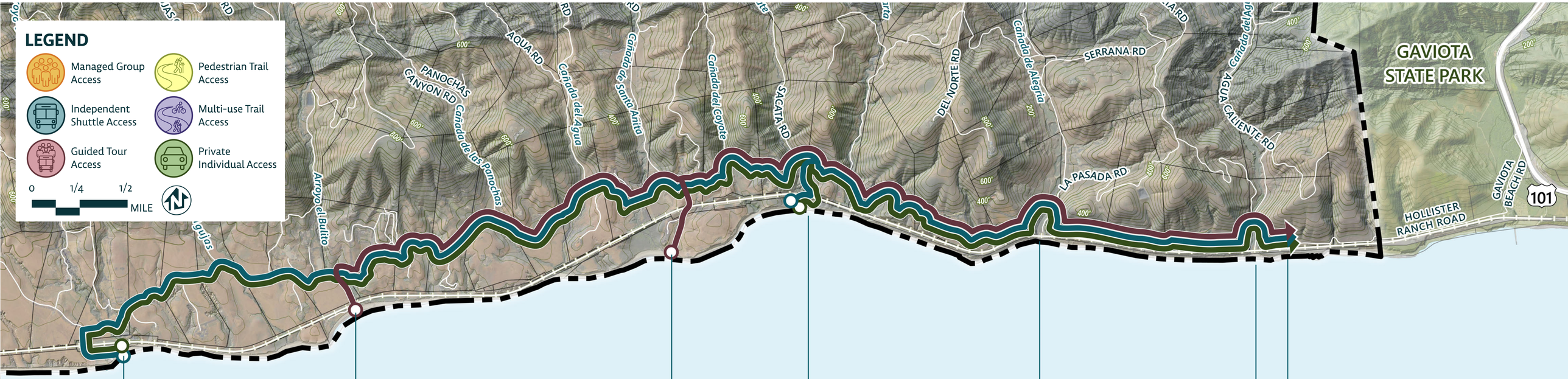
Implementation Costs: $

Operational Costs: $$

Timeframe: ⧗⧗

ACCESS PROGRAM OPTION 3

PRIORITIZE ACCESS TO LARGEST BEACHES



SAN AUGUSTINE BEACH

BULITO BEACH

DRAKES BEACH

SACATE BEACH

ALEGRIA BEACH
NO PUBLIC ACCESS

AGUA CALIENTE BEACH
NO PUBLIC ACCESS

HOLLISTER RANCH STAGING AREA

SAN AUGUSTINE BEACH



BULITO BEACH



DRAKES BEACH



SACATE BEACH



ALEGRIA BEACH



AGUA CALIENTE BEACH


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ACCESS PROGRAM OPTION 3

PRIORITIZE ACCESS TO LARGEST BEACHES

WHICH ELEMENTS OF THIS OPTION ARE THE MOST IMPORTANT?

WHICH ELEMENTS WOULD YOU BE WILLING TO FORGO TO INCREASE FEASIBILITY?

CONSIDER WHICH ACCESS METHODS OR BEACHES WITH LOWER FEASIBILITY FROM THIS OPTION YOU MIGHT BE WILLING TO FORGO.

ACCESS PROGRAM OPTION 4

EMPHASIZE RESOURCE PROTECTION

OVERVIEW

This option would seek to minimize effects on sensitive natural or cultural resources while providing compatible public access. It would provide a range of different access methods based on the resources present at each beach. Phase one independent shuttle access and phase two private individual access would be provided to beaches containing less sensitive resources. Beaches with more sensitive resources could be accessed through guided tours, managed group access, or a pedestrian trail. This approach would generally provide more access to San Augustine and Sacate beaches, less to access to Alegria and Agua Caliente beaches, and no public access to Bulito and Drakes beaches.

VISITOR ACCESS AND FEASIBILITY



This access program option would provide medium high levels of visitor access. The overall feasibility for this access program option is medium low due to high and medium high costs for private individual access, medium operational costs for a shuttle, and medium implementation costs for a pedestrian trail.

ACCESS METHODS AND COSTS

Managed Group Access

Implementation Costs: $

Operational Costs: $

Timeframe: ⌛

Pedestrian Trail

Implementation Costs: $$$

Operational Costs: $$

Timeframe: ⌛⌛

Independent Shuttle Access

Implementation Costs: $

Operational Costs: $$$

Timeframe: ⌛⌛

Private Individual Access

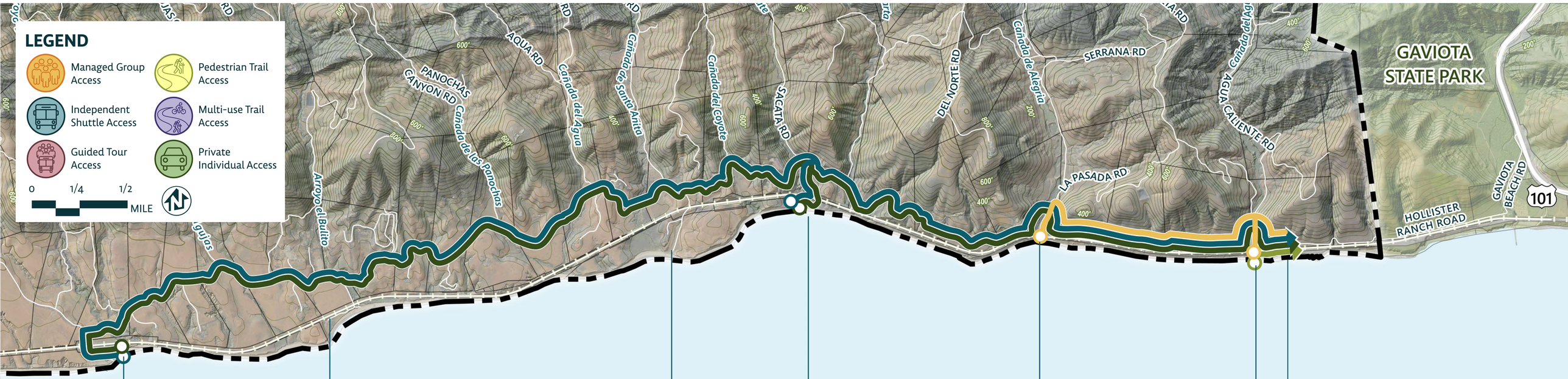
Implementation Costs: $$$$$

Operational Costs: $$$$

Timeframe: ⌛⌛⌛⌛

ACCESS PROGRAM OPTION 4

EMPHASIZE NATURAL & CULTURAL RESOURCE PROTECTION



SAN AUGUSTINE BEACH

BULITO BEACH
NO PUBLIC ACCESS

DRAKES BEACH
NO PUBLIC ACCESS

SACATE BEACH

ALEGRIA BEACH

AGUA CALIENTE BEACH

HOLLISTER RANCH STAGING AREA

SAN AUGUSTINE BEACH



BULITO BEACH



DRAKES BEACH



SACATE BEACH



ALEGRIA BEACH



AGUA CALIENTE BEACH


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ACCESS PROGRAM OPTION 4

EMPHASIZE NATURAL & CULTURAL RESOURCE PROTECTION

WHICH ELEMENTS OF THIS OPTION ARE THE MOST IMPORTANT?

WHICH ELEMENTS WOULD YOU BE WILLING TO FORGO TO INCREASE FEASIBILITY?

CONSIDER WHICH ACCESS METHODS OR BEACHES WITH LOWER FEASIBILITY FROM THIS OPTION YOU MIGHT BE WILLING TO FORGO.

ACCESS PROGRAM OPTION 5

PRIORITIZE ACCESS TO EASTERN BEACHES

OVERVIEW

This option would focus on providing access to the beaches closest to the Hollister Ranch entrance. It would provide private individual access, independent shuttle access, and a multi-use trail to the three eastern beaches (Agua Caliente, Alegria, and Sacate). No access to the western beaches would be provided. This approach could help address the challenge of providing public access compatible with the pre-existing private ranch owners road use by clustering public use closer to the entrance. It would provide shorter emergency response times and reduce traffic concerns.

VISITOR ACCESS AND FEASIBILITY



This access program option would provide medium levels of visitor access. The overall feasibility for this access program option is medium low due to high implementation costs for the multi-use trail and individual access, as well as medium and medium high operational costs for the shuttle, multi-use trail, and individual access.

ACCESS METHODS AND COSTS

Independent Shuttle Access

Implementation Costs: $

Operational Costs: $$$

Timeframe: ⌛⌛

Private Individual Access

Implementation Costs: $$$$$

Operational Costs: $$$$

Timeframe: ⌛⌛⌛⌛⌛

Multi-use Trail Access

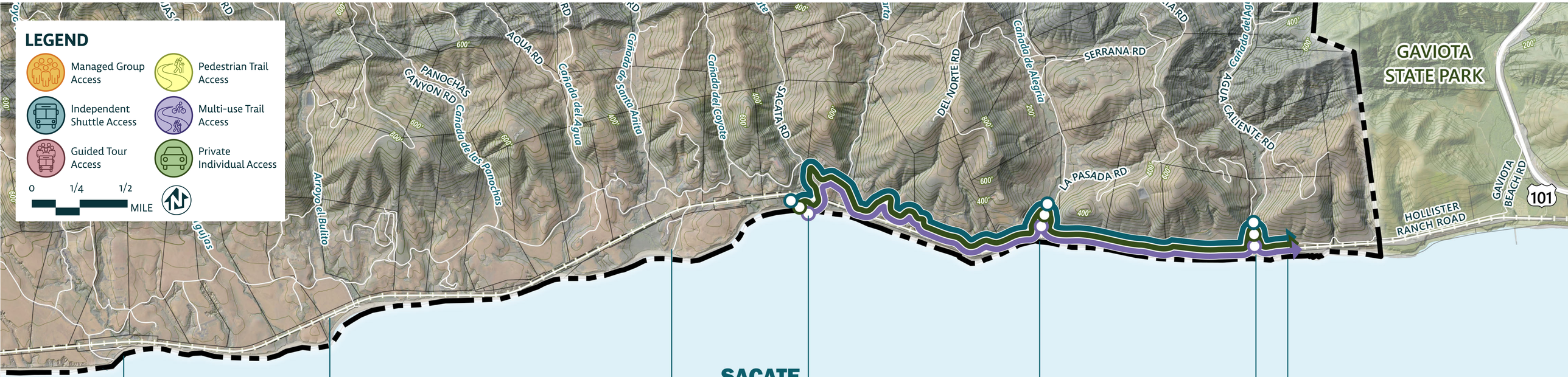
Implementation Costs: $$$$$

Operational Costs: $$$

Timeframe: ⌛⌛⌛⌛

ACCESS PROGRAM OPTION 5

PRIORITIZE ACCESS TO EASTERN BEACHES



SAN AUGUSTINE BEACH

NO PUBLIC ACCESS

BULITO BEACH

NO PUBLIC ACCESS

DRAKES BEACH

NO PUBLIC ACCESS

SACATE BEACH

ALEGRIA BEACH

AGUA CALIENTE BEACH

HOLLISTER RANCH STAGING AREA

SAN AUGUSTINE BEACH



BULITO BEACH



DRAKES BEACH



SACATE BEACH



ALEGRIA BEACH



AGUA CALIENTE BEACH


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ACCESS PROGRAM OPTION 5

PRIORITIZE ACCESS TO EASTERN BEACHES

WHICH ELEMENTS OF THIS OPTION ARE THE MOST IMPORTANT?

WHICH ELEMENTS WOULD YOU BE WILLING TO FORGO TO INCREASE FEASIBILITY?

CONSIDER WHICH ACCESS METHODS OR BEACHES WITH LOWER FEASIBILITY FROM THIS OPTION YOU MIGHT BE WILLING TO FORGO.

ACCESS PROGRAM OPTION 6

MAXIMIZE SUSTAINABLE PUBLIC ACCESS

OVERVIEW

This option would emphasize public access and seek to provide visitor access at every beach, designed at each location to minimize environmental impacts. It would provide multiple access options including private individual and shuttle access, as well as a multi-use trail accessing several beaches. This approach would require site-specific design and management approaches to protect resources, provide circulation, and manage visitation at each beach.

VISITOR ACCESS AND FEASIBILITY



This access program option would provide a high level of visitor access. The overall feasibility for this access program option is low due to high implementation costs for multi-use trail and individual access, as well as medium and medium high costs for a shuttle, multi-use trial, and individual access.

ACCESS METHODS AND COSTS

Independent Shuttle Access

Implementation Costs: $

Operational Costs: $$$

Timeframe: ⧗⧗

Multi-use Trail Access

Implementation Costs: $$$$$

Operational Costs: $$$

Timeframe: ⧗⧗⧗⧗

Guided Tour Access

Implementation Costs: $

Operational Costs: $$

Timeframe: ⧗⧗

Private Individual Access

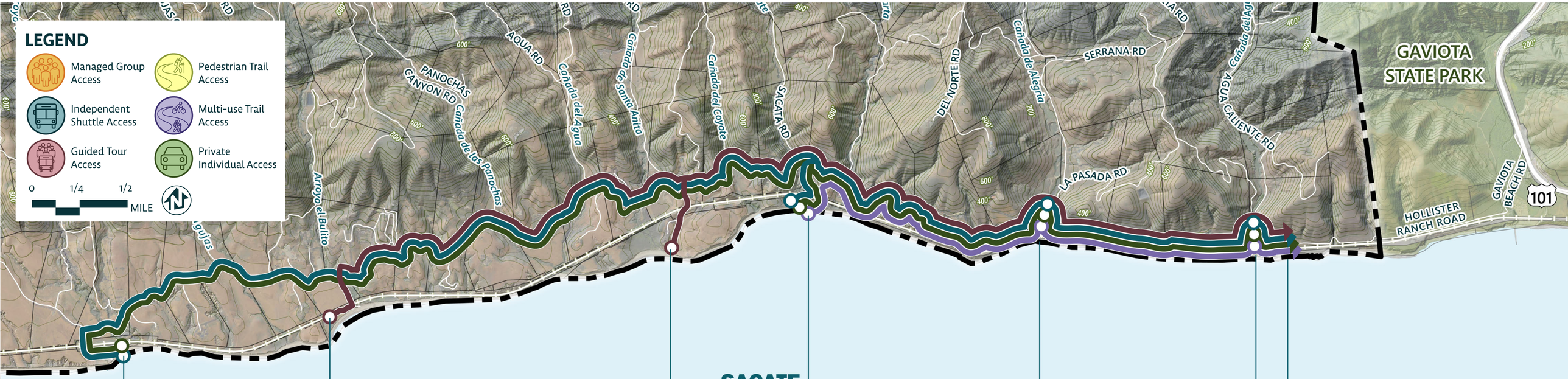
Implementation Costs: $$$$$

Operational Costs: $$$$

Timeframe: ⧗⧗⧗⧗⧗

ACCESS PROGRAM OPTION 6

MAXIMIZE SUSTAINABLE PUBLIC ACCESS



SAN AUGUSTINE BEACH

BULITO BEACH

DRAKES BEACH

SACATE BEACH

ALEGRIA BEACH

AGUA CALIENTE BEACH

HOLLISTER RANCH STAGING AREA

SAN AUGUSTINE BEACH



BULITO BEACH



DRAKES BEACH



SACATE BEACH



ALEGRIA BEACH



AGUA CALIENTE BEACH


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ACCESS PROGRAM OPTION 6

MAXIMIZE SUSTAINABLE PUBLIC ACCESS

WHICH ELEMENTS OF THIS OPTION ARE THE MOST IMPORTANT?

WHICH ELEMENTS WOULD YOU BE WILLING TO FORGO TO INCREASE FEASIBILITY?

CONSIDER WHICH ACCESS METHODS OR BEACHES WITH LOWER FEASIBILITY FROM THIS OPTION YOU MIGHT BE WILLING TO FORGO.