

**Santa Barbara County
Coastal Access Implementation Plan**

March 29, 1991

For

Santa Barbara County
Resource Management Department
Comprehensive Planning Division
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EXHIBIT 8



Padaro Lane

Priority 1 - Accept vertical access offer for Beach Club Road (C-55-V) and 3443 Padaro Lane (C-44-V). Upon acceptance, access signs along Padaro Lane noting the location of these accessways should be installed, in addition to bike racks and, if feasible, limited parking (3-5 spaces). Acceptance of these offers is of the highest priority since these accessways are already constructed and represent the only potentially available public vertical access to the Padaro Lane Beaches. The Beach Club Road offer is of particular importance since it may be close to expiring.

Priority 2 - Accept all lateral offers for this stretch of coastline.

Consistency With LCP and Other County Plans

LCP Policy 7-8 (a) states that:

The County shall accept and open for use the vertical easements offered in connection with developments on Padaro Lane (APN 5-400-35) and Beach Club Drive (APN 5-390-23). A footpath from the public road to the beach, bike racks, and trash cans shall be provided and maintained.

The easement required for acceptance on APN 5-400-35 is the Carl Johnston offer (C-44-V), which is completely developed as a vertical easement and open, but is not generally known to the public due to the lack of signing. The offer on APN 5-390-23 (C-55-V) is also constructed, but gated and locked. Neither of these offers have been accepted by the County as required under their Land Use Plan. Expiration of the Beach Club Road offer may occur shortly; more research is needed to locate the legally recorded documents.

Access Recommendations

Vertical access to this stretch of coastline is presently unavailable. Vertical access (accepted and developed) exists to the

west of Loon Point (S-02-V,L) and at Santa Claus Lane (C-27-V,L - not offered). However, both of these vertical accessways lie outside of rock rip-rap structures which prevent public access except at low tides. Furthermore, with only the Loon Point vertical accessway being an officially accepted and developed accessway, the 3.8 miles of beach between the mouth of the Carpinteria Salt Marsh and the Loon Point vertical accessway are without an accepted vertical accessway. With acceptance of the Beach Club Road, Padaro Lane and Santa Claus Lane Beach vertical accessway, vertical access would be provided at intervals of approximately .9, .4 and .5 miles.

One of the major drawbacks to providing public vertical access to this stretch of coastline is the lack of area for public parking. Padaro Lane is very narrow and generally without sufficient area for parking. However, there is adequate room for bike racks. This beach resource should be considered a low intensity recreational resource; bicycle use is compatible with this level of use. Further, the County should research the possibility of acquiring land to provide limited public parking, approximately 5 to 10 spaces at the two vertical offers along this stretch. Additionally, adequate signing of the vertical accessways is necessary, given their hidden nature.

SUMMERLAND UNIT

The Summerland beaches extend from approximately the Loon Point vertical accessway to the bluffs just west of Lookout Park. The moderately wide to narrow sandy beach runs for almost 1.2 miles before ending at the seawalls just west of Lookout Park; the beach is narrowest at its western end, widening towards the eastern or downcoast end. The Summerland beaches are flanked by steep, high bluffs that are significantly eroded. The eastern .7 miles is undeveloped, except for public parking along Wallace Avenue and a paved access ramp. To the west of Wallace Avenue is the Summerland sewer plant, a short 850 feet of exclusive residential development and finally Lookout Park. Immediately to the north or inland of the bluff-top is the Southern Pacific railway, frontage road, U.S. 101 and the town of Summerland.

A small population of *Anemopsis californica* exists at a drainage outlet behind a concrete seawall on S-03-L,T. There are no exceptional terrestrial or marine biological resources along this stretch of beach except for two very short barrancas leading to the beach which contain riparian species. Views from the blufftop are particularly scenic, making Lookout Park a very popular public picnic area.

Recreational opportunities have been maximized for the western end of the Summerland beach. Vertical access at Wallace Avenue and Lookout Park, .4 mile apart, is relatively easy, but parking is limited. Due to the limited amount of blufftop land additional area for parking will be very difficult to acquire. The seawalls immediately west of Lookout Park have historically served as a platform from which surf fishermen have fished. Vertical access to the seawalls is gained via a County Park and private drive running northwest of Lookout Park.

Potential expansion of recreation is greater at the eastern end of Summerland beaches, where approximately .5 mile of undeveloped blufftop property could be acquired and developed with a coastal hiking and biking trail connecting with the County's vertical access at Loon Point (S-03-L). The vertical access at Loon Point includes a 60 space parking lot on the western end of Padaro Lane, with planned improvements to the existing dirt beach access trail.

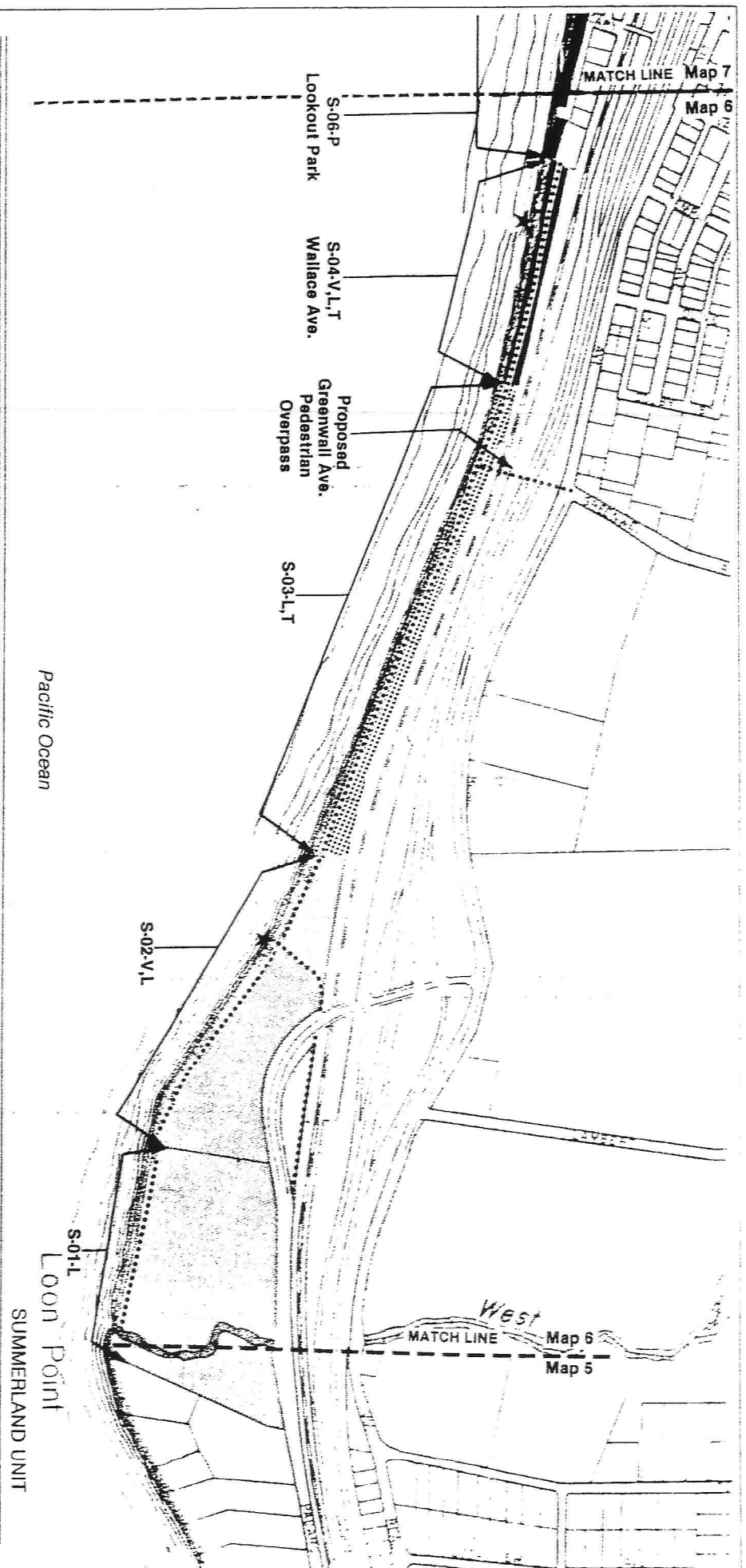
The provision of a pedestrian overpass or underpass at Greenwell Avenue connecting with the blufftop trail, would greatly enhance the access from the town of Summerland to the Summerland beach. These improvements would serve to both increase use of the eastern end of Summerland, which is presently under used, and relieve the excess demand at the western end.

Physical Impediments to Lateral Access

Lateral access along Summerland's moderately wide sandy beach is relatively unimpeded, except for a large rock rip-rap seawall, located approximately halfway along the length of the Beach. At high tides, access around this seawall is difficult. A combination of Southern Pacific seawalls and lack of sandy beach at the western end of the Summerland beach, restrict access during all but the lowest tides.

Consistency With LCP and Other County Plans

The County's Coastal Land Use Plan contains policy 7-9 and several implementing actions for improving access in the Summerland area, including purchase of additional beach area at Wallace Avenue and eastward to the Loon Point vertical access.



Key to Map Location

Santa Barbara County

- Legend**
- Public Ownership/Recreation
 - Access Accepted
 - Access: Offered/Not Accepted; Not Offered/Proposed; Not Proposed
 - ? Legal Status Uncertain
 - Military, Institution, Habitat
 - Proposed Coastal Trail
 - Access Not in Public Ownership
 - Existing Public Access

MAP 6

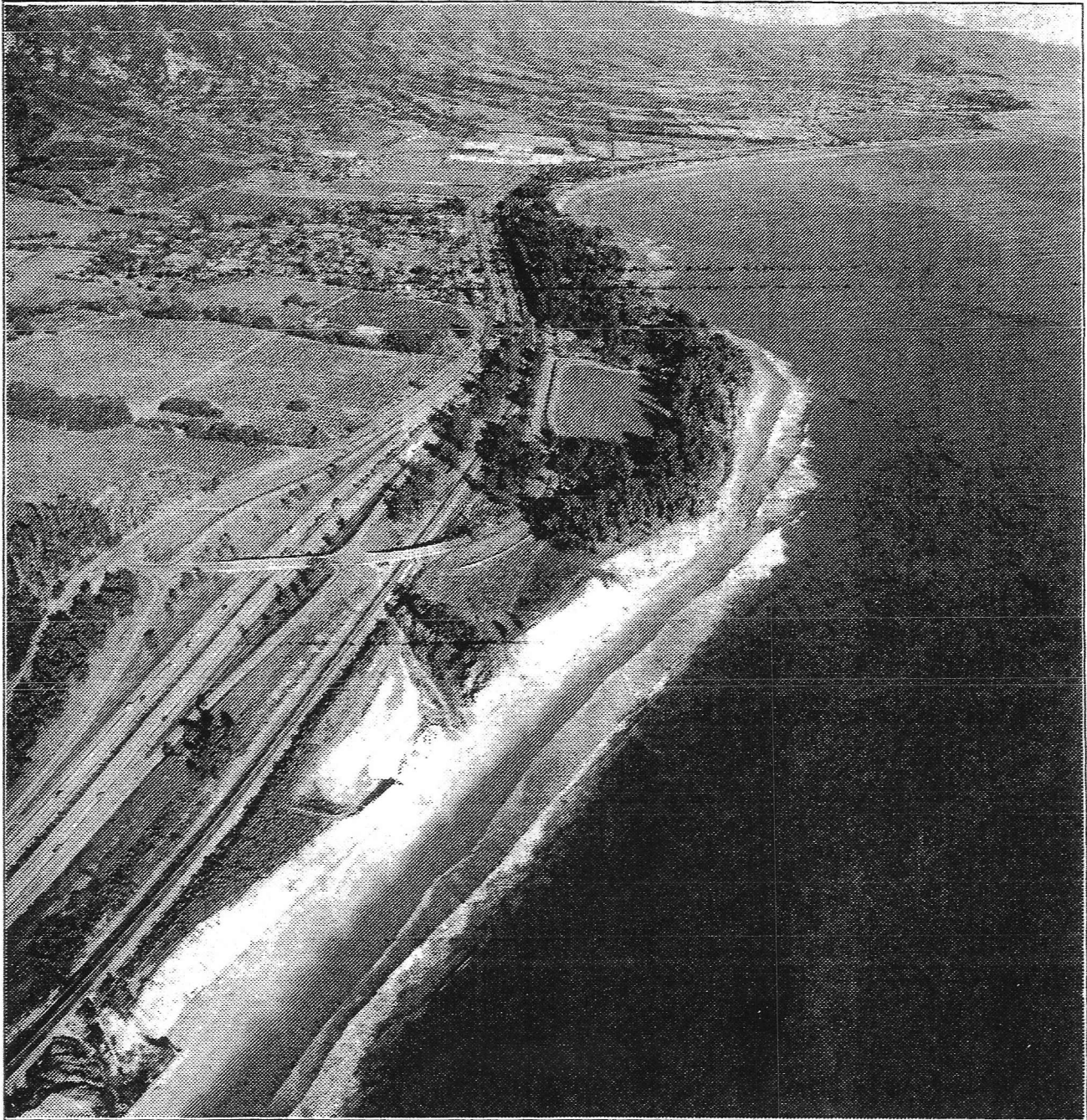
FIGURE 8

SOURCE: SANTA BARBARA COUNTY, SPECIFIC, AND EIP ASSOCIATES

FEET 0 310 600

Figure 8A

Aerial Photo of Loon Point Looking Eastward



2-17-87

Policy 7-9 states that:

Additional opportunities for coastal access and recreation shall be provided in the Summerland planning area. Parking, picnic tables, bike racks, and restrooms shall be provided where appropriate.

Implementing Actions:

- a) *The County shall acquire the beach and bluff area south of Wallace Avenue. The parking area along Wallace Avenue shall be landscaped, and measures taken to minimize further erosion along the bluffs and railroad embankment. Paths to connect the parking area to the beach shall be well-defined.*
- b) *The County shall acquire all dry sandy beach area, seaward of the toe of the bluff, from the Baka property (APN 5-250-7). Limited offstreet parking shall be provided on the County owned parcel (APN 5-260-8) which lies between Padaro Lane and Highway 101.*
- c) *The County shall acquire an easement along the footpath that currently connects Padaro Lane to the beach area west of Loon Point (APN 5-260-7). Limited offstreet parking shall be provided on the County-owned parcel (APN 5-260-8) which lies between Padaro Lane and Highway 101.*
- d) *Morris Place shall be managed as part of Lookout Park. The area shall be kept in its natural state as much as possible. A footpath from the parking area in Lookout Park to the beach shall be provided.*

The County has acquired a portion of the bluff area at Wallace Avenue and installed a parking ramp and striped parking. Additional measures need to be undertaken to control erosion on the bluff face, especially around the access ramp where foot traffic off portions of the path

has resulted in increased erosion. The County is generally in conformity with policy 7-9 (a).

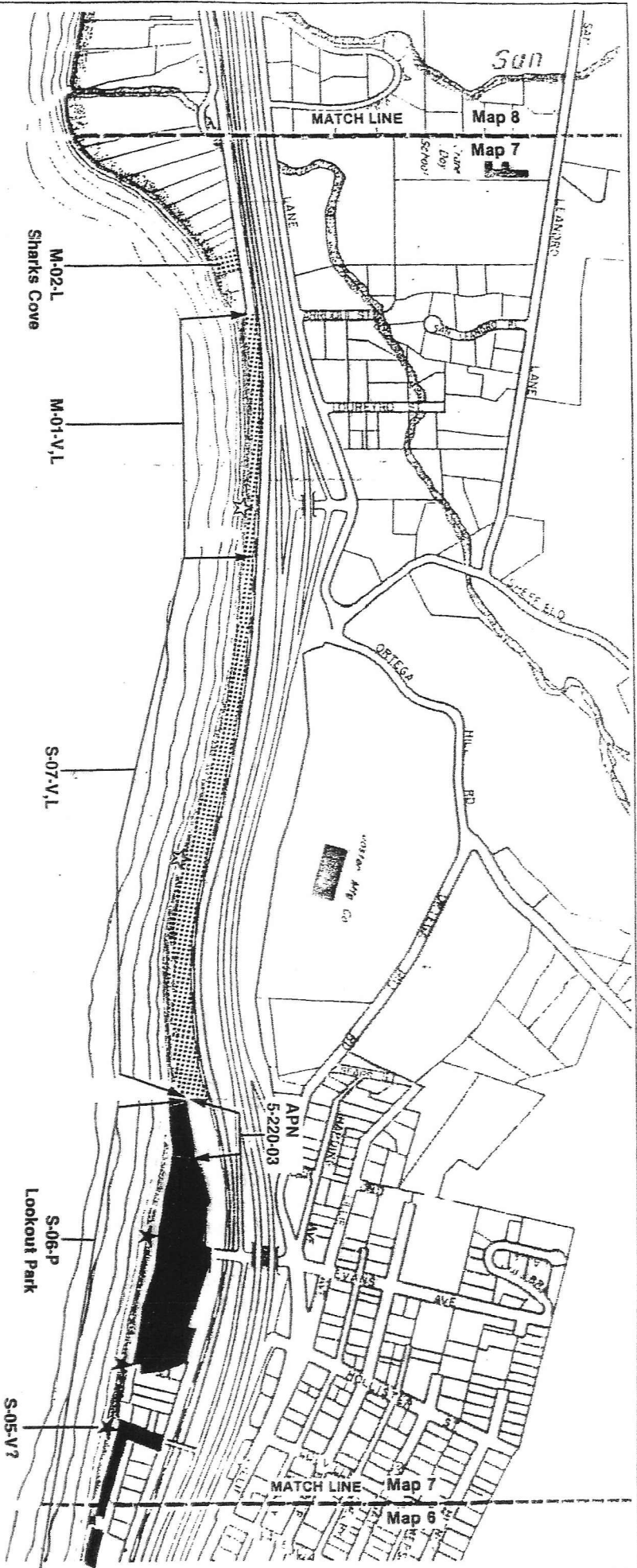
For policy 7-9(b), the County has not acquired the sandy beach area from Wallace Avenue to Loon Point, and is inconsistent, therefore, with this policy.

Because the County has installed a 60 space parking lot along the western end of Padaro Lane and acquired a vertical beach access easement at Loon point S-02-V,L), it is fully consistent with policy 7-9 (c). The County must continue to monitor the level of demand at the Loon Point Parking lot and adjust it accordingly, the existing level of parking may not be sufficient.

Morris Place is a "paper street" which contains a small coastal barranca that comprises the eastern end of Lookout Park. An access pathway on the northeastern end of the park connects via a small wooden bridge to a vertical access trail in the barranca. Therefore County LCP policy 7-9(d) has been met by the County.

The *County Parks, Recreation and Trails Maps (PRT-2)* show the eastern half of APN 5-260-9 (Access Inventory S-01-L) and a bluff-top strip along APN 5-260-7 (Access Inventory S-02-V,L) as a proposed park. The Local Coastal Plan designates and zones these two parcels as residential, 3-E-1 with a vertical access point on parcel 5-250-7 (S-02-V,L). Since adoption of the LCP, the County has acquired a vertical easement to the beach across S-02-V,L. Considering that neither of these park designations are consistent with the LCP or the access needs in the area, they should be deleted from the PRT-2 maps.

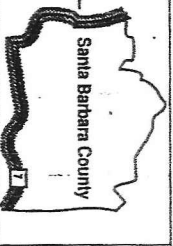
The PRT-2 maps presently show that there is an existing offroad blufftop trail extending from Loon Point to Lookout Park. This trail may exist in sections, as a











Pacific Ocean

SUMMERLAND UNIT

Key to Map Location



Legend

-  Public Ownership/Recreation
-  Military, Institution, Habitat
-  Proposed Coastal Trail
-  Access Not in Public Ownership
-  Existing Public Access
-  Access Accepted
-  Access: Offered/Not Accepted: Not Offered/Proposed: Not Proposed
-  Legal Status Uncertain

MAP 7
FIGURE 9

Santa Barbara County
Coastal Access Data Base

Accessor Parcel Number - 5-380-25
Geographical Code - C-60-L
Parcel Ownership - Private
Parcel Address - 3055 Padaro Lane
Vertical/Lateral Access - L
Length of Lateral (feet)- 175
Status of Access - Open, Accepted?
Type of Coastline - Narrow sandy to rocky cobble beach
Is Access Offered - Yes
3rd Party Acceptance - No
Priority - N/A
Date Offer Recorded - September 19, 1985
Expiration of Offer - September 19, 2006
Name of Manager -

DESCRIPTION :

Park in dirt lot on north side Padaro Lane immediately next to U.S. 101 overcrossing for Padaro Lane. At northeast corner of lot a sign marks eroding, beaten trail to beach. This parcel is 3300' east of the trail. This parcel is 2200' west of the Beach Club Road vertical offer. The beach is narrow and reaches far in both directions if Loon Point is passable. The bluff decreases to a moderate height from the vertical access to this parcel. Access to this parcel is very difficult due to long distances and point passable at low tides only. However, this established surfing area is still very popular and the beach offers a range of recreational experiences.

County Permit - 85-CDP-95
CA Coastal Commission -
Type of Use - surfing, passive, re/pass

Type of Facilities Present :

None; Facilities at Loon Point include a dirt parking for 60 cars, signed trail to beach, and trash cans.

Ease of Access - 3 Vertical access is >2500' from subject parcel, beach is impassable at high tides.
Public Safety - 5 Loss of beach at high tide is potential public safety issue.
Amount of Use - MOD Access and signage are limiting
Potential for Expansion - LOW Limited by narrow beach and lack of vertical access
Environmental Impact - 2 No significant environmental impact
Potential for Mitigating - 2
Policy 7-2 Exemption - No
Funding - Offshore oil revenue
Type of Exemption - None
Poss. Prescriptive Rights- Yes
Documentation - Ongoing and historic public use

Level of Isolation - HIGH

ACCESS NEEDS :

Vertical access is needed at Beach Club Road and/or along Toro Creek to make this lateral useable. See recommended improvements in Needs for vertical accessways at Loon Point (APN 5-260-7), 3260 Beach Club Road (APN 5-390-23) and Toro Creek (APN 5-260-9).

RECOMMENDATIONS :

Inadequate legal documentation to verify status of offer. Lateral accessway appears to have been accepted. Further research is required.

Santa Barbara County
Coastal Access Data Base

Accessor Parcel Number - 5-380-33
Geographical Code - C-61-L
Parcel Ownership - Private
Parcel Address - 3003 Padaro Lane
Vertical/Lateral Access - L
Length of Lateral (feet)- 440
Status of Access - Open, Not accepted
Type of Coastline - Sandy beach with bluff
Is Access Offered - Yes
3rd Party Acceptance - No
Priority - HIGH
Date Offer Recorded - July 26, 1982
Expiration of Offer - July 26, 2003
Name of Manager -

DESCRIPTION :

Take Padaro Lane offramp from U.S. 101 and head eastward on Padaro Lane. Park in the dirt lot on the north side of the road immediately next to the Padaro Lane overcrossing. At the northeast corner of the lot is the signed trail leading to the beach (known as the Loon Point accessway). Subject parcel is 2500' from the Loon Point vertical accessway. The beach is narrow but reaches for a considerable distance in both directions at low tide. Surfing is popular from Loon Point eastward to Beach Club Road. However the lack of vertical access makes public access difficult. Vertical access has occurred recently through Toro Creek adjacent to this parcel but it is presently fenced off.

County Permit - 4-82-233
CA Coastal Commission -
Type of Use - passive, surfing, walking

Type of Facilities Present :

None; Facilities at Loon Point include dirt parking lot for 60 cars, signed trail leading to beach, and trash cans. The Beach Club Road offer (closed) has an improved, gated (locked) path to beach.

Ease of Access - 3 Vertical access is >2500' from subject parcel. Beach is impassable at high tide.
Public Safety - 5 Loss of beach at high tide is potential public safety issue.
Amount of Use - LOW See "Public Safety" above. - difficult to access
Potential for Expansion - LOW Lack of access and narrow sandy/cobble beach limit expansion
Environmental Impact - 2 No significant environmental impact.
Potential for Mitigating - 2
Policy 7-2 Exemption - No
Funding - Offshore oil revenue
Type of Exemption - None
Poss. Prescriptive Rights- Yes
Documentation - Ongoing and historic public use

Level of Isolation - HIGH

ACCESS NEEDS :

Vertical access is needed at 3260 Beach Club Road and/or along Toro Creek at Loon Point in order to make this lateral offer useable. See recommended Needs for 3260 Beach Club Road (APN 5-390-23) for vertical access improvements.

RECOMMENDATIONS :

Acceptance of this offer is a high priority. The area between Loon Point and Beach Club Road, which includes this parcel, is an established surfing area. Additionally, this undeveloped beach property offers high value coastal recreation experiences. However, accepted vertical access is unavailable in this stretch and access is difficult from beyond Loon Point (impassable point) and from 3443 Padaro Lane (prohibitive distance). Therefore, vertical accessways should be accepted at Beach Club Road (APN 5-390-23) and acquired at Toro Creek (APN5-260-9) to provide public with adequate beach access. All lateral offers, including subject parcel, should be accepted along this stretch of beach.

Santa Barbara County
Coastal Access Data Base

Accessor Parcel Number - 5-260-09
Geographical Code - S-01-L
Parcel Ownership - Private
Parcel Address - 2825 Padaro Lane
Vertical/Lateral Access - L
Length of Lateral (feet)- 947
Status of Access - Open, Accepted 5/87
Type of Coastline - Sandy beach
Is Access Offered - Yes
3rd Party Acceptance - Yes
Priority - N/A
Date Offer Recorded - August 5, 1980
Expiration of Offer -
Name of Manager - SB County Parks

DESCRIPTION :

Turn south on Padaro Lane from U.S. 101. A dirt parking area for 60 cars is at the west end of Padaro Lane on the north side. A sign marks the start of the beaten trail leading from the northwest corner of the lot to the beach. The path leads down the tall bluff to the narrow beach which extends in both directions. The vertical access is located on parcel 5-260-07. From the access path exit onto the beach the lateral access for this parcel is located 1500' to the east. Vertical access has also occurred on this parcel along Toro Canyon Creek from Padaro Lane.

County Permit -
CA Coastal Commission - 201-30
Type of Use - surfing, re/pass, jogging

Type of Facilities Present :

Facilities at Loon Point include dirt parking lot for 60 cars (APN 5-260-8), path down Toro Creek (fenced), sign marking trail at APN 5-260-7 to beach, and trash cans at parking lot.

Ease of Access - 5 Long distance from parking, eroding trail and rocky point all impeded ease of access.
Public Safety - 5 Sign posted warning public of erodable bluff and narrow beach, high tides can block access.
Amount of Use - MOD Beach is far from Loon Point parking
Potential for Expansion - LOW Narrow beach
Environmental Impact - 3 No significant environmental impact.
Potential for Mitigating - 3
Policy 7-2 Exemption - No
Funding - Offshore oil revenue
Type of Exemption - None
Poss. Prescriptive Rights- Yes
Documentation - historic vertical at Toro Creek

Level of Isolation - HIGH

ACCESS NEEDS :

Vertical access along Toro Canyon Creek should be considered if it is consistent with protection of creek habitat.

RECOMMENDATIONS :

Lateral access has been accepted by Santa Barbara County. Historic vertical access along Toro Creek has occurred, but has been recently gated off. Surfing is popular in this stretch of beach from Loon Point to Beach Club Road and Toro Creek provided the only close vertical access for surfers. The County should investigate the prescriptive rights (and acquisition of easement) for this accessway since it provides needed access to a popular and established surfing beach.

Santa Barbara County
Coastal Access Data Base

Accessor Parcel Number - 5-260-7,8
Geographical Code - S-02-V,L
Parcel Ownership - Priv.& Cnty.
Parcel Address - Padaro Lane
Vertical/Lateral Access - V,L
Length of Lateral (feet) - 1666
Status of Access - Open, Accepted 9/86
Type of Coastline - Narrow beach with rocky point to east & tall bluff
Is Access Offered - Yes
3rd Party Acceptance - Yes
Priority - LOW
Date Offer Recorded - October 8, 1986
Expiration of Offer -
Name of Manager -

DESCRIPTION :

Head south east on Padaro Lane from U.S. 101. A dirt parking lot (County owned) is at the west end of the road (APN 5-260-8) immediately on the north of the ocean fronting parcel 5-260-7. A sign at the northwest corner of the lot marks the beaten trail leading to the beach which crosses the western end of parcel 5-260-7. Tall bluffs back this narrow beach. A rocky point is to the east and is passable at lower tides. The west is passable for quite a distance.

County Permit - 86-CDP-130
CA Coastal Commission -
Type of Use - hiking, surfing, scuba dive

Type of Facilities Present :

Facilities at adjacent dirt lot (5-260-8) include dirt parking lot for 60 cars, trail sign, trash cans, and beaten dirt trail across subject parcel to beach.

Ease of Access - 7 The unimproved path to beach is long. Few signs mark access on highway or trail.
Public Safety - 7 Moderate bluff erosion along narrow has warning sign posted.
Amount of Use - MOD Lack of improved parking and bad reputation restricts public use.
Potential for Expansion - HIGH Narrow to moderately wide sandy beach, heavy erosion on path, distance to parking lot
Environmental Impact - 4 Erosion control
Potential for Mitigating - 4
Policy 7-2 Exemption - No
Funding - Offshore oil revenue
Type of Exemption - None
Poss. Prescriptive Rights - Yes
Documentation - existing, beaten path; Ongoing and historic use

Level of Isolation - LOW

ACCESS NEEDS :

Highway and parking signs are needed. Bike racks would discourage riding on the path down to the beach. The path needs improvements to stop erosion. A security attendant at the park would increase public safety and improve the beach's image. Paving of the parking lot should be considered in order to minimize erosion. Additional parking is required.

RECOMMENDATIONS :

This vertical and lateral offer has been accepted by Santa Barbara County. The major improvements required are listed under the "needs" field and include paving of the parking lot, measures to reduce erosion on the pathway, the presence of a lifeguard or Park Ranger and access signs. Presently, this beach is not used extensively by families, because of its isolation and lack of security. By making the access appear more as an official County park, similar to Lookout Park, this access would be used by a wider range of individuals. The existing 60 space parking lot is inadequate and should be expanded. Additionally, the County should provide for a blufftop Coastal Trail connecting with the City of Summerland as set forth in the Summerland specific plan.

Santa Barbara County
Coastal Access Data Base

Accessor Parcel Number - 5-??
Geographical Code - S-03-L,T
Parcel Ownership - Private
Parcel Address - East of Summerland
Vertical/Lateral Access - T
Length of Lateral (feet)- 2550
Status of Access - Open, Proposed
Type of Coastline - High bluff, sandy beach
Is Access Offered - No
3rd Party Acceptance - No
Priority - HIGH
Date Offer Recorded -
Expiration of Offer -
Name of Manager -

DESCRIPTION :

Take Padaro Lane offramp from U.S 101 and head east on Padaro Lane. Immediately east of overpass, park at public parking lot (dirt) on north side of the road. Walk down vertical access path. Before path reaches beach walk west along established trail on blufftop. Trail is intermittent approaching Wallace Avenue.

County Permit - Not Through Permit
CA Coastal Commission -
Type of Use - Coastal Trail

Type of Facilities Present :

Partial blufftop trail exists.

Ease of Access - 8 Lack of signss distance
Public Safety - 7 High unstable bluff, blufftop trail not complete
Amount of Use - LOW No access signs, trail not complete
Potential for Expansion - HIGH Wide beach and blufftop trail would be well used.
Environmental Impact - 7 Blufftop erosion
Potential for Mitigating - 7 erosion control, signing
Policy 7-2 Exemption - No
Funding -
Type of Exemption - None
Poss. Prescriptive Rights- Yes
Documentation - Existing trail - ongoing use

Level of Isolation - LOW

ACCESS NEEDS :

Complete blufftop trail from Wallace Avenue to Loon Point vertical access needs to be properly installed with erosion control measures and blufftop fencing and/or hazard signs.

RECOMMENDATIONS :

This is a high priority for acquisition. The Summerland Specific Plan proposes a blufftop Coastal Trail from Wallace Ave. to Loon Point. This Trail segment would complete a critical link between the El Estero Marsh and Summerland. The Coastal Trail here would improve the level and pattern of use of the Loon Point Beach and provide greater recreational opportunities. Additionally, the Specific Plan proposes a pedestrian under or overpass from Greenwall Avenue north of the freeway southward to this stretch of coastal parcels. LCP policy 7-9(b) requires the County to acquire all dry sandy beach from APN 5-250-1 (adjacent to Wallace Avenue) eastward to Loon Point.

Santa Barbara County
Coastal Access Data Base

Accessor Parcel Number - 5-010-14 + 5-240-12
Geographical Code - S-04-VLT
Parcel Ownership - County
Parcel Address - Wallace Avenue
Vertical/Lateral Access - V,L
Length of Lateral (feet)- 1050
Status of Access - Open, Public Land?
Type of Coastline - Moderate to narrow sandy beach with bluff
Is Access Offered - No
3rd Party Acceptance - No
Priority - LOW
Date Offer Recorded -
Expiration of Offer -
Name of Manager - County Parks

DESCRIPTION :

Take Summerland Offramp from U.S. 101 and head directly east. Turn right (south) at Sewer Plant onto Wallace Avenue. Park along avenue. Paved access ramp to beach is located approximately 550 feet east of the sewer plant. Beach is moderately wide and sandy and runs from Lookout Park to rocky point at Loon Point.

County Permit -
CA Coastal Commission -
Type of Use - passive, walking, jogging

Type of Facilities Present :

Facilities at Wallace Avenue include parking for approximately 50 cars, ramp (wheelchair access) to beach, and trash cans.

Ease of Access - 7 Difficult, steep ramp for wheelchair access, no access signs on highway or Wallace Avenue.
Public Safety - 9 Dirt ramp to beach is steep and without handrails.
Amount of Use - HIGH No access signs and relatively limited parking
Potential for Expansion - MOD Due to steep bluff, limited room for additional parking or facilities.
Environmental Impact - 6 Some blufftop erosion due to foot traffic
Potential for Mitigating - 6
Policy 7-2 Exemption - No
Funding -
Type of Exemption - None
Poss. Prescriptive Rights- Yes
Documentation - Historic and Ongoing public use.

Level of Isolation - LOW
ACCESS NEEDS :

Additional fencing to eliminate foot traffic over lower and upper portion of the bluff face. Signs noting location of access on U.S. 101 and access road parallel to freeway would be helpful. A portable toilet and trash cans should be installed.

RECOMMENDATIONS :

This accessway is under the ownership and management of County Parks. Only minor additional improvements are necessary. Note part of this access appears to be on land owned by Southern Pacific Railroad, APN 5-010-14. Further research is recommended.