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April 22, 1998

Reeve Wolpert
Carole Iverson
P.O. Box 312
Summerland, CA 93067

RE: Padaro Lane Area Trails

Dear Mr. Wolpert & Ms. Iverson:

First District Supervisor Naomi Schwartz's office has asked Parks to respond to your letter of April 14, 1998 with regard to the Padaro Lane Area Trails.

The County maintains the beach parking lot at Loon Point off of Padaro Lane and the beach access trail to the west which begins at the west end of the parking lot and continues down to the beach. A ten (10) foot wide public trail easement is dedicated on the private property beginning just west of the Padaro Lane undercrossing, paralleling the railroad and continuing down the small canyon to the beach. County Parks performed major maintenance on this access way last year to repair erosion damage from previous storms and provided drainage structures to divert storm water runoff to avert the kind of erosion which was prevalent in the past. Parks will proceed with the installation of trail marker signs along the beach access way so that there is no confusion on the part of the public that this is indeed a public access way.

Some time ago the underlying private property owner, where the trail is located, approached Parks concerning what he considered continued trespass by the public on his property and informed Parks that he would be fencing his property. Parks requested a survey to be performed by the owner to ascertain the location of the public trail easement and to safeguard the public's beach access at that location. The signage located on the fence represents the disposition of access as relates to his property and does not impede the public's access to the beach.

With regard to the trails and trails planning issues within the vicinity of this area, the trails map contained within the adopted Summerland Community Plan is our guide for future trails planning and aquisition, provides a framework for funding (when available) based on existing easements and useable segments of trail, and provides us the mechanism to require dedications as part of subdivisions and developments. The community plan trails map provides a plan for a series of vertical access ways from

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the bluff top connecting to a continuous lateral access at the beach. Though the public has used the bluff top area as a lateral trail over private properties and along the railroad right-of-way transportation corridor, this use was not recommended through the community plan process. Furthermore, our attempts to obtain use of active railroad right-of ways for trail purposes has met with opposition from the railroad companies who consider this type of use a safety risk. Though the railroad does not actively discourage use of the track side for trail purposes, they will not support this use on their right-of-way.

The property adjacent to the Loon Point vertical beach access trail consists of parcels on the east side of the vertical access way and one parcel on the west side. At some point in the future when the western parcel applies for development, Parks will again negotiate with the property owner to make sure that the public's access remains unimpeded. The parcel west of the Loon Point trail is zoned for a single family residence. There is no designation of this parcel within the Comprehensive Plan or the Summerland Community Plan for open space purposes. Since the recent community plan process did not identify this parcel for open space and no surplus funding is available for acquisition, no such action is contemplated.

I hope this provides you with some clarification of the issues surrounding coastal access in the east end of Summerland. Please feel free to contact me at 568-2469 should wish to discuss this further.

Sincerely,

A handwritten signature in cursive script that reads "Claude Garciacelay". The signature is written in black ink and is positioned to the left of the typed name.

Claude Garciacelay
Park Planner

cc: Naomi Schwartz, 1st District Supervisor