



Offer to Dedicate Public Access Easement: Hollister Ranch

COUNTY OF SANTA BARBARA
BOARD OF SUPERVISORS HEARING
APRIL 9, 2013

Summary

- An Offer to Dedicate (OTD) public coastal access within Hollister Ranch is slated to expire on April 28, 2013.
- The OTD is a condition of approval of the Coastal Development Permit for the uncompleted YMCA Ocean Center and Camp project.



Summary (cont.)

- The OTD involves the following public access easements within Hollister Ranch:
 - Lateral access between the high tide line and the bluff along a 3,300 foot long shoreline that is located 3.5 miles west of Gaviota State Park;
 - Lateral access along the bluff top when beach access is restricted due to high tide or storm conditions; and
 - Vertical access along Rancho Real Road for operation of a transit system from Gaviota State Park and use of a vertical footpath to the beach.



Vicinity Map



Summary (cont.)

- The County may, but is not required to accept the OTD.
- Acceptance of the OTD by the County would allow the County to consider planning for the opening of this portion of the shoreline to public access.
- The OTD includes a number of conditions which must be met before making the access easements available to the public.
- These conditions would require substantial initial and ongoing funding - \$150,000 one-time startup expenses, \$117,980 annual operating expenses



Summary (cont.)

- Public access is required to occur through operation of a transit system originating at the Gaviota State Park parking lot.
- Prior to operation of the transit system, a transit operation plan must be developed in conjunction with the Executive Director of the California Coastal Commission (CCC), addressing:
 - fees covering costs
 - hours of operation, and
 - balancing recreational needs, habitat protection, and education regarding appropriate use of the beach.



Summary (cont.)

- If the OTD is not accepted by the County -
- The State Coastal Conservancy is required to accept any outstanding OTD that has not been accepted by another public agency or nonprofit organization (Public Resources Code Section 31402.2)



Recommendation

That the Board of Supervisors either:

1. Adopt the attached Resolution to accept an Irrevocable Offer to Dedicate public access easements in the Hollister Ranch area of unincorporated Santa Barbara County; or
2. Decline to accept the Irrevocable Offer to Dedicate public access easements in the Hollister Ranch area of unincorporated Santa Barbara County, and disclaim any claim or property interest in the easements described in the Irrevocable Offer to Dedicate dated April 28, 1982



Draft Budget

One Time Costs

Management Plan (Plan and Permitting)	\$60,000
Site Refinements	\$10,000
Van Purchase (ADA accessible)	\$80,000
Total	\$150,000

Draft Budget

On-going Costs

Staffing

One full-time van driver @ \$15/hr \$31,200

Benefits @ 34% \$10,600

Ranger Support \$34/hr 10hrs/wk \$17,680

Annual Monitoring \$15,000

Restrooms (2 portables) \$ 4,000

Trash Service \$ 2,000

Miscellaneous Equipment and Supplies \$ 4,500

Van Maintenance \$10,000

Fuel \$15,000

Van Replacement Reserve \$ 8,000

Total \$117,980₁₀



Oblique Aerial Photo

Long Range Planning Division
PLANNING AND DEVELOPMENT



Parcel Map

POR. RANCHO NUESTRA SENORA DEL REFUGIO

