

COASTAL CONSERVANCY

Staff Recommendation

April 18, 2024

**HOLLISTER RANCH COASTAL ACCESS PROGRAM**

Project No. 19-007-01

Project Manager: Trish Chapman

**RECOMMENDED ACTION:** Authorization to disburse up to \$425,000 to augment the Conservancy funding previously authorized on May 5, 2022 and September 14, 2023, for the purpose of contracting for services to prepare environmental review documents, a cultural and tribal resource survey, and a property appraisal for the Hollister Ranch Coastal Access Program, in Santa Barbara County.

**LOCATION:** Gaviota Coast, Santa Barbara County (Exhibit 1)

---

EXHIBITS

Exhibit 1: [Project Location Map](#)

Exhibit 2: [May 5, 2022, Staff Recommendation](#)

Exhibit 3: [September 14, 2023, Staff Recommendation](#)

---

**RESOLUTION AND FINDINGS**

Staff recommends that the State Coastal Conservancy adopt the following resolution and findings.

Resolution:

The State Coastal Conservancy hereby authorizes the disbursement of an additional four hundred twenty five thousand dollars (\$425,000) to augment the Conservancy funding previously authorized on May 5, 2022 and September 14, 2023, for a total authorized amount of three million two hundred twenty five thousand dollars (\$3,225,000), for the purpose of contracting for services to prepare environmental review documents, a cultural and tribal resource survey, and a property appraisal for the Hollister Ranch Coastal Access Program, in Santa Barbara County, subject to the conditions of the May 5, 2022, authorization.

Findings:

Based on the accompanying staff recommendation and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization remains consistent with Chapter 9 of Division 21 of the Public Resources Code, regarding System of Public Accessways.
  2. The proposed project remains consistent with the current Conservancy Project Selection Criteria.
- 

## STAFF RECOMMENDATION

### PROJECT SUMMARY:

Staff recommends the Conservancy authorize a \$425,000 augmentation to its May 5, 2022 and September 14, 2023 authorizations (Exhibits 2 and 3, respectively) for a new total authorized amount of up to \$3,225,000 for the purpose of contracting for services to prepare environmental review documents, a cultural and tribal resource survey, and a property appraisal for the Hollister Ranch Coastal Access Program (HRCAP). As described in Exhibit 2, the Conservancy has been working with the California Coastal Commission, the State Lands Commission, and the California Department of Parks and Recreation (State Parks) (collectively the “interagency team”) to develop a contemporary Hollister Ranch Coastal Access Program (HRCAP). The interagency team has identified preparation of the documents specified above as the next steps in the planning process. The interagency team has multiple consultant contracts for this work. Based on new information gathered during the technical studies, the interagency has determined that additional cultural survey work is warranted, beyond what was originally envisioned. The interagency team anticipates needing an additional \$425,000 to complete this work.

Other than the increase in anticipated costs, there are no other changes to the project as described in the May 5, 2022 and September 14, 2023 staff recommendations.

**Site Description:** See Exhibit 2.

### CONSISTENCY WITH CONSERVANCY’S PROJECT SELECTION CRITERIA:

The proposed project remains consistent with the Conservancy’s Project Selection Criteria, last updated on September 23, 2021, as described in the May 5, 2022, staff recommendation (Exhibit 2).

### PROJECT FINANCING

<b>Coastal Conservancy (proposed authorization)</b>	<b>\$425,000</b>
Coastal Conservancy (previous authorizations)	\$2,800,000
<b>Project Total</b>	<b>\$3,225,000</b>

Conservancy funds for the proposed augmentation are expected to derive from a \$10 million General Fund appropriation to the Conservancy for the public access at Hollister Ranch.

**CONSISTENCY WITH CONSERVANCY'S ENABLING LEGISLATION:**

The proposed project remains consistent with the Conservancy's Enabling Legislation as described in the May 5, 2022, staff recommendation (Exhibit 2).

**CONSISTENCY WITH CONSERVANCY'S [2023-2027 STRATEGIC PLAN](#):**

The proposed project remains consistent with the Conservancy's 2023-2027 Strategic Plan as described in the September 14, 2023, staff recommendation (Exhibit 3).

**CEQA COMPLIANCE:**

The project elements have not changed since the May 5, 2022 authorization and remain exempt from California Environmental Quality Act (CEQA) as described in the May 5, 2022 staff recommendation.