

Appendices

Appendix A. Study Authorization	206
Appendix B. New Area Studies Act	207
Appendix C. 2001 NPS Management Policies (Sections 1.2 and 1.3)	210
Appendix D. National Historic Landmark Criteria Sec. 65.4	212
Appendix E. Comment Summary	214



Amtrak Coast Starlight train, Copyright (C) 2002 Kenneth Adelman, California Coastal Records Project, www.californiacoastline.org

Appendix A. Study Authorization

(113 STAT. 1501A PUBLIC LAW 106–113—APPENDIX C)

SEC. 326. (a) SHORT TITLE.—This section may be cited as the “National Park Service Studies Act of 1999”.

(b) AUTHORIZATION OF STUDIES.—

(1) IN GENERAL.—The Secretary of the Interior (“the Secretary”) shall conduct studies of the geographical areas and historic and cultural themes described in subsection (b)(3) to determine the appropriateness of including such areas or themes in the National Park System.

(2) CRITERIA.—In conducting the studies authorized by this Act, the Secretary shall use the criteria for the study of areas for potential inclusion in the National Park System in accordance with section 8 of Public Law 91–383, as amended by section 303 of the National Parks Omnibus Management Act (Public Law 105–391; 112 Stat. 3501).

(3) STUDY AREAS.—The Secretary shall conduct studies of the following:

(A) Anderson Cottage, Washington, District of Columbia.

(B) Bioluminescent Bay, Puerto Rico.

(C) Civil Rights Sites, multi-State.

(D) Crossroads of the American Revolution, Central New Jersey.

(E) Fort Hunter Liggett, California.

(F) Fort King, Florida.

(G) Gaviota Coast Seashore, California.

(H) Kate Mullany House, New York.

(I) Loess Hills, Iowa.

(J) Low Country Gullah Culture, multi-State.

(K) Nan Madol, State of Ponape, Federated States of Micronesia (upon the request of the Government of the Federated States of Micronesia).

(L) Walden Pond and Woods, Massachusetts.

(M) World War II Sites, Commonwealth of the Northern Marianas.

(N) World War II Sites, Republic of Palau (upon the request of the Government of the Republic of Palau).

(c) REPORTS.—The Secretary shall submit to the Committee on Energy and Natural Resources of the Senate and the Committee on Resources of the House of Representatives a report on the findings, conclusions, and recommendations of each study under subsection (b) within three fiscal years following the date on which funds are first made available for each study.

Appendix B. New Area Studies Act

(112 STAT. 3501 PUBLIC LAW 105–391—NOV. 13, 1998)

TITLE III—STUDY REGARDING ADDITION OF NEW NATIONAL PARK SYSTEM AREAS

SEC. 301. SHORT TITLE.

This title may be cited as the “National Park System New Areas Studies Act”.

SEC. 302. PURPOSE.

It is the purpose of this title to reform the process by which areas are considered for addition to the National Park System.

SEC. 303. STUDY OF ADDITION OF NEW NATIONAL PARK SYSTEM AREAS.

Section 8 of Public Law 91–383 (commonly known as the National Park System General Authorities Act; 16 U.S.C. 1a–5) is amended as follows:

(1) By inserting “GENERAL AUTHORITY.—” after “(a)”.

(2) By striking the second through the sixth sentences of subsection (a).

(3) By redesignating the last two sentences of subsection (a) as subsection (f) and inserting in the first of such sentences before the words “For the purposes of carrying” the following: “(f) AUTHORIZATION OF APPROPRIATIONS.—”.

(4) By inserting the following after subsection (a):

“(b) STUDIES OF AREAS FOR POTENTIAL ADDITION.—(1) At the beginning of each calendar year, along with the annual budget submission, the Secretary shall submit to the Committee on Resources of the House of Representatives and to the Committee on Energy and Natural Resources of the United States Senate a list of areas recommended for study for potential inclusion in the National Park System.

“(2) In developing the list to be submitted under this subsection, the Secretary shall consider—

“(A) those areas that have the greatest potential to meet the established criteria of national significance, suitability, and feasibility;

“(B) themes, sites, and resources not already adequately represented in the National Park System; and

“(C) public petition and Congressional resolutions.

“(3) No study of the potential of an area for inclusion in the National Park System may be initiated after the date of enactment of this subsection, except as provided by specific authorization of an Act of Congress.

“(4) Nothing in this Act shall limit the authority of the National Park Service to conduct preliminary resource assessments, gather data on potential study areas, provide technical and planning assistance, prepare or process nominations for administrative designations, update previous studies, or complete reconnaissance surveys of individual areas requiring a total expenditure of less than \$25,000.

“(5) Nothing in this section shall be construed to apply to or to affect or alter the study of any river segment for potential addition to the national wild and scenic rivers system or to apply

to or to affect or alter the study of any trail for potential addition to the national trails system.

“(c) REPORT.—(1) The Secretary shall complete the study for each area for potential inclusion in the National Park System within 3 complete fiscal years following the date on which funds are first made available for such purposes. Each study under this section shall be prepared with appropriate opportunity for public involvement, including at least one public meeting in the vicinity of the area under study, and after reasonable efforts to notify potentially affected landowners and State and local governments.

“(2) In conducting the study, the Secretary shall consider whether the area under study—

“(A) possesses nationally significant natural or cultural resources and represents one of the most important examples of a particular resource type in the country; and

“(B) is a suitable and feasible addition to the system.

“(3) Each study—

“(A) shall consider the following factors with regard to the area being studied—

“(i) the rarity and integrity of the resources;

“(ii) the threats to those resources;

“(iii) similar resources are already protected in the National Park System or in other public or private ownership;

“(iv) the public use potential;

“(v) the interpretive and educational potential;

“(vi) costs associated with acquisition, development and operation;

“(vii) the socioeconomic impacts of any designation;

“(viii) the level of local and general public support;

and

“(ix) whether the area is of appropriate configuration to ensure long-term resource protection and visitor use;

“(B) shall consider whether direct National Park Service management or alternative protection by other public agencies or the private sector is appropriate for the area;

“(C) shall identify what alternative or combination of alternatives would in the professional judgment of the Director of the National Park Service be most effective and efficient in protecting significant resources and providing for public enjoyment; and

“(D) may include any other information which the Secretary deems to be relevant.

“(4) Each study shall be completed in compliance with the National Environmental Policy Act of 1969.

“(5) The letter transmitting each completed study to Congress shall contain a recommendation regarding the Secretary's preferred management option for the area.

“(d) NEW AREA STUDY OFFICE.—The Secretary shall designate a single office to be assigned to prepare all new area studies and to implement other functions of this section.

“(e) LIST OF AREAS.—At the beginning of each calendar year, along with the annual budget submission, the Secretary shall submit to the Committee on Resources of the House of Representatives and to the Committee on Energy and Natural Resources of the Senate a list of areas which have been previously studied which

contain primarily historical resources, and a list of areas which have been previously studied which contain primarily natural resources, in numerical order of priority for addition to the National Park System. In developing the lists, the Secretary should consider threats to resource values, cost escalation factors, and other factors listed in subsection (c) of this section. The Secretary should only include on the lists areas for which the supporting data is current and accurate.”.

(5) By adding at the end of subsection (f) (as designated by paragraph (3) of this section) the following: “For carrying out subsections (b) through (d) there are authorized to be appropriated \$2,000,000 for each fiscal year.”

Appendix C. NPS Management Policies, 2001 (Sections 1.2 and 1.3)

1.2 The National Park System

The number and diversity of parks within the national park system grew as a result of a government reorganization in 1933, another following World War II, and yet another during the 1960s. Today there are more than 375 units in the national park system. These units are variously designated as national parks, monuments, preserves, lakeshores, seashores, wild and scenic rivers, trails, historic sites, military parks, battlefields, historical parks, recreation areas, memorials, and parkways. Regardless of the many names and official designations of the park lands that make up the national park system, all represent some nationally significant aspect of our natural or cultural heritage. As the physical remnants of our past, and great scenic and natural places that continue to evolve— repositories of outstanding recreation opportunities— class rooms of our heritage— and the legacy we leave to future generations— they warrant the highest standard of protection.

1.3 Criteria for Inclusion

Congress has declared in the NPS General Authorities Act of 1970 that areas comprising the national park system are cumulative expressions of a single national heritage. Potential additions to the national park system should therefore contribute in their own special way to a system that fully represents the broad spectrum of natural and cultural resources that characterize our nation. The National Park Service is responsible for conducting professional studies of potential additions to the national park system when specifically authorized by an Act of Congress, and for making recommendations to the Secretary of the Interior, the President, and Congress. Several laws outline criteria for units of the national park system, and for additions to the national wild and scenic rivers system and the national trails system. To receive a favorable recommendation from the Service, a proposed addition to the national park system must (1) possess nationally significant natural or cultural resources; (2) be a suitable addition to the system; (3) be a feasible addition to the system; and (4) require direct NPS management, instead of alternative protection by other public agencies or the private sector. These criteria are designed to ensure that the national park system includes only the most outstanding examples of the nation's natural and cultural resources. They also recognize that there are other management alternatives for preserving the nation's outstanding resources.

1.3.1 National Significance

NPS professionals, in consultation with subject matter experts, scholars, and scientists, will determine whether a resource is nationally significant. An area will be considered nationally significant if it

- * is an outstanding example of a particular type of resource;
- * possesses exceptional value or quality in illustrating or interpreting the natural or cultural themes of our nation's heritage;
- * offers superlative opportunities for public enjoyment, or for scientific study;
- * and retains a high degree of integrity as a true, accurate, and relatively unspoiled example of a resource.

National significance for cultural resources will be evaluated by applying the National Historic Landmarks process contained in 36 CFR Part 65.

1.3.2 Suitability

An area is considered suitable for addition to the national park system if it represents a natural or cultural resource type that is not already adequately represented in the national park system, or is not comparably represented and protected for public enjoyment by other federal agencies; tribal, state, or local governments; or the private sector.

Adequacy of representation is determined on a case- by- case basis by comparing the potential addition to other comparably managed areas representing the same resource type, while considering differences or similarities in the character, quality, quantity, or combination of resource values. The comparative analysis also addresses rarity of the resources; interpretive and educational potential; and similar resources already protected in the national park system or in other public or private ownership. The comparison results in a determination of whether the proposed new area would expand, enhance, or duplicate resource- protection or visitor- use opportunities found in other comparably managed areas.

1.3.3 Feasibility

To be feasible as a new unit of the national park system, an area must (1) be of sufficient size and appropriate configuration to ensure sustainable resource protection and visitor enjoyment (taking into account current and

potential impacts from sources beyond proposed park boundaries); and (2) be capable of efficient administration by the NPS at a reasonable cost.

In evaluating feasibility, the Service considers a variety of factors, such as: size; boundary configurations; current and potential uses of the study area and surrounding lands; land ownership patterns; public enjoyment potential; costs associated with acquisition, development, restoration, and operation; access; current and potential threats to the resources; existing degradation of resources; staffing requirements; local planning and zoning for the study area; the level of local and general public support; and the economic/ socioeconomic impacts of designation as a unit of the national park system.

The feasibility evaluation also considers the ability of the National Park Service to undertake new management responsibilities in light of current and projected constraints on funding and personnel.

An overall evaluation of feasibility will be made after taking into account all of the above factors. However, evaluations may sometimes identify concerns or conditions, rather than simply reach a “yes” or “no” conclusion. For example, some new areas may be feasible additions to the national park system only if landowners are willing to sell; or the boundary encompasses specific areas necessary for visitor access; or state or local governments will provide appropriate assurances that adjacent land uses will remain compatible with the study area’s resources and values.

1.3.4 Direct NPS Management

There are many excellent examples of the successful management of important natural and cultural resources by other public agencies, private conservation organizations, and individuals. The National Park Service applauds these accomplishments, and actively encourages the expansion of conservation activities by state, local, and private entities, and by other federal agencies. Unless direct National Park Service management of a studied area is identified as the clearly superior alternative, the Service will recommend that one or more of these other entities assume a lead management role, and that the area not receive national park system status.

Studies will evaluate an appropriate range of management alternatives and will identify which alternative or combination of alternatives would, in the professional judgment of the Director, be most effective and efficient in protecting significant resources and

providing opportunities for appropriate public enjoyment. Alternatives for NPS management will not be developed for study areas that fail to meet any one of the four criteria for inclusion listed in section 1.3.1.

In cases where a study area’s resources meet criteria for national significance but do not meet other criteria for inclusion in the national park system, the Service may instead recommend an alternative status, such as “affiliated” area. To be eligible for “affiliated area” status, the area’s resources must: (1) meet the same section 1.3.1 standards for national significance that apply to units of the national park system; (2) require some special recognition or technical assistance beyond what is available through existing NPS programs; (3) be managed in accordance with the policies and standards that apply to units of the national park system; and (4) be assured of sustained resource protection, as documented in a formal agreement between the NPS and the non- federal management entity. Designation as a “heritage area” is another option that may be recommended. Heritage areas are distinctive landscapes that do not necessarily meet the same standards of national significance as national park areas. Either of these two alternatives would recognize an area’s importance to the nation without requiring or implying management by the National Park Service.

Appendix D. National Historic Landmark Criteria Sec. 65.4

The criteria applied to evaluate properties for possible designation as National Historic Landmarks or possible determination of eligibility for National Historic Landmark designation are listed below. These criteria shall be used by NPS in the preparation, review and evaluation of National Historic Landmark studies. They shall be used by the Advisory Board in reviewing National Historic Landmark studies and preparing recommendations to the Secretary. Properties shall be designated National Historic Landmarks only if they are nationally significant. Although assessments of national significance should reflect both public perceptions and professional judgments, the evaluations of properties being considered for landmark designation are undertaken by professionals, including historians, architectural historians, archeologists and anthropologists familiar with the broad range of the nation's resources and historical themes. The criteria applied by these specialists to potential landmarks do not define significance nor set a rigid standard for quality. Rather, the criteria establish the qualitative framework in which a comparative professional analysis of national significance can occur. The final decision on whether a property possesses national significance is made by the Secretary on the basis of documentation including the comments and recommendations of the public who participate in the designation process.

(a) Specific Criteria of National Significance: The quality of national significance is ascribed to districts, sites, buildings, structures and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association, and:

- (1) That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
- (2) That are associated importantly with the lives of persons nationally significant in the history of the United States; or
- (3) That represent some great idea or ideal of the American people; or
- (4) That embody the distinguishing characteristics of

an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or

- (5) That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
 - (6) That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.
- (b) Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings and properties that have achieved significance within the past 50 years are not eligible for designation. Such properties, however, will qualify if they fall within the following categories:
- (1) A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or
 - (2) A building or structure removed from its original location but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or
 - (3) A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or
 - (4) A birthplace, grave or burial if it is of a historical figure of transcendent national significance and

- no other appropriate site, building or structure directly associated with the productive life of that person exists; or
- (5) A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or from an exceptionally significant event; or
 - (6) A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or
 - (7) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or
 - (8) A property achieving national significance within the past 50 years if it is of extraordinary national importance.

Appendix E. Comment Summary

The NPS prepared summaries of comments received at several stages in the Gaviota Coast Feasibility Study process. These summaries are reprinted below.

1. Scoping Comments: March – June 2000

The NPS conducted three public scoping meetings in March, 2000 at the beginning of the study process, and invited comments about people's visions for the future of the Gaviota Coast, what they valued, what they wanted to see protected, what issues, threats or conflicts should be addressed in the study, and other topics. The following section summarizes public input from the three public meetings held March 21-23 in Goleta, Santa Barbara and Lompoc, comments received by the NPS during the initial scoping comment period that ended May 31, 2000, and comments from meetings with other interested organizations during that time period. It includes an initial summary and a more detailed listing of these comments. Both were initially published in a July 2000 newsletter.

WHY "NATIONAL SEASHORE"?

Uncertainty about the implications of a National Seashore designation has left many with questions about the feasibility study.

- What would National Seashore designation offer that is not already provided by existing federal, state and county land managers?
- Would landowners within the boundary retain their property rights?
- How much land, if any, is the National Park Service interested in acquiring?
- What regulatory powers would the National Park Service exercise if a national designation passed in Congress?
- Are there other options for protection?

ECONOMIC IMPACTS

Potential economic impacts associated with a National Seashore designation need to be investigated. Issues to consider are

- Effects on property values in and around the designated area
- Effects on local tax rolls if land moves from private hands to federal ownership, or if development rights are purchased
- The potential for visitor-oriented businesses to

proliferate in the nearby communities

- The possible cost ramifications for other government agencies providing services in the area, such as police, highway and fire departments.

RESOURCE PROTECTION

Respondents requested protection for a broad range of scenic, cultural, biological and recreational resources. Issues to consider are

- Biological diversity: the area is a transition zone between offshore marine ecosystems and two biogeographic regions.
- Scenic vistas throughout the watershed area, from the Santa Ynez ridge to the coast, especially the coastal bluffs.
- Air quality
- Water quality: pollution as it relates to Tajiguas Landfill and several creeks.
- Places significant to the Chumash people, Point Conception in particular.
- Ancient cultural heritage sites.
- Favorite recreational activities including surfing, fishing, kayaking, beachcombing, hiking, boating, diving, horseback riding and others.

PUBLIC USE

If National Seashore designation attracts more visitors to the Gaviota Coast, there must be an effective strategy for minimizing the potential for overuse. Approaches to issues of public use ranged from preserving or enhancing free beach access within the study area to limiting or prohibiting public access to protect delicate natural and cultural resources. Issues to consider are

- Disturbance of agricultural activities and private landowners by park visitors.
- The integrity of important viewsheds, cultural resources and Chumash heritage sites
- The appropriateness of intensive recreational uses such as golf, "dune-buggy" driving and dirt bike racing
- Limitation of access to certain pristine natural areas
- Management of mapping and trail signage preserve the remoteness of key areas.

PROPERTY RIGHTS

Landowners with holdings inside the study boundary

voiced concerns about property rights, loss of privacy, and over-regulation. Issues to consider are

- Fair compensation for sale of property or development rights.
- No condemnation or other forced sale of private land
- Landowner liability exposure as a result of increased public access on private land.
- Compensation for possible loss of value and any costs incurred from inclusion in the National Seashore for properties left in private ownership with use restrictions.

AGRICULTURAL VIABILITY

The present landscape we see today along the Gaviota coast is primarily agricultural, open grazing land that has been maintained by the careful stewardship of ranchers, whose operations must remain economically viable if they are to stay in business. Issues to consider are

- The potential need to convert grazing land to more intensive forms of agriculture, such as greenhouse, avocado and grape culture, to respond to market pressures for goods other than dairy products or beef.
- The challenge of preserving scenic value while protecting the business of modern agriculture.
- Increased regulation due to potential increase in resource management

POTENTIAL THREATS

Respondents noted possible threats to the Gaviota Coast. Their comments reflect concern about the effects of future land development and about possible spin-off effects of a National Seashore designation.

- State and local land use controls are subject to political manipulation. Zoning codes can be bypassed through the use of special "memoranda of understanding" and conditional use permits.
- Because development pressure is so great, time is of the essence. Suggest interim controls on development can be implemented while the feasibility study is conducted.
- National Park Service partnerships with concessionaires may unfairly influence park policy and management.
- New industrial forms of agriculture, such as grape culture, may threaten the scenic character of the Gaviota Coast.

VALUES OF THE GAVIOTA COAST

- Peace, beauty, untrammeled interface of ocean and

shore

- Beaches, ocean, surf, intertidal areas
- Ranches, farms, open space, realness (not Disneyland), rural landscape
- Biodiversity, proximity, complexity (interaction between the ocean and the land)
- Vistas, view from the water, clear air
- Convergence of marine and land ecosystems, connection between ocean and mountain, sea level to 4,300 feet
- Healthy watersheds and all they support; wetland and wildlife habitat, pristine,
- Ecosystem processes; connections between diverse ecosystems
- California's past preserved—Chumash culture and values, Spanish, Mexican, rancho lands, family farms and ranches
- Favorite commute / nice drive; wide open views of mountains, ocean, and bluffs from Highway 101
- Largest stretch of undeveloped land in southern California
- Private property rights—stewardship of the land, privacy
- My land, occupation and livelihood
- Diverse ecosystem that is easily accessible; a place to study natural history
- Inspirational feeling, immense beauty
- *"I like: the darkness at night; the green days; the clean air; the quiet; the snakes, coyotes, lions, seals, sharks, vultures, hawks, etc; the surf"*
- *"I cherish the ability to enjoy a diverse ecosystem that is easily accessible."*
- *"The pounding waves and swirling surf near Honda Point demonstrate the power of the sea and the view of the coastline as you look north to Point Sal is unequalled in southern California."*
- *"I value the productive use of the land for ranching, farming, urban development and oil exploration."*
- *"I value the freedom that a fisherman has when casting into the surf, hoping for the big one and happy people strolling along the surf line while looking at the remnants of expended sea life or watching the sea birds as they forage for food."*

VISIONS

- Keep the coast just as it is today with a traditional agricultural/grazing landscape
- Maintain access as it is now
- No more people; no tourism promotion

- Return the coast to how it was 50 years ago, without golf courses, landfill and pending development, abandoned oil industry
- Restore resources (e.g. redwoods, steelhead trout, sea otters)
- No more urbanization or subdivisions
- Protect land, habitat, and historic sites
- Preserve the spirit of ownership—landowners are the best stewards
- Emphasize local interests over outside interests
- Focus on agricultural viability. Ranchers and farmers have been good stewards and have made the landscape what it is today. Enhance the economic viability of ranching and farming. Allow flexibility for changing agricultural crops and practices
- Develop a working ranch and farm exhibit and museum
- Create a loose national park without over-construction and with minimal concern for recreation and visitors
- Provide controlled and facilitated access
- Create a National Seashore connected to Marine Sanctuary, Los Padres National Forest, Channel Islands National Park, providing layers of protection—protected and linked natural areas (coastal range, to valley, to coastal watershed and riparian zone, to coastal wetland, to nearshore and offshore marine areas, and the Northern Channel Islands)
- Create a world-class tourist destination like Monterey, featuring golf courses, equestrian trails, and other recreational amenities
- Develop a local advisory board to continue to advise the decisions and actions taken within NPS jurisdiction
- Establish a National Seashore to prevent development
- Develop a collaborative effort among parties to achieve the goals without a federal designation
- Preserve the Gaviota Coast: 1) maintain the urban limit line in western Goleta; 2) use conservation easements and transfers of development rights to preserve property rights; 3) preserve agricultural lands; 4) preserve creek and ocean water quality; 5) provide economic benefits of a National Park to surrounding communities; 6) maintain recreational opportunities for California's burgeoning population
- Engage in interagency negotiation with Vandenberg to protect the shoreline and land in perpetuity at no additional cost to the taxpayer
- Maintain productive use of the land for ranching, farming, urban development and oil exploration
- Protect and preserve the lighthouse at Point Conception, the ships memorial at Honda Point, the

historical significance of "wall beach", the boathouse and Native American heritage sites

- Protect the history and working aspects of the land; interpret without turning it into a circus

THREATS TO VALUES

- Conversion of grazing land to crops, residential, and intensive recreation
- Developments like Naples and Bacara Spa threaten the coast—the coast could belong only to the rich who can afford development
- Threat of development: continuation of the Southern California megalopolis
- Farming and ranching and current uses conflict with preservation: pesticides, loss of habitat, bulldozing; new industry—wine
- Lack of funding for preservation
- Landfill, oil refineries, pipelines, utility easements
- Loopholes in conditional use permits and memoranda of understanding
- New intensive agriculture (greenhouses, vineyards) could change area character
- Oil and gas production
- Piecemeal solutions
- Polarization between agricultural and environmental interests
- Political manipulation of local zoning
- Population/development pressure
- Private development proposals—golf courses, resorts, housing, urbanization
- Private property rights vs. access
- Profit motive
- Short-term thinking
- Water use by agriculture and development threatens riparian areas

TOPICS TO ADDRESS IN THE GAVIOTA COAST SEASHORE FEASIBILITY STUDY

Natural Resource Protection

- Biodiversity
- Contiguous open space for wildlife and vegetation habitat
- Corridors for animal migration
- Creek management and restoration
- Effects of agriculture and ranching on native species (land and ocean), wildness, and habitat

- Endangered species
- Geologic significance: pillow basalt rock formations at Point Sal
- Kelp beds, reefs, chaparral
- Meeting of two ecoregions; transition zone between two diverse terrestrial and offshore marine ecosystems
- Monarch butterfly habitat
- Native plants; removal of alien plant species
- Reintroduction of extirpated species like steelhead trout and sea otters
- Significance of native species diversity
- Tidal and inshore habitat
- Vernal pools
- Wetlands (part of Pacific Flyway)
- Air quality: effects of national designation on increased traffic and resulting pollution

Cultural Resource Protection

- Archeological resources
- Chumash sites and values
- Continuity of agriculture, family farms
- Working landscape
- Reagan Ranch
- Significance of the lighthouse at Point Conception, the ships memorial at Honda Point, "wall beach", the boathouse and Las Cruces stage stop near Gaviota, Reagan ranch, adobes, prehistoric sites, Native American artifacts
- Spanish/Mexican history/landgrants/ranchos including Juan Bautista de Anza journey

Recreational Resources

- Beach access and recreation without fees
- Trails: hiking, bicycling and equestrian; coastal and mountain
- Driving (Highway 101)
- Fishing, hunting, walking dogs on beach
- Nature appreciation
- Ocean dependent uses (surfing, kayaking, swimming, diving, snorkeling, boat launching)
- Wildlife viewing

Scenic Resources

- Natural scenery
- Open space and vistas

- Sense of space
- Undeveloped coastline and coastal bluffs
- Views from offshore and air

Property Rights

- Assurance that private land will stay in private ownership over time
- "Private owners (family farms) have been long-time stewards of this land - their rights must be considered in this process. Many are very concerned about losing property rights."
- How would landowners be compensated for: (1) federal acquisition of their land, or (2) any loss of value or increase in cost of operating as part of a national seashore?
- Compensation for loss of development rights, privacy, impacts of public access
- Impacts / regulations on residents', inholders', and adjacent landowners' use of their land
- Impacts / regulations on upstream farmers
- Landowner liability exposure from public use on their land
- Concerns about condemnation or other forced sale of land
- Lack of trust in leasebacks

Agricultural Viability

- Relationship between landscape and economics
- The agricultural landscape that people value is dependent upon economic viability of agricultural operations
- Degree of change allowed
- Farmers may need to change agricultural uses or expand their operations to maintain viability
- Conflict between agriculture and public access – trespass, vandalism, gates left open, liability
- Degree of regulation
- Conflicts between agriculture and natural resources—prefer cow over coyote
- Cultural differences between NPS management and ranching

Public Use

- Degree of access
- Access along Highway 101 to the ocean for casual use
- Access for all, not just the wealthy
- Access at beach and dunes
- Access continued at present level with preference given to county residents
- Camp and backpack along the National Seashore like you can along the “Lost Coast” in Humboldt County
- Controlled access to reduce pressure on agriculture
- Equestrian access to beach and surf
- Expand coastal access
- Extend coastal trail to Lompoc
- Hiking link from sea to forest from Gaviota State Park
- No motorized access
- Limit mountain bikes
- More access without disturbing private property
- Places that are hard to get to should remain that way
- Some easy, some difficult access
- Preserve the freedom to fish in the creeks, in the kelp beds or from the shoreline within the proposed project area
- Pristine areas should have limited or no access
- Access to Point Conception should be limited to protect the harbor seal colony
- Protect and preserve public access to the beaches at El Capitan State Park, Jalama, Surf (near Lompoc) County Parks and open access surfing beaches east of Gaviota State Beach
- Protection of resources must be balanced against providing access
- Fifteen million people in Los Angeles and Ventura Counties want access to open space and natural resources within an easy drive
- Interest in limited public access to areas currently off-limits on Vandenberg AFB.
- Demand for additional recreational opportunities, such as coastal and mountains-to-sea trails; camping; boating
- Would fishing and hunting be allowed? Would pets be allowed?
- Access to Native American sacred sites for Native Americans, not for others
- Consider reopening Point Sal for public use
- Public access to Honda Point, Point Conception Lighthouse, the South Vandenberg Boat Dock, and other historic or cultural sites on Vandenberg AFB

would be valuable even if limited a few days per year

- A back-country permit system could be used to limit access

Level of Services

- Camping, and what types to allow
- Impacts of more use—trespassing, need for facilities like restrooms, pollution
- Minimal recreational development
- No golf
- No new campgrounds
- Passive recreation; no facilities, no motorized vehicles
- Permits, guided tours
- Trails—shoreline and to the mountains
- Visitor center at old Gaviota Store
- Visitor facilities would threaten the integrity of Gaviota
- We don’t want lots of facilities such as signs and parking

Socioeconomic Impacts

- Resource protection measures and management plans should allow landowners the freedom to continue profitable farming or ranching operations
- Impacts on communities’ ability to grow and spread out
- Impacts on property values
- Need a carrying capacity study to establish an access strategy economic impacts and analysis
- Consider traffic impacts; consider public transit
- Taking property off the tax rolls is detrimental to schools
- The National Park Service should prepare a detailed Social Impact Assessment that examines the impacts the proposed seashore will have on tourism, beach access, recreational use, and other factors such as property values, possible diversion of development pressure to the north county, and whether jobs will be created or lost
- The imposition of Environmental Impact Statement mitigations on private landowners within the project area by other government agencies (Fish and Wildlife Service, Environmental Protection Agency, etc.) as the NPS begins to “manage” the project could adversely impact cash flow to the property owners and tax revenue to the government

MANAGEMENT ISSUES

- Sources of funding (e.g. fees, concessions)
- Don't use national defense or highway funds to support a park
- Implications of national designation: (1) Uses and degree of development allowed permitted under each designation; (2) Potential conflicts between levels of government and jurisdictions
- Implications of local control/current stewards
- Provide opportunities for cooperative resource management programs with local schools and organizations; funding for local organizations and government for cooperative projects
- Need to protect resources from potential negative impacts of increased visitation
- Need to avoid over-commercialization
- What will be the relationships between the federal, state, and local agencies that will have jurisdiction in this area?
- Local governments have a stake in the discussion of how lands that are protected are managed and, where appropriate, made available for public access and recreation
- How does Vandenberg AFB fit into a national seashore management team?
- Who would own the land in the national seashore?
- Will additional funds for road maintenance be available for roads in and around the study area?

MECHANISMS FOR PROTECTION

- Acquire land from willing sellers with compensation to landowners
- Add incentives to Williamson Act
- Use Williamson Act 20 year contracts
- Agricultural open space authority
- Use conservation easements
- Compensate landholders for loss of privacy, impacts of public access
- Continue stewardship of private owners, families that go back many generations
- Design a collaborative effort among parties to achieve the goals without a federal designation
- Employ transfer of development rights (TDRs)
- Establish a trust for funding
- Install wind generators, with net metering and CA buyback program to fund management, infrastructure [but need to prevent them from becoming "bird blenders"]

- Keep property taxes low
- Keep the status quo of state and local regulation
- Partner with Vandenberg AFB
- Provide inheritance tax relief
- Provide landholders incentives for preservation
- Use money from oil development to buy, preserve, and restore ecosystems

NATIONAL SEASHORE BOUNDARY

- To treat the coastline from Coal Oil Point to Point Sal as one coastline for planning or any purpose is ridiculous. It needs to be broken into at least 4 different sections with each section having a different plan and a different priority. Each section needs a different name and the term "Gaviota Coast" scrapped or only applied to the section starting at Coal Oil Point
- Rather than start at Coal Oil Point at the south, why not start just west of Naples. From there to Point Sal it's a relatively clean sweep of undeveloped land
- Include the entire watershed in the boundary (applies to use of the Vandenberg boundary)
- Your boundary should stop at the railroad tracks that parallel the seashore. Why in the world do you need to go to the mountaintop?
- I would suggest that the northerly boundary be the Santa Maria River rather than Point Sal. The dunes complex between Point Sal and the river's estuary is one of the finest dunes in the world, and merits consideration for inclusion

REACTIONS TO THE IDEA OF A GAVIOTA COAST NATIONAL SEASHORE (ALL DIRECT QUOTES)

- *A bad effect is that it could limit flexibility of agricultural operations.*
- *A good effect from the National Seashore designation is more dollars for conservation easements—also it would slow development and reduce development conflicts*
- *Concern for regulation of landowners inside the boundary and those upstream in watershed*
- *Change the name of the proposed seashore; Gaviota applies only to the lower half. Consider calling the seashore Point Conception, Point Arguello, or Honda Point*
- *Favor National Seashore, but start saying NO to visitor facilities*
- *How will the National Park Service deal with the two petroleum plants, the landfill, the power line easements, transportation, aircraft, etc.? These*

elements are not conducive to a protected area

- *I am afraid of losing my home*
- *I am concerned about attracting more people with the national designation*
- *I am writing in support of the proposed Gaviota National Seashore. This spectacular coastline is under extreme pressure from development, not only adjacent to urban Goleta, but in remote areas such as Cojo Ranch as well*
- *Although we live in Oregon, we travel extensively visiting areas that provide recreation in scenic and unspoiled areas...Areas such as the Gaviota Coast are important getaways and should be protected*
- *I want to go on record of opposing this National Seashore as currently proposed.*
- *I'd like to see [the Gaviota Coast] under national control to prevent development.*
- *Local officials cave in too easily*
- *If National Park Service buys land, it could be taken off the tax rolls and lead to opposition*
- *Increased bureaucratic presence, being continually compartmentalized. Conflicting jurisdictions of government cause problems*
- *Landowners/ranchers/farmers are concerned that the National Seashore status may lead to increased outside pressure*
- *National control makes me feel positive - locals are susceptible to development pressures, don't trust them to protect*
- *Preservation of the Gaviota Coast will accomplish the following: (1) maintain the current urban limit line in western Goleta; (2) conservation easements and transfers of development rights will preserve property rights; (3) preserve agricultural lands; (4) preserve creek and ocean water quality; (5) provide economic benefits of a National Park to surrounding communities; (6) maintain valuable wildlife corridors; (7) provide desperately needed open space and recreational opportunities for California's burgeoning population*
- *The budget to support this project must be clearly identified and funding sources revealed prior to any NPS recommendation to proceed with the Gaviota Coast National Seashore*
- *There does not appear to be any value added by creating a national seashore that encompasses an active military reservation, a portion of the Los Padres National Forest, scores of working ranches and a large urban area. Fully half of the proposed project is currently managed by the United States Air Force*
- *We raise avocados, and the last thing we need, is to*

catch people taking our crop and be told it is O.K.; it belongs to the National Park

- *With our growing population, we need more land on which to spread out and grow, otherwise we will be forcing more people into high density ghettos which cause more crime and disease*
- *We don't need another layer of bureaucracy telling us what to do with the land we steward*
- *Will NPS allow integrated management process to be applied to rare and endangered species, or put an end to offshore oil production? If not, then addition of another federal entity will exacerbate, not help, the current environmental issues*

NATIONAL PARK SERVICE MANAGEMENT OF OTHER AREAS (ALL DIRECT QUOTES)

- *Can the National Park Service be trusted with stewardship of this land?*
- *Channel Islands National Park has driven off agriculture*
- *Concern about over-management – e.g. Yosemite micro-management*
- *Making it a park a la Yosemite could destroy what we are trying to protect*
- *The Santa Monica Mountains National Recreation Area changed fuel management - there is a lack of grazing and fire breaks*
- *The Point Reyes lease back policy ended with the owners losing the right to ranch. The leases are bogus because the terms can change with each new Congress*
- *My major concern is that designation of the region as a national seashore may end up attracting more visitation and recreational use of the area, which may end up resulting in the extirpation of some species that have a precarious toehold in some of their last remaining viable habitat in coastal California...Perhaps some other protective designation would be more appropriate. The term "national seashore" to me brings to mind places where recreation is of primary importance. This is one part of coastal California where recreation should take a back seat to biological resource concerns*
- *I feel as if "Conception" would be a much more appropriate name for the proposed national seashore ("Conception Coast National Seashore" or "Point Conception National Seashore"). Point Conception is at the heart of the region under consideration, and is one of the main geographical reasons for the biodiversity of the region. It is a much more recognized geographical name than "Gaviota", and one of the most prominent geographical features on the map of California*

SUITABILITY AS A NATIONAL SEASHORE

- How does the presence of such uses as petroleum plants, Tajiguas landfill, railroad easement, oil pipelines, highway, air traffic corridor, schools, developments (Bacara Spa and Naples), golf courses affect the significance of the area and the feasibility of a National Seashore?
- Over half the area is already protected; this is a good anchor for future efforts
- With existing zoning in place (ag preserve, Coastal Commission), national seashore designation isn't necessary

NEED FOR MORE INFORMATION

- What are the benefits of national seashore designation?
- What federal funding would be available? Would funds for visitor information services and interpretive facilities be available to communities outside the Seashore?
- What are the legal implications for interested parties?
- What are the implications for landowners within the study boundaries?
- What are the compatible uses within each type of NPS designation?
- What protection is there if the federal government doesn't own the land?

2. Scoping Update: July – November 2000

The NPS re-opened the scoping comment period from September to November, 2000. The following section summarizes the additional issues raised in the course of the extended comment period. It was initially published in a June, 2001 newsletter.

PROTECTION OF RESOURCES

- The EIS should address the biological, geological, and ecological linkages to the surrounding bioregion, and the potential effects on local aquifers.
- Fragile resources such as tidepools and shorebird habitats must be protected if there is increased visitor use.
- Solitude is a valuable "resource" of the Gaviota Coast. A carrying capacity analysis should address impacts on the quality of the visitor experience.
- The area around Point Conception is known as the "Western Gate" by the Chumash population and other native populations.

- Existing local, state and federal regulations are insufficient protection from development pressures.

EXISTING PROTECTIONS

- Real estate values at Hollister Ranch are enhanced by legal restrictions (CC&Rs) placed on the property which limit the number of people who may be registered for access at Hollister Ranch for each parcel, regardless of how many people have an ownership in that parcel. Hollister Ranch has a managed access program for educational and scientific purposes.

ECONOMIC IMPACTS

- The Vista Del Mar Union School District derives some revenue from local property taxes (most revenue is derived from local oil and gas industry). What would be the potential effects of alternatives on revenues? Also, the District must provide for and maintain its own waste and water systems. The water system includes a six-mile, District-owned, operated and maintained water line connecting the District well with the Vista de Las Cruces School.

PUBLIC USE

- The shore area around Point Conception can be hazardous. There are dangerous riptides, undertows, tidal surges and wave conditions, and high offshore winds that can blow light craft into hazardous offshore waters.

POTENTIAL THREATS

- If a park were to be created in phases, protection of the area from Goleta to Gaviota should be the highest priority as it is directly in the path of the westward urban expansion of urban southern California.
- The potential for higher risk of wildfire associated with increased visitation should be addressed and analyzed.

SUGGESTIONS FOR RESOURCE PROTECTION

- The National Seashore authorization at Point Reyes has not negatively impacted the agricultural and grazing lands in the area. If anything, the Seashore has created an opportunity for farmers and ranchers to continue farming and ranching without the pressures of selling out. It is a win-win situation.
- Only locally based conservation measures should be taken to protect the Gaviota Coast.
- Suggested alternatives include a private agricultural land trust that would manage a strictly voluntary conservation program. The trust would be managed by a board of property owners within the area boundaries, and would be supported by an advisory council comprised of men and women selected for

expertise in land conservation, biology, economics, real estate, law and fund-raising, including one or two National Park Service staff or other agency.

- Another alternative is the creation of a special agricultural preservation district designed by the agricultural stakeholders in a consensus process led by the Cattlemen's Association and Farm Bureau and affected property owners. The primary goals of the District would be preservation of agricultural lands, preservation of property values, and protection against restrictions on grazing and farming practices and the adverse impacts of incompatible public uses.
- A key component of a Gaviota National Seashore should be a bike trail from Coal Oil Point to Point Sal. Bike access would help reduce traffic congestion and air pollution.
- Oil and gas extraction could continue on lands held by NPS, under long-term conditional leases. This would enable regulation by NPS and still generate tax revenue.

OTHER ISSUES TO BE ADDRESSED BY THE STUDY

- The EIS must include a comprehensive analysis of the economic value of the land if left undeveloped (determine the value of fishing, hunting, recreation, agricultural activities, etc.).
- The Draft report and EIS should be available on the project website, in both *PDF* and *HTML* formats. Also, provide CD ROM versions, and make documents available at all public library branches in Santa Barbara, Ventura and San Luis Obispo, as well as city and county offices.
- There are several utility easements through the study area, including a Southern California Gas Co. natural gas pipeline.
- Add the Guadalupe Dunes between Point Sal and the Santa Maria River to the study area.
- Poorly designed parking lots along US highway 101 are very dangerous (the narrow shelf of land makes egress/ingress difficult)
- Santa Barbara County is currently designated as being in non-attainment for both the state and federal one-hour ambient air quality standards.
- The EIS should assess impacts of increased fishing from shore on near shore fish stocks. It should also address sport and commercial fishing allocation.

3. Desired Future Conditions Workshops: July 2000

The NPS convened two one-day invitational workshops on July 26 and 27, 2000 to seek community perspectives on the future of the Gaviota Coast – the conditions that community members desired to see along the coast in the future. The NPS also sought discussion on how to achieve and sustain these conditions. The summary below represents the main ideas discussed, but does not represent consensus or agreement among the workshop participants. It was initially published in a June, 2001 newsletter.

AGRICULTURE

- Agriculture is an important component of the Gaviota Coast. Family farmers have made the coastal area what it is today, have a close relationship to the land, want to keep the land in agriculture, with flexibility to change crops and practices to stay economically viable.
- Consider a designated agricultural preservation area with flexibility and respect for property rights, voluntary sale of conservation easements, and oversight by the agricultural community.
- The agricultural community representatives saw no need for NPS presence in the area.

NATURAL/CULTURAL RESOURCE PROTECTION

- Protect Chumash sites and other culturally significant sites
- Maintain and connect wildlife areas and promote healthy functioning watersheds.
- Minimize impacts on ecological systems.

RECREATION

- Need greater access to the shoreline, especially for north county residents.
- Include private, for-profit recreational opportunities, e.g. campgrounds, eco-tourism opportunities, hunting, guest ranches.
- Focus new public access/park areas in a coastal corridor along Highway 101.
- Acquire land from willing sellers where public access is appropriate.
- Visitation must not exceed the capacity of the area, overburden infrastructure, damage natural and cultural resources, detract from the recreational experience, or impact private property.

DEVELOPMENT

- Limit future commercial and residential development.
- Maintain the urban/rural boundary.

PLANNING PROCESS SUGGESTIONS

- Evaluate development pressure in the area, considering undevelopable land, zoning, planned infrastructure, etc.
- Assess the economic impacts of NPS proposals, including tax base and property value impacts.
- Address the interface between public and private lands.
- Consider a wide range of techniques, such as agricultural and conservation easements, an agricultural land trust, local development standards, zoning, agency coordination, collaborative management, incentive-based stewardship, habitat conservation banking, conservation buyers, transfer of development rights, state conservancy, open space district, entrepreneurial approaches, government support for private land management, Williamson Act contracts, and estate tax elimination.

4. Protection Strategies Worksheet: January - September, 2002

The NPS distributed a Protection Strategies Worksheet in January, 2002, seeking public suggestions and workable mixes of conservation strategies to help inform and focus the study alternatives. The worksheet included a description of the alternative protection strategies under consideration by the NPS; a description of possible protection strategies, and maps of the study area which could be marked up and returned to the NPS with comments.

The following section includes a general summary of the wide range of comments received. It is separated into two sections. The "General Comment Summary" highlights the range of comments that addressed the study area in general. The "Geographic Specific Comments" section summarizes comments received about specific geographic areas. These summaries were initially published in an October, 2002 newsletter.

General Comment Summary

Comments About Current Programs and Policies

Many comments were received stating that current land use protections are adequate to protect the resources of the study area. Additional comments were received

stating that current programs and policies are not adequate to protect the coast from development. Comments included:

- The area is already protected by measures currently in place such as existing zoning and the Williamson Act agricultural preserve.
- Current programs and policies are not solely effective in protecting natural resources in the face of mounting development & population pressure.
- Existing tools are available to landowners to allow them to continue conservation efforts.
- Development pressures are very high near the urban limit line, resulting in adjacent lands going up in value creating a demand to develop moving up the coast inch by inch.
- Development pressure and urban sprawl are not threats in this area.
- Current programs will not permanently protect the coast from sprawl.
- Private property rights may be affected, including possible devaluation of private property in and around the area.
- Landowners have not been adequately involved in the study process.
- Because land values are high on the Gaviota Coast, the local / state authorities do not have sufficient fiscal resources to achieve adequate conservation.
- Government policy conflicts with running long-term agricultural operations.
- Recreational opportunities already exist in the area.
- Increased tourism and recreation could result in increased traffic congestion, resource damage, and an economic shift from current high-paying jobs in the high-tech sector to low-paying jobs in the tourist service sector.
- NPS would interfere with missions on Vandenberg AFB.

Comments About Natural and Cultural Resource Protection and Interpretation

Protection, rehabilitation, and interpretation of the unique natural and cultural resources of the study area is a priority for many people who sent comments.

- Natural and cultural resources have been well preserved on the Gaviota Coast because of restricted access and good land stewardship by landowners.
- Visitor access should be low impact, low intensity.
- Trails should avoid sensitive resources and/or agricultural areas.
- Manage access by limiting it to scheduled tours with trained docents or naturalists and carefully planning

for the scale, location, and design of visitor facilities.

- Develop a management structure with a long-term commitment to protection of the resources in order to balance resource protection and recreation.
- Not all portions of the study area are appropriate for public access.
- Establish a biological research and monitoring program in coordination with local organizations and the University of California, Santa Barbara, in order to ensure that recreational use is compatible with protecting sensitive resources.
- Sustain and improve wildlife corridors.
- Protect the study area on a watershed basis.
- Restore wetlands.
- Restore salmon and steelhead populations to coastal streams.

Comments About Chumash Sites and Involvement

Many comments include concerns that important Chumash sites should be protected.

- Preserve Chumash archeological sites / ancestral burial sites along the coast through participation of local bands of Chumash.
- Existing policies ensure that Chumash sites are secure and protected, and the Chumash have full access to them for traditional and ceremonial purposes.
- More opportunities for Chumash education, interpretation and access to ancestral sites should be included in a recommended alternative for the study area.
- A Chumash homeland should be recognized.

Comments About Limiting Development

Limiting the amount of development along the coast is a priority for many people.

- Additional conservation programs, including NPS designation, are necessary to adequately protect the coast from the pressures of development, especially between Goleta and Gaviota State Park.
- NPS designation would cause tourism-related development along the coast.
- Increased recreation and tourism will negatively impact resources.

Comments About Public Access

Developing public access for recreational use was a frequent comment; however, there were many concerns that public access should be on a limited basis to avoid impacts to resources and agriculture.

- Implement the section of the California Coastal Trail from Pt. Sal to Coal Oil Point.
- Develop trails that connect the mountains to the coast in various locations including existing parks and preserves such as Arroyo Hondo and Gaviota State Park. Types of trails suggested: paved bicycle trails, hiking trails, equestrian trails.
- Constructing trails and trailheads will disrupt the ecosystem by human impact pollution from vehicles, trash, noise and trampling of small plants and insects.
- Access and protection of resources are compatible if trails and access points are limited and carefully designed to avoid impacting sensitive resources and agricultural lands.
- Trails through private lands should be created only with permission and cooperation of the local landowners.
- Existing public access is adequate.
- Public access and agriculture are not compatible.
- Provide visitor centers, camping, and lodging in appropriate locations.

Comments About Private and Local Land Protection

Many comments emphasized that private and local stewardship have created and protected the landscape and resources that people value today. Many people stated that private and local action can protect the study area, through actions such as: updating the Local Coastal Plan; establishing a regional council to address land use on the Gaviota coast; designating an overlay zoning district for the Gaviota coast; establishing a resource conservation district; developing a transfer of development rights program; use of conservation and agricultural easements; and developing stewardship plans with landowners.

- Farmers and ranchers have played an important stewardship role in preserving the Gaviota coast.
- Streamline regulations so that agricultural and conservation lands are treated differently.
- Require voter approval for lot size changes.
- Establish a regional council under County mandate. With a regional council local, state and federal members would work together to determine if development proposals would impact the study area.
- Establish a Resource Conservation District with direct participation by landowners and agriculturists to regulate activities and raise funds to help farmers and ranchers improve the health of their land.
- Transfer of development rights:
 - Develop a transfer of development rights (TDR)

program to help address growth and development at the urban edge.

- A TDR program would work well for landowners who want to sell since it could be done at market value and on a private basis.
- A TDR program would put economic and ecological pressure on cities that are experiencing growth at a rapid rate.
- Easements:
 - Pursue conservation and agricultural easement programs either as a primary means of land conservation or as a tool to be used in conjunction with any NPS designation.
 - Target easements to lands most threatened by development to make the best use of funding.
 - Easements can benefit private land conservation by providing funds for efforts such as fencing to keep cows out of streams, retirement of grazing lands, and offering limited public access on a voluntary basis.
- Funding:
 - Existing land conservation efforts by the Trust for Public Land and the Land Trust for Santa Barbara County are adequate to protect the study area.
 - Additional funding is necessary for easements.
 - Funding sources could include the establishment of a State Land Conservancy or Open Space District with a parcel tax or other revenue.
- Open Space District / State Land Conservancy:
 - Do not establish such districts because of the additional layer of bureaucracy.
 - A State Land Conservancy would duplicate the current efforts of existing land trusts that have the expertise and capacity to carry out effective transactions.
 - The State lacks the resources to support funding for an Open Space District or Land Conservancy.
 - A State Gaviota Coast Land Conservancy and County Open Space District can be effective entities to partially fund the necessary acquisitions of easements and in-fee title.

Comments About Land Acquisition

Many people commented that land acquisition is not necessary to protect the coast while others suggested that land acquisition could be prioritized. The range of comments include:

- No land acquisition is necessary.
- Focus land acquisition efforts on private lands that are poised for development.

- Focus land acquisition efforts on areas where opportunities exist to enhance scenic, cultural, natural, and recreation resources.
- Expand the existing state and county park system to provide more land for open space and recreation.
- Land should only be purchased from willing sellers.

Comments About the National Park Service

Suggestions for NPS involvement ranged from including the entire study area in a national seashore designation to the position that an NPS designation would negatively impact surrounding communities with impacts associated from increased tourism.

- Include the entire study area in a National Seashore designation.
- NPS designation would negatively impact surrounding communities with demands associated from increased tourism.
- A National Seashore designation would protect endangered species, provide an intact ecosystem where other species will thrive as well as providing for recreational activities, and allow for permanent protection of the resources.
- NPS provides expertise in visitor management and interpretation.
- Focus NPS designation or acquisition along the coast; use easements or other private and local land conservation tools for upland areas.
- Lands adjacent to areas already protected by land trusts, state or county parks should be a high priority for protection.
- The “Continue Current Programs and Policies” alternative is preferred. NPS involvement is not wanted.
- The proposed Preserve alternative would work best because this approach emphasizes watershed protection.
- The proposed Reserve is the best option since this would include the establishment of a congressionally-chartered local board of directors offering an effective way of ensuring balanced representation of public and private stakeholders.
- NPS designation will bring excess regulation of private landowners, interference with Vandenberg Air Force Base missions.
- The National Park Service does not have the ability to provide adequate funding for a new park unit.
- NPS participation would qualify this effort for federal grants and other funding.
- The feasibility study process should be stopped.

Other Comments

Other general suggestions that did not fall in any of the aforementioned categories include:

- Establish a Gaviota Coast Marine Sanctuary or Marine Reserve that would tie in with the Channel Islands National Park.
- Return existing public lands to private ownership.
- Allow more housing to be built on the Gaviota Coast.

Geographic Specific Comments

The following is a summary of area-specific comments received to date organized by geographic area. These comments need to be viewed in the context of the preceding summary of more general comments, in order to understand the full range of comments received.

We have grouped the geographic-specific comments into the following areas:

- **Goleta Urban Area (Bacara Resort to Coal Oil Point)**
- **Gaviota State Park to Goleta Urban Area**
- **Jalama Beach to Hollister Ranch (including Bixby Ranch and Point Conception)**
- **Vandenberg Air Force Base (including Point Sal)**

Please note that some of these comments include suggestions regarding private property. These comments are presented in order to provide an accurate summary of the comments we have received. They represent the opinions and ideas of those who sent them; they do not represent NPS plans or proposals. The NPS will evaluate these ideas for their feasibility and suitability and incorporate those that are appropriate into alternatives in the Draft Feasibility Study Report. As we have described previously, the NPS will consider all ideas and suggestions in light of property ownership. The NPS recognizes and accepts that public access to private property is limited to those cases where easements have been granted, or where State or local regulations have required the dedication of public access rights. The NPS would acquire land only if authorized to do so by Congress. Any such Congressional authorization could include a provision limiting acquisition to tracts that owners are willing to sell. Transactions would be made in good faith at fair market value.

Goleta Urban Area (Bacara Resort to Coal Oil Point)

Comments About Current Programs and Policies:

- Ellwood: the City of Goleta, the developer, the State, and the Trust for Public Land are involved in a coordinated effort to relocate development away from the sensitive areas and purchase as much land as possible for public ownership.
- A component of the park expansion would be the Ellwood Shores proposal to create a combination park and preserve encompassing the UCSB Devereux Reserve, the monarch butterfly preserve and the extensive bluff lands and beach at the edge of the urban area. This would provide extensive additional beach access and recreational facilities at the edge of the urban area where such facilities are most likely to be heavily utilized.

Comments About Public Access:

- Develop coastal trail and trailheads. Provide public access to beach.
- Develop a trail along northern boundary of Los Padres National Forest down near Winchester Canyon.
- Provide public access and a parking lot at Coal Oil Point for community access to Sands Beach.
- Property in this area has potential for development and needs to be protected; there is potential for recreational and natural resource protection from the beach inland.

Comments About Private and Local Protection:

- Conservation efforts and funding for land acquisition and procurement of agricultural & conservation easements should be focused here.

Comments About the National Park Service:

- NPS could provide assistance with (1) TPL transaction (2) design plans for low profile visitor facilities, and methods for controlling visitor impacts and (3) funding and consultations with local agencies on restoration of coastal habitat.

Gaviota State Park to Goleta Urban Area

Comments About Current Programs:

- Keep State parks under current management.
- Development pressures are very high near the urban limit line.

Comments About Natural and Cultural Resource Protection and Interpretation:

- Have a visitor center to depict & interpret natural resources, the historical & cultural aspect of Gaviota Pass, its significance as transportation corridor, wildlife significance, riparian corridors. Include education

experience.

- Protect historic/cultural resources related to agriculture and cattle grazing and agricultural landscape.
- Protect wildlife habitat.
- Protect upland viewshed of Brinkman property for coastal trail users; preserve/restore wildlife habitat.
- Preserve and restore natural areas on Las Varas Ranch.

Comments About Chumash Sites and Involvement:

- Build cultural center for Chumash.
- Protect burial sites at Dos Pueblos.

Comments About Public Access:

- Provide trail connectors from the coast to the Los Padres National Forest at West Camino Cielo Road through the county-owned property at Baron Ranch near Tajiguas, from Ferren Road near Ellwood. These trails are designated Proposed Recreation Trails by the County of Santa Barbara and are part of Goleta Valley Community Plan. Provide trailhead parking areas for each of the trail connectors. Provide other connector trails from El Capitan Ranch, which was recently acquired by State Parks, Arroyo Hondo, El Capitan State Beach, and the Dos Pueblos Assoc. proposed golf course area. Provide trails along northern study boundary down to Refugio State Beach.
- Public access from the highway corridor and beach to the national forest should be opened somewhere in Goleta corridor (on public lands in a public corridor or through the lands of only willing participants). Expansion of public recreation must be on lands acquired from willing sellers and not located on narrow easements forced through private land.
- Develop the California Coastal Trail, provide connections, and visually enhance it; develop public access to the beach where possible; preserve/restore natural areas. Develop a new section of the trail at Las Varas Ranch, for public access to beach. There is potential for trail development from beach to crest of mountains.
- An existing bikeway connects El Capitan & Refugio State Beaches on the ocean side of Hwy 101. The county opened a 1.5-mile stretch on El Capitan Ranch. Horse trail can continue along the access road. Trail should continue on north side as the railroad is too close to the cliffs. There are possibilities for segments of hiking trails.
- Develop a trail alongside existing railroad tracks. Develop an upper high-tide trail section when the beach trail is impassable.
- Extend the bike trail from UCSB to Gaviota State Park and possibly Vandenberg to keep bicycles off of 101 and provide scenic coastal trail.

- Develop a trail in the mountains on the Brinkman property.
- Develop equestrian trails from Gaviota State Park through Los Padres NF down through Arroyo Hondo and Arroyo Quemado accessing coast and from Gaviota State Park down the coast to Arroyo Quemado.
- NPS could partner in facilitating the construction and maintenance of potential new trails at the County's Baron Ranch, Arroyo Hondo Preserve, and Dos Vistas Ranch.
- Provide beach access and public parking at Naples.
- Opportunities for additional coastal access exist at the old Arco site (not owned by Dos Pueblos Assoc.), at Las Varas Ranch (for sale), and Eagle Canyon.
- Protect viewshed in agricultural lands for beach or upland coastal trail users.
- Provide surfing access between Gaviota State Park and the Tajiguas landfill.
- Develop wilderness camps by existing springs in the Santa Ynez Mountains at Rock gardens and "the squat" (south of Gaviota Peak).
- Gaviota State Park provides a wide land connection between the beach and the national forest. It also presents an opportunity for increased camping. The campground is located on a flood plain and has encroached into a wetland. The campground should be removed and relocated into a more appropriate location within the canyon, which would also be protected from the strong prevailing winds which blow out of the canyon. The wetland and flood plain should then be restored.

Comments About Private and Local Protection:

- Acquisition through non-government conservation strategies (conservation easements, self-governed ag/conservation districts, state chartered open space district, Save Our Agricultural Resources initiative). Focus on Eagle Canyon (public access, habitat preservation, wildlife corridor from mountains to the sea), Dos Pueblos Assoc., Naples (some public acquisition is expected to be part of the negotiations with developer), and Las Varas Ranch (coastal access, scenic values, coastal sage habitat restoration).
- Agricultural and cattle ranching lands could continue in that use through transfer of development rights.

Comments About Land Acquisition:

- Acquire Brinkman land from willing seller at fair market value. This environment would provide an enhanced and unique trail experience for those accessing it, and could potentially be considered a "spur-trail" section of the California Coastal Trail. The

land would create a contiguous public wildland area of almost 13,000 acres. In combination with Arroyo Hondo Preserve and the conservation easement on Dos Vistas Ranch there is a coastal wildland of 15,000 acres.

- Acquire land at fair market value when available or offer to buy it. Land has potential for development; potential for recreational and natural resource protection from the beach and/or inland; provide wildlife corridor and habitat. Eagle Canyon Ranch could be an example of a developable property that, if protected, would not only preserve scenic values but also potentially provide access to the beach and inland both for people in terms of recreation and wildlife as a corridor inland towards the mountains and for habitat.
- Acquire the coastal strip for public ownership between Coal Oil Point and Gaviota State Park, from Hwy 101 to the ocean. Approximately 10 miles of this 20-mile coastline is already within the Santa Barbara Coast State Seashore. This would help protect significant scenic and biological resources and coastal access.
- Acquire Las Varas Ranch at fair market value when available or offer to buy it. This property apparently has potential for development and needs to be protected to preserve the Gaviota Coast; potential for recreational use and natural resource protection from the beach to the mountains.
- Willing seller of property (owned by a group) south of 101 by El Rancho Tajiguas because they have had no access to their property for 30+ years. Suggests that the state or NPS should purchase the property & expand Refugio State Park.
- Eagle Canyon is currently cattle grazing land. This should be a high priority acquisition or conservation easement. Development pressures are very high near the urban limit line. Locking in zoning & land acquisition is very important to stop the current trend of urban sprawl.
- Expand Refugio & El Capitan State Beaches (for increased public use) only with adjacent properties acquired from willing sellers.
- The planned expansion of El Capitan State Beach with the significant acquisition of the bulk of the El Capitan Canyon watershed connecting the beach part to the national forest will provide for a wide land bridge between the national forest and the beach.
- Gaviota Marine Terminal: Once the Gaviota Oil and Gas Facility shuts down and is removed, the marine terminal which is dependent on the gas plant will no longer be able to operate. This would create an opportunity for public acquisition of lower Alcatraz

Canyon. This area has freeway off and on ramps, overpass, infrastructure for a public campground, and beach access. Clean-up/restore land, develop public access to beach, develop a campground and/or interpretive/cultural center (Chumash Indians and/or related to the oil industry and its history along the coast); visually enhance the California Coastal Trail.

Comments About the National Park Service:

- The National Park Service already has experience in protecting similar cultural and landscape values through their National Heritage Area program by providing technical and financial assistance for a limited period. However, in this case, since the potential for development of these landscapes will continue to be a threat, unless a transfer of development rights, conservation easements or acquisition of these land occurs, the National Park Service would need to continue to be involved to achieve the ultimate goal of protection of these existing cultural resources.

Other Comments:

- Eliminate the Tajiguas Landfill, the Gaviota Oil and Gas Facility, and the Las Flores facility; restore land.

Jalama Beach County Park, Bixby Ranch, Point Conception and Hollister Ranch

Comments About Current Programs and Policies:

- Hollister Ranch owners have never permitted the public on their property, and that should continue.
- Conservancy program that has been in effect at Hollister Ranch for many years has been designed to preserve and protect the land at no cost to taxpayers.
- Hollister Ranch, even with the recent development, has been able to keep its beaches pristine, its arroyos alive with nature and its Chumash heritage intact.
- Ranch owners should not develop hotels or expensive residences. Ranch owners should continue ranching.
- Santa Barbara County zoning prohibits any further subdivision of Hollister Ranch parcels and would continue to permit agricultural and residential use only of property at Hollister Ranch.
- Public access is limited to occasional planned outings for prearranged groups hosted by the Hollister Ranch Conservancy. Access is permitted for approved scientific field research.

Comments About Natural and Cultural Resource Protection and Interpretation:

- Develop interpretative opportunities related to this sacred site of the Chumash Indians.

Comments About Public Access:

- Develop a coastal trail and provide public access: from Jalama Beach County Park to the Pt. Conception lighthouse, from Jalama Beach to Coal Oil Point, from Jalama State Beach to Point Conception along the bluff tops
- Develop bike & pedestrian trails connecting inland areas to the coast.
- Jalama Beach County Park should remain in recreational use & perhaps expanded, if resource protection can be ensured & access constraints can be adequately addressed.
- Provide access to Point Conception: Controlled public access. Develop a primitive walking trail & a primitive camp. No cars or bikes. Preserve/enhance lighthouse and its outbuildings for interpretation/ potential accommodations; i.e. a youth hostel/bed and breakfast.
- Limit public access to the stretch of coastline between Jalama Beach County Park and Point Conception. Inland of the railroad tracks, place the balance of Cojo Ranch under agricultural conservation easements. Locate a public access point in the Jalama Beach County Park and administer access through a permit system designed to protect the fragile resources and not adversely affect the agricultural operations on Bixby Ranch.
- If Bixby Ranch is sold to a conservancy, develop it as open space for multiple recreational use for the public. Develop roads to access beaches west of Hollister Ranch and north to Jalama County Beach and hiking trails on both sides of Jalama Road and perhaps convert one of the ranches into an environmental or regular campground in a foothill/mountain type setting.

Comments About Private and Local Protection:

- Use conservation and trail easements to address concerns about ownership and control by landowners.
- Bixby Ranch: Preserve and manage Cojo Ranch for scientific and agricultural use through agricultural and conservation easements. Use agricultural land trust and conservation easements. Develop stewardship plans for farming operations.
- Since Bixby Ranch area is undeveloped, Bixby Ranch Co. should be prevented from any kind of development projects.
- Buy development rights in these areas permanently.
- Conservation efforts & funding for land acquisition and procurement of agricultural & conservation easements should be focused on Hollister Ranch, at least in the near-term.

Comments About Land Acquisition:

- Jalama Beach should be expanded under the proposal recently made by the Bixby Ranch Company to donate an additional 70 acres to the park so that the campground can be expanded and the recreational activities in that area increased.
- If the Coast Guard reservation is ever deemed excess property, the land and buildings at Point Conception should be acquired to preserve scenic values, lighthouse culture and history, and provide continued opportunities for compatible public recreation.
- Land acquisition should be an option for the northern portion of Bixby Ranch with management by existing and nonprofit landowners.
- NPS land acquisition from willing sellers should be an option for the southern portion of Bixby Ranch.

Comments About the National Park Service:

- NPS could provide expertise in visitor and resource management; benefits with federal agencies working cooperatively; cooperative partnership will allow responsible access.

Other Comments:

- Create a national marine reserve along coast closed to sport, commercial fishing—use as “rookery” for adjacent areas beach/shore zone out 3 miles along Bixby and Hollister Ranch coastlines.

Vandenberg Air Force Base Area (From Pt. Sal to Jalama Beach)**Comments About Current Programs and Policies**

- Because of security needs, Vandenberg Air Force Base (VAFB) has not been significantly impacted by humans other than in areas where military operations occur.
- Public access to Vandenberg AFB should not be allowed or even considered due to the current national & international political situation.
- All nationally significant natural, cultural and recreational resources on VAFB are currently protected for the public into perpetuity. The Air Force should continue to occupy the entire base for military purposes, for program development, training or a national emergency requiring military action, like we currently have.
- The Cold War and space launch sites on VAFB represent some significant technological and political milestones in US history and should not be considered for NPS activity. Other examples are preserved and offered for public access elsewhere.
- Establishing a national seashore that includes Vandenberg AFB will invite excessive regulation of

ballistic and space launch operations.

Comments About Natural and Cultural Resource Protection and Interpretation:

- Protect/restore wildlife habitat on VAFB.
- Restore salmon / steelhead in Santa Ynez River
- Establish an open space district at Vandenberg.

Comments About Chumash Sites and Involvement:

- Preserve sacred sites on VAFB.

Comments About Public Access:

- Develop a coastal trail and trailheads: from Jalama through the entire base, from Point Arguello to Jalama Beach County Park, from Ocean Beach County Park to Jalama Beach County Park. No pets & have fences around snowy plover nesting area.
- Develop bikeways, equestrian and hiking trails: coast to Tranquillon Peak, a trail to access Ocean Beach County Park through Vandenberg, a recreational trail alongside existing rail lines.
- Improve public beach access: From Brown Road to Pt. Sal State Beach and County owned lands at Pt. Sal, 2 miles along Ocean Beach, Hondo Canyon Creek, Tranquillon Peak for an observatory, the original coast highway area for bikes and vehicles, the old lighthouse area for history interpretation, Point Arguello from Jalama Road, Jalama County Park through the southern portion of the base, and the boathouse.
- Vandenberg should develop limited opportunities for visitor status according to the regulations of the base. Develop a land use plan that allows for base operations and public access to coexist. Have limited guided tours.
- Need public road to the "Boathouse" subject to security closure where private boats can be launched for fishing and diving, and where road access would allow fishing from the land.
- Provide rustic campsites on VAFB; a "hiker-only" camp at Ocean Beach County Park could be established to make it feasible for a long-distance backpacker/hiker to travel the coastline.
- Turn Point Sal into a state park with public restrooms, beach access stairs, and camping.

Comments About the National Park Service:

- The military, civilian and commercial space launch missions and base safety and security requirements should take priority over any park or visitor use. Any NPS program activities on Vandenberg AFB would require the approval of VAFB. The VAFB Commander should retain control over access to all base acreage and facilities.

- NPS could augment the existing resource management program on the base through visitor management and interpretation and help meet the growing demand for public access to non-sensitive areas of Vandenberg.
- A reverter agreement with Vandenberg AFB must be implemented to provide perpetual, protective stewardship of their lands whenever military purposes permit. Develop a plan that provides for continued protection of the base should the base be excessed. If the base is ever decommissioned, land should be acquired to preserve scenic values, wildlife habitat, military history, and provide relatively unrestricted access for compatible public recreation.

Comments About Land Acquisition:

- NPS acquisition for northern portion (Point Sal area) and southern portion from below Ocean Beach County Park to Jalama Beach County Park.
- Vandenberg should continue to assist in management of any land that could be acquired by the state.

Other Comments:

- Concentrated NW winds on southern portion of Vandenberg make this an ideal place for renewable energy.
- Increase agricultural land using agricultural land trust as a means to prevent other developments on VAFB.