

Palo Corona Regional Park

Interim Public Access Proposal



Monterey Peninsula Regional Park District



June 2005

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Interim Public Access Plan Overview

The purpose of the Interim Public Access Plan (Plan) for the 680-acre Palo Corona Regional Park “Front Ranch” area (Park) is to enable public access and use of the property as soon as possible. The Plan will be used to govern public use of the Park for up to a five-year interim period until The Monterey Peninsula Regional Park District (The Park District) has completed a long-term management plan for the entire 4300-acre regional park. The Plan and the long term management plan will be consistent with the County’s General Plan, Local Coastal Plan (LCP), Big Sur Land Use Advisory Committee Plan, zoning, State Coastal Conservancy access guidelines and American Disabilities Act standards to the extent feasible.

The Plan is based on existing and required project data and a public input process that resulted in an understanding of the needs and desires of those who are involved in or affected by the project. The Park was reviewed and analyzed for interim public access opportunities and constraints. Specific considerations used in developing the Plan included: public parking; a restroom facility; trails, signage, and a map guide; private property signage; public safety and patrol; and resource protection. The Plan also documents feature viewpoints, educational and interpretive opportunities, and protective measures to control and direct access when necessary to preserve the scenic, cultural and natural features contained in the Park.

Prior to developing the Plan, The Park District established a public input process for gathering relevant information. Prior to the public meetings, an inter-agency meeting was held to solicit regulatory and government input related to opening the Park to public access.

The Plan represents an initial effort to open a rich yet sensitive natural resource for the public’s view and experience. This conservative first step is intentionally limited and controlled so as to avoid damaging the Park from unrestricted uses or overuse. While monitoring the impacts of public use, and with continued program management evaluation, access and use of the Park can be adjusted by The Park District as warranted. Mitigation needs will also be identified and management actions taken. The intent is to provide limited and controlled access into the Park while The Park District develops its long-term management plan.

The Park links 13 ecologically important properties, including Point Lobos State Reserve, Carmel River State Beach and the Ventana Wilderness. It is important that the interim use of the Park establishes a framework for public access and resource protection necessary for the Park District’s long-term stewardship of the land.



Inspiration Point from Highway 1



Barn, Inspiration Point, and Gregg’s Hill



Palo Corona Peak



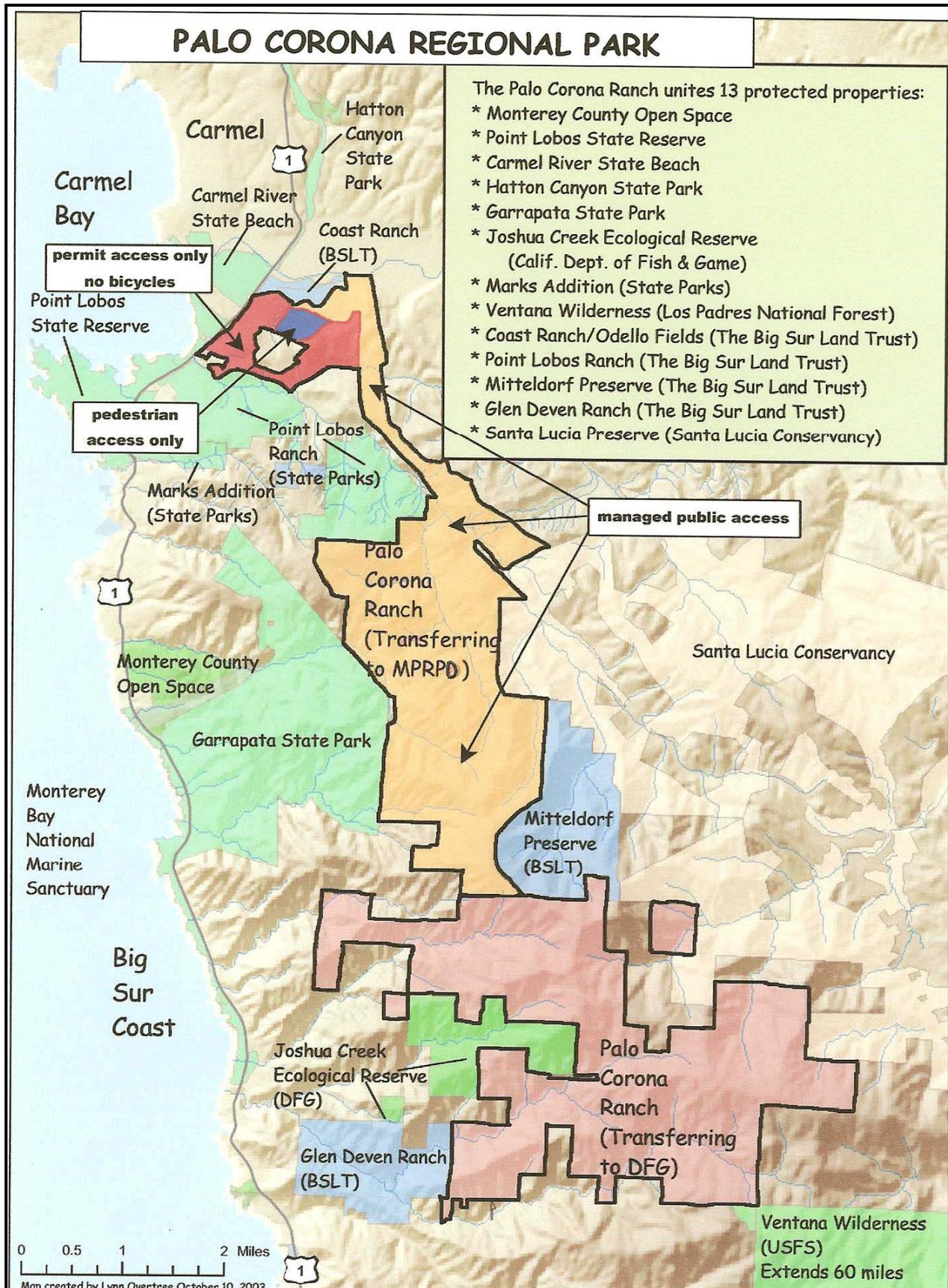
Inspiration Point

Adjacent Land Owners and Uses

Highway 1, Carmel River State Beach, and Carmel Meadows subdivision bound the Park on the west. On the north are agricultural fields, which are owned by The Big Sur Land Trust (BSLT) and Clint Eastwood (Eastwood). This property is protected by agricultural conservation easements and has been leased to Earthbound Farms for Organic farming purposes. The Carmel River restoration plan includes proposals for significant riparian habitat restoration of this property. State Park's Point Lobos Ranch borders the southwest boundary of the Park.

The 93-acre Fish Ranch in-holding sits in the middle of the Park. It is the private residential property of Ms. Fish, the former owner of the Fish Ranch, which became Palo Corona Regional Park after BSLT and The Nature Conservancy purchased it. This property uses the old Fish Ranch stone gate entrance off of Highway 1, which winds up the westerly facing slopes to her residence. As a condition of sale of the Fish Ranch, this road is not to be used as the primary public entrance to the Park. The Fish Ranch in-holding is also to be protected from public access and public viewing. Similarly, the Park District intends to honor the wishes of the cloistered Carmelite nuns at the monastery to the southwest of the park for quiet and solitude.

To the east are large privately owned properties, one of which has agricultural operations and a dirt service road that connects to the Park. This service road is part of a County public bicycle/ pedestrian plan that would connect Highway 1 with Valley Greens Drive farther east.



Habitat Types

The north facing lower slopes of the Park consist of primarily non-native grassland, which is grazed seasonally by cattle. Cattle have grazed these slopes for over 100 years. The coastal scrub and oak woodland vegetation types generally occur on the uplands. Native grassland and Monterey pine forests are limited vegetation types found on the northwest. There are also small stands of maritime chaparral and riparian forest in the canyon slopes above the monastery.



Oak Woodlands



Coastal Prairie



Monterey Pine Forest

Public Input Process

The Park District held two public community forum meetings at Rancho Canada. At both input meetings district staff emphasized that the primary objective of the Plan was to provide limited public access to the Park as soon as possible. It was reinforced that this did not preclude the necessity for a long term access and management plan that would address in more detail the issues associated with the entire 4300-acre Palo Corona Regional Park.

Prior to the two public comment forums, a meeting was held on November 4, 2004, at The Park District office with a group of agency stakeholders that have regulatory and review interests in the Plan for the Park. The Park District's consultant firm of Purkiss Rose-RSI facilitated the meeting that included representatives from the District, State Parks, Monterey County Planning, California Coastal Commission, and Ms. Diana Fish.

Specific concerns expressed at this meeting included: public access from Highway 1 into the Park; traffic issues; aesthetic/viewshed impacts; parking options; number of potential visitors; staffing; Park access restrictions; access impacts on resources; condition of existing Park roadways & trails; and long term monitoring.

The final public community forum was held on January 18, 2005 at the Rancho Canada Golf Club and was hosted by The Park District to solicit input from interested citizens in the community regarding the opening of the Park to the public. Sixty interested members of the public attended. Discussion topics included: Highway 1 Access; Accessibility/ Safety; Parking; Viewshed; Environmental Impacts; Cattle Grazing; Limited Use of the Ranch; Public Services and Regional Connections.

At this meeting a specific concern was voiced about the option to park along Highway 1. Suggestions included: limiting parking to the east side only to avoid pedestrians crossing Highway 1; allowing bicycles to be ridden to the barn and then hiking the trails; providing a bus stop near the Park entrance; pursuing off-site parking with shuttle (Carmel River Inn, Crossroads Center) or nearby off-site parking (Odello property or State Parks property with access under bridge); and lowering speed limits at the Carmel River Bridge to improve safety. U-turns on Highway 1 were a concern voiced several times.

In terms of viewshed, there were mixed concerns ranging from no new development that would intrude on the viewshed of Highway 1 to doing what it takes to get parking and access to the Park. However the overall tone was to keep the park as free from "development" and visual change as possible.

Public concerns for environmental impacts were more consistent and emphasized: protection of all habitats and any archeological sites; controlling litter; identifying sensitive areas, protecting sensitive species, managing cattle grazing, prohibiting dogs, and inventorying native species before significant access is allowed. Grazing of cattle was not a major concern as long as it was seasonal and could be worked out with public access on the site.

There was a great amount of interest in limiting the number of vehicles permitted in the Park; hours of operation (daylight hours was the general consensus); and access to existing

designated trails. There was also general support for allowing bikes, horses, dogs and camping activities; providing for school/special groups; and allowing special events at the barn.

In following the minimal development tone of the meeting, participant suggestions included, portable chemical/composting toilets; strategically placed trash receptacles; and advising the public of no drinking water available on-site. Regarding the water issue there were attendees that thought a portable source of drinking water was a good idea.

There was a general desire for staff and docent led hikes and interpretive activities in the Plan that would extend into the rest of Palo Corona Regional Park.

A final desire that was brought up by a number of attendees in the miscellaneous category a desire for benches and picnic tables, interpretive maps, and use of the barn as a visitor center.

The second public community forum was held on April 21, 2005 at the Rancho Canada Golf Club at which approximately 30 people attended to review the proposed recommendations that were formulated at the first meeting. Most of the attendees had participated in the January 18, 2005 meeting. There were some new comments that came out of this meeting. Of particular concern was the visual impact and safety of cars parking along Highway 1 near the Park entrance and the benefits and detriments of cattle grazing. District staff assured the attendees that measures would be taken to manage the number of visitors along the highway and that grazing would be ecologically managed. It was reiterated that the District intends to allow public access on the site with as little impact on neighbors and resources as possible.

The Plan was presented to The Park District Board for informational review on May 2, 2005. On June 13, 2005, the Plan was presented in the form of a public hearing at the District's Board Meeting at Marina City Hall. Following the public hearing, the Board approved the plan with some corrections and minor revisions.

Summaries of the three Input Meetings are included in the Appendix.

Proposed Interim Access Improvements

Barn

The Park District requested, and the County approved, the listing of the barn as a County's historic resource. As an historic structure, The Park District will have the barn assessed for repairs appropriate to its designation. Any future proposed repairs would be processed through the County for approval. For the interim period, The Park District intends to use the barn to house interpretive exhibits, display information, and provide a point of contact between District staff/docents and hikers. The barn may also serve as a gathering area for school-group check-in, distributing literature, or presenting audio/visual information on the Park's many natural and cultural resources.

Minor improvements to the barn area include fencing repairs and the installation of a portable composting or chemical toilet behind the barn and out of view.



West side of the barn facing Highway 1



East side and covered public space



Grain sheds behind the barn



West side close-up



Proposed Interim Access Improvements

Fencing and Gates

Fencing signage, and gates will be installed per existing CC&R's to protect the 93-acre parcel owner's privacy and to channel public access away from it.

CC&R fencing will be split redwood posts and 5-strand barbed wire. Other fencing will be constructed of similar materials.

Access gates will be repaired and/or replaced as needed. Gates will be similar in style and character to those already present (i.e., Powder River & corral board). Pedestrian walk-through style will be installed at those gates that serve to support cattle grazing, thereby avoiding the need to open and close pasture gates.



Typical pasture fencing



Typical pasture gate

Proposed Interim Access Improvements

Parking

Two immediate opportunities for public parking that require no change in existing conditions are to park along the east shoulder of Highway 1 and north of the Park entrance and on the south side of the entrance gate. The shoulder area is posted for No Overnight Parking. This limited roadside parking area can accommodate up to 13 vehicles. Another eight could be accommodated at the gate entrance if marked properly. To prevent pedestrians crossing the highway, it is recommended that “no parking” be posted on the west side of the highway.



West side Highway 1 Parking

A small 3500sf area at the barn could accommodate another 6 to 8 vehicles for staff and disabled visitors. This area would be largely outside the highway viewshed and easily screened with native willows that border the area. An overflow secondary parking area could be located at the corrals, which could accommodate another ~10 vehicles. Access through the former Odello fields now owned by Eastwood/BSLT would be advantageous for vehicular circulation to and from the barn and corrals.



Potential Eastwood-site parking

Park-and-walk from off-site locations in the vicinity of the Crossroads Shopping Center is not recommended, as it would require that pedestrians walk along the Highway shoulder to the Park. Walking distance to the barn is 0.8 of a mile. A separate pedestrian/bicycle bridge crossing is recommended if this option is pursued.

Future negotiations with BSLT/Eastwood could produce additional near-site interim parking in the area where the red farm housing is currently located.

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TDD (805) 549-3259
<http://www.dot.ca.gov/dist05/>



*Flex your power!
Be energy efficient!*

August 4, 2005

Joseph Donofrio, General Manager
Monterey Peninsula Regional Park District
60 Garden Court, Suite 325
Monterey, CA 93940

Dear Mr. Donofrio:

PARKING ALONG HIGHWAY 1 AT PALO CORONA REGIONAL PARK

The Department of Transportation (Caltrans) has discussed the Interim Public Access Plan with the Park District staff and acknowledges the current status of legal parking along State Route 1 in the vicinity of the Palo Corona Regional Park entrance, as identified in the plan. Upon site inspection, Caltrans concluded that the northbound shoulder from the park entrance toward the Carmel River Bridge could adequately accommodate up to thirteen vehicles.

The park entrance area can accommodate another five vehicles, if properly delineated. These areas, although not optimal, are adequate if used for parking access and should not impact the through use of Highway 1. The Department encourages the Park District to continue to seek alternatives, but does not oppose the use of these areas for parking access.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Price".

STEVE PRICE
Deputy District Director
Maintenance/Traffic Operations

Proposed Interim Access Improvements

Signage

Signs will be carefully placed to inform and direct users. As a condition of the CC&R's that run with the land. Signs will be placed to clearly identify private property, controlled access areas, and generally direct public access into and through the Park. Controlled public access areas include "Pedestrian Access Only" and "Permit Access Only."

A redwood framed sign approximately 2.5 x 4 feet is proposed for the entry area at Highway 1 identifying Palo Corona Regional Park and The Park District. A smaller sign is intended for the existing gate, which will post hours of operation and public access restrictions. Trail names will be routed onto 4x4 redwood posts, which will be placed along the trails and at all intersections. Interpretive signs and panels will be established at appropriate interpretive locations for enhanced visitor experiences. Information/directional signs will use international symbols and are standard white and brown Park colors that blend with the natural landscape.

An information panel and map will be placed at the barn to recognize the collaborative inter-agency effort that enabled The Park District to acquire the Park.

A GIS map panel will also be provided at the barn showing shaded relief, vegetation and trails of the Park within the context of surrounding public lands.

Please refer to the CC&R's in the Appendix for signage requirements.



Typical Interpretive Panel



Typical Regulatory Sign



Typical Interpretive Site Sign



Typical Trail Sign

Proposed Interim Access Improvements

Access Amenities

The Park District intends to install a limited number of trailside benches and destination spot picnic tables. A trash/recycling station will be established at the barn in the covered public space. Inspiration Point is expected to be the most popular destination in the Park. The two existing picnic tables will be maintained, replaced, or repaired and a small 12' wide circular shelter erected out of the Highway 1 viewshed. Visitors will be encouraged through signage to pack out their trash and keep the Park litter free.

Benches will be constructed with either redwood or recycled plastic products that compliment the character of the Park.

The trash/recycling bins for the barn will be of either redwood or recycled plastic material.

A portable restroom facility is intended for visitors' convenience. Ideally, The Park District would prefer a state-of-the-art composting, waterless system that focuses attention to environmentally friendly technology. However, a standard portable chemical toilet would suffice for the interim period. The portable toilet facility will be on the south side of the barn, which will screen it from view.

The Park District is not proposing any potable water for the interim period.



Typical recycled plastic bench w/powder-coated steel supports



Typical recycled plastic picnic table w/powder-coated steel supports



Typical recycled plastic recycling bin

Proposed Interim Access Improvements

Interim and Limited Access

Interim public access will be limited to pedestrians and by permit only. No bicyclists or equestrians will be permitted. Permits will be issued online, by phone, or in-person at the District Administration Office. No drop-ins will be allowed. The District Office will provide ranger staff with a daily list of permits issued.

Permits will be limited to 13 per day with each permit accommodating up to 5 persons for a total number of up to 65 persons per day. A dashboard placard will be included with the Permit and assigned a daily code to assist Ranger patrol in identifying legitimate park users' cars along Highway 1.

The park entrance is controlled with a locked gate. This gate and the park identification sign will clearly state that access is by permit only. The combination for the pedestrian access will be provided on the Permit but changed regularly to prevent unpermitted access.

Regular ranger patrol will monitor visitors and parked vehicles along Highway 1 for permit compliance. The Park District will also have docents staffing the park at the barn to assist park visitors and rangers with information.

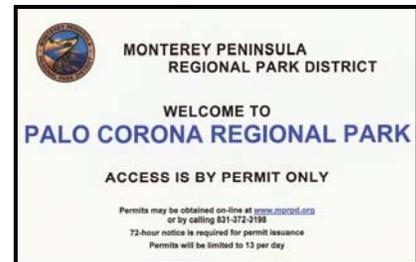
In addition to the 13-permit limited general public access program, The Park District will also administer a limited Special Group Use Permit program for organized access. These Special Use Permits will be limited to 5 per month for up to 25 persons per permit for a total of up to 125 persons per month. Vehicle parking will be limited to a maximum of 8 vehicles at the barn area so car-pooling will be necessary. The barn parking area can adequately accommodate 8 vehicles and will not impact the general public parking along Highway 1. The Special Group Use Permits are issued to non-profit organizations like The Big Sur Land Trust and Carmel Middle School. Failure to comply with the permit conditions will jeopardize the organization's future access to the park.

The hours of general public and Special Group Use access will be from sunrise to sunset.

The Park District's intent is to take careful, adaptively-managed steps in opening the Park to the public so as to minimize impacts on the natural resources and maintain a quality recreation experience. Over the course of the Interim Period The Park District will apply for permits to construct the proposed trails identified in the map on page 17.5. In the meantime, the only Inspiration Point.



Entrance Gate



Entrance Gate Sign



Palo Corona Trail (Interim Access Trail)

trail open to public access will be the existing barn road/trail to Inspiration Point.

The proposed new trails are funded under the California River Parkways Grant Program (Proposition 50) awarded to the Big Sur Land Trust on behalf of The Park District. The \$2M grant is funding (1) new trail construction, (2) road retirement and restoration, and (3) road re-alignment.

The new trails will improve and enhance public accessibility and circulation within the park. The trails are designed to follow contour, averaging 5% or less, which will expand the opportunity for accessibility within the park, take advantage of the existing topography to prevent erosion, and provide exceptional views, vistas, and other typical amenities normally associated with open space parks.

To continue to protect the privacy of the Fish property, signed and locked gates will be installed at Inspiration Point x Gregg’s Hill Trail and upper Rumsen Loop x Vista Lobos Trail stating “access beyond this point by permit only.” The Vista Lobos x Cemetery Road location will be posted “no access” and the terminuses of Vista Lobos and Gregg’s Hill will be posted “end of trail – no access beyond this point.”

Trail design follows ‘best management practices’ by avoiding tree cutting, endangered plant species, archaeological features, and erosion. In sensitive habitat areas trail design and construction methods limit impacts by minimizing contact and retaining plant and habitat material. For example, in coastal terrace prairie habitat trail exposure is minimized and the removed sod will be re-used to restore the retired roads.

A second component of the project is to implement ‘best management practices’ in land stewardship and conservation. To meet this element of the grant and maintain continuity with Park District practice at other parklands, a road retirement and restoration element is included. Road retirements will improve interior and external views of the park, expand habitat, and eliminate erosion.

The third component involves road re-alignment that will significantly reduce the erosion currently occurring and bring the roads into the 5% contour standard that The Park District practices for increased visitor accessibility.

The new trails will integrate seamlessly with three currently planned projects involving public accessibility: the County’s current plans to provide a public trail from Valley Greens Drive east of the park to the park, the multi-agency planning to provide public trail access across the Carmel River at Highway 1 to the park, and potential access to and from the proposed Ranch Canada project.



SW from Vista Lobos Trail – an out-and-back trail only



Monastery Road to be Retired and Restored with Coastal Terrace Prairie Sod from Vista Lobos Trail



W from the Palo Corona Trail to Inspiration Point

PALO CORONA REGIONAL PARK CARMEL RIVER PARKWAY PROJECT MONTEREY PENINSULA REGIONAL PARK DISTRICT MONTEREY COUNTY



SHEET INDEX

SHEET NO.	DESCRIPTION	REV
C101	PROPOSED IMPROVEMENTS, INTERIM PUBLIC ACCESS PLAN	0
C102	GRADING PLAN	0
C103	GRADING PLAN	0
C104	GRADING PLAN	0
C105	GRADING PLAN	0
C106	GRADING PLAN	0
C107	GRADING PLAN	0
C108	GRADING PLAN	0
C109	VEGETATION PLAN	0
C110	VEGETATION PLAN & REPORT	0
C111	APP. DRAWING	0

PROJECT INFORMATION:

PROJECT NAME: PALO CORONA REGIONAL PARK, CARMEL RIVER PARKWAY PROJECT, MONTEREY PENINSULA REGIONAL PARK DISTRICT, MONTEREY, CA

PROJECT ADDRESS: PALO CORONA REGIONAL PARK, MONTEREY, CA

APN:
 243-10-100-7000
 243-10-100-8000
 243-08-100-8000
 243-08-100-9000
 157-12-100-1000

PURPOSE OF GRADING: ROAD AND TRAIL IMPROVEMENTS

APPLICATOR: MONTEREY PENINSULA REGIONAL PARK DISTRICT, 80 SANDER CT., 2020 MONTEREY, CA 93940

CIVIL ENGINEER: BENJAMINI ASSOCIATES, INC., 700 YORK STREET, #114, SAN FRANCISCO, CALIFORNIA 94110, 415.393.2800 TO 415.393.2000 FX

DATE DRAWN: 1700 ± CY CUT, 1700 ± CY FILL (QUANTITIES NOT FOR BIDDING PURPOSES)

REVISIONS:
 REV 15,475' ROAD RETIREMENT
 REV 22,200' TRAIL
 REV 2,100' ROAD REALIGNMENT

ISSUING DATE: SPRING 2008

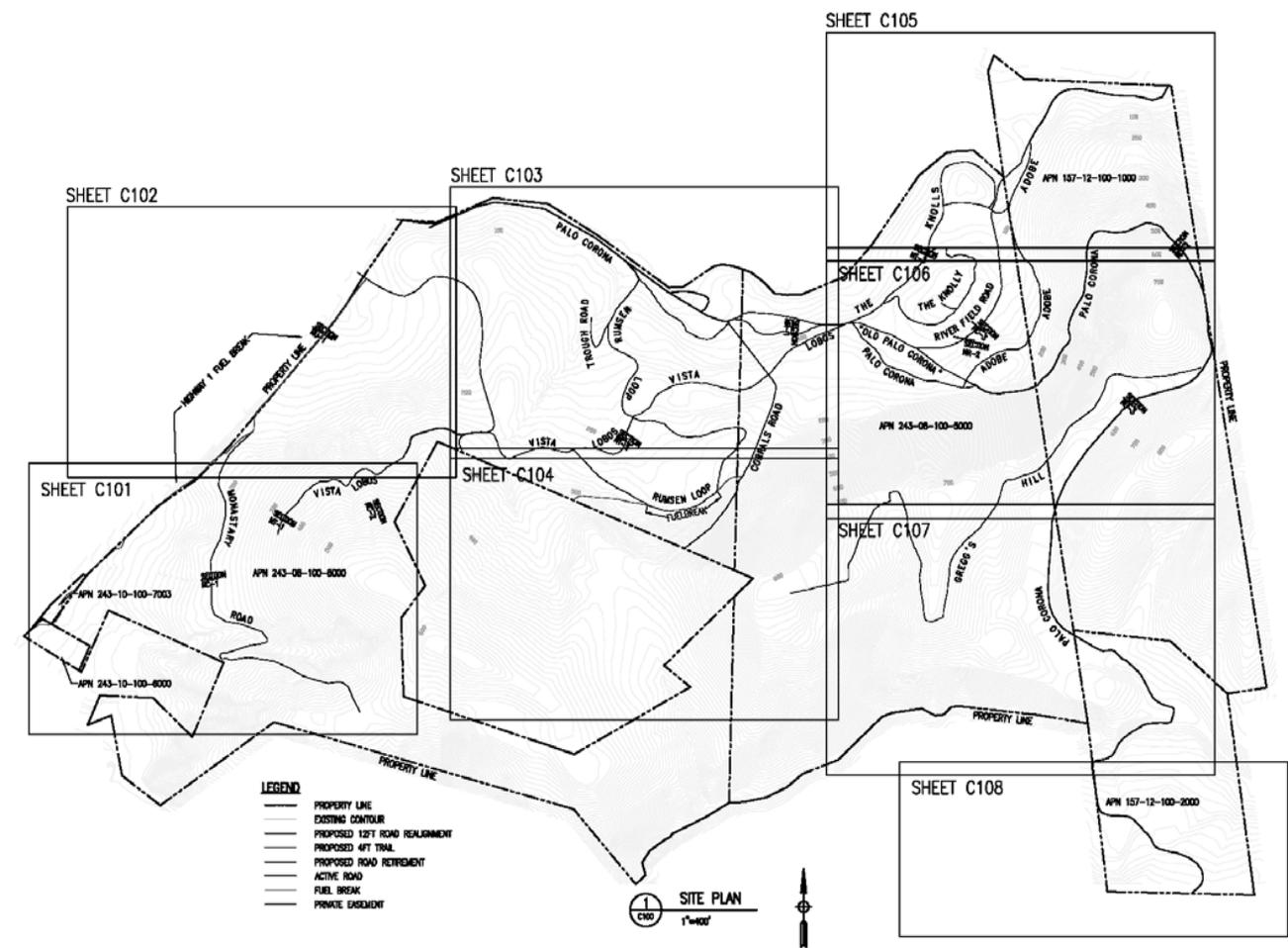
COMPLETION DATE: FALL 2008

TIME OF OPERATION: 7:30AM TO 6:30PM ON WEEKDAYS AND HOLIDAYS

DRAWN BY: CONTROLLED BY OWNER

EQUIPMENT: STANDARD EQUIPMENT FOR GRADING & SINGLE FAMILY RESIDENCE

GENERAL CONTRACTOR: TBD



- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED 12FT ROAD REALIGNMENT
 - PROPOSED 4FT TRAIL
 - PROPOSED ROAD RETIREMENT
 - ACTIVE ROAD
 - FUEL BREAK
 - PRIVATE EASEMENT

1 SITE PLAN
CWO 1"=400'

	<p>Benjamin Associates, Inc. 700 YORK STREET, #114 SAN FRANCISCO, CA 94110 PH: 415-393-2800 FX: 415-393-2000 ab@benjaminassociates.com</p>
<p>ROAD AND TRAIL IMPROVEMENTS GRADING PLANS PLAN</p>	
<p>C100</p>	

Maintenance and Administrative Requirements

Maintenance and administrative requirements will be greatly affected by the popularity and public use of the Park. With the minimal public improvements proposed and public access restricted to walk-ins using limited parking facilities, use is expected to be less than what the Park could accommodate, with most visitors attracted by the natural and rather remote beauty afforded at the Park. They will expect fewer amenities and therefore less maintenance and administrative costs will be incurred.

For the interim period, The Park the District intends to staff the Park with appropriate ranger presence supplemented with volunteer Docents to open gates, monitor visitors, answer questions and control access as necessary. Depending on public demand, staffing will be adjusted to a corresponding schedule (i.e. summer weekends may require more staff than midweek winter months).

The Park District will document attendance and use patterns, problems, successes, and necessary adjustments for use in developing the long-term management plan for Palo Corona Regional Park. The potential success and popularity of docent led tours and school interpretive programs will also contribute to the maintenance and administrative requirements of the Park.

The existing roadway and grazing infrastructure are the highest maintenance items in the Park. The existing roadway will be an ongoing requirement until it can be assessed and a long-term maintenance and rehabilitation program developed. Any new trail construction will adhere to current State standards and thereby reduce to a level of insignificance the amount of maintenance necessary to keep them open and safe. Some clearing and control of poison oak along the current road, and any new trails, will be an on-going maintenance requirement particularly in the spring and summer. Litter clean up, if consistent with Garland Ranch Regional Park, should not be a significant issue. However, an effective docent and signage program will encourage the public to keep the Park clean and reduce the need for litter pick up. Similarly, fence, gate, and sign repairs will need to be continually monitored to ensure that the posted rules and boundaries are clear, intact and enforceable.

Any portable restroom facilities will require regular maintenance tailored to the amount of use.

Implementation of Improvements

Interim improvements are minimal and are related to maintenance of existing infrastructure and visitor accommodation. In addition, there are specific requirements of the CC&R's that must be met prior to opening certain portions of the Park to public use. Specifically these requirements include:

- Public access fencing and signage indicating "Private Property No Access";
- Signage to designate the "Pedestrian Access Only" area;
- Signage to designate the "Permit Access Only" area; and
- Signage to identify the private easement entrances to the Park off Highway 1.

In addition to current infrastructure maintenance that includes:

- Repair of fences, gates, waterlines and troughs, and roadway to accommodate safe pedestrian and permitted vehicle access and continued grazing;
- Barn improvements to protect and preserve its historic status;

other interim improvements that The Park District will undertake before opening the Park to public access include:

- Provision of a portable and accessible restroom;
- Trash/recycling bins at the barn;
- Trail, interpretive, and informational signage;
- Benches, picnic tables, and a shelter for visitor accommodation.

Appendix

- A. Amendment to Declaration of Easements, CC&R's
- B. Agency Stakeholder Meeting – November 4, 2004
- C. Concepts & Constraints Summary
- D. Public Community Forum – January 18, 2005
- E. Public Community Forum – April 21, 2005
- F. Plan Presentation to MPRPD Board – May 2, 2005

RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:

Randy Meyenberg
NOLAND, HAMERLY, ETIENNE & HOSS
A Professional Corporation
333 Salinas Street
Post Office Box 2510
Salinas, CA 93902.2510

AMENDMENT TO DECLARATION OF EASEMENTS,
COVENANTS, CONDITIONS AND RESTRICTIONS
PALO CORONA RANCH

THIS AMENDMENT ("Amendment") is made this ___ day of December by the undersigned owners (collectively, the "owners") of the Property described in that certain Declaration of Easements, Covenants, Conditions and Restrictions, Palo Corona Ranch dated September 13, 1996 filed for record at Reel 3419, page 736 ("Declaration").

The owners hereby amend the Declaration as follows:

1. Property Defined. The term "Property" as used in the Declaration and this Amendment is amended to exclude the 440+/- acres of real property described in Exhibit A, attached hereto (APN's 417-021.003, -037 and -042).

2. Main Ranch Defined. The term "Main Ranch" as used in the Declaration and this Amendment shall mean that portion of the Property, excluding the 93-acre parcel as defined in the Declaration, and the 440-acre portion described in Exhibit A

3. Section 1.1.1. Section 1.1.1 of the Declaration is amended in its entirety to read as follows:

1.1.1. A non-exclusive easement for ingress, egress, pedestrian, equestrian, roadway and utility purposes sixty feet (60') in width over and across those portions of the Main Ranch which are shown as "60' RIGHT OF WAY & PUBLIC UTILITY EASEMENT" on the Record of Survey;

4. Section 4.3.2. Section 4.3.2 of the Declaration is amended in its entirety to read as follows:

4.3.2 Signs. No advertising signs, billboards, political signs, unsightly objects or nuisances shall be erected, placed or permitted to remain on the Property. An owner shall have the right to display or have displayed on the owner's property and/or along access easements one sign advertising the property for sale, a reasonable number of signs detailing the property address, directional information, the owner's name, and/or other pertinent information, the existing Palo Corona Ranch signs, and No Hunting, Private Property, and No Trespassing signs at reasonable intervals. Signs or displays on the Main Ranch may

also include those that facilitate the use, management and administration of the Main Ranch for passive park, passive recreational, and wildlife reserve management purposes including, but not limited to signs and displays that provide operational, directional, informational, interpretive, donor/partner recognition, public safety and law enforcement information, and signs to prevent trespass to adjacent private lands. The owner of that portion of the Main Ranch on which the sign or display is located agrees to maintain the signage shown on the signage plan described in Section 4.3.9, below, for the benefit of the owner(s) of the 93-acre parcel.

5. Section 4.3.4. Section 4.3.4 of the Declaration is amended in its entirety to read as follows:

4.3.4 Nuisance. No noxious or offensive trade or activity shall be carried on or upon any portion of the Property nor shall anything be done which may be or become an annoyance or a nuisance to the other owners or which shall in any way interfere with the public use of the Main Ranch for passive park, passive recreational, and wildlife reserve management purposes or the privacy, peaceful tranquility and quiet enjoyment of each of the owners of his/her respective parcel. Except for security devices used exclusively to protect the security of the parcel and improvements located therein, no device or activity creating noise shall be placed or used by any owner upon any parcel in a manner so as to in any way interfere with the public use of the Main Ranch for passive park, passive recreational, and wildlife reserve management purposes or the privacy, peaceful tranquility and quiet enjoyment of the residence of another owner. The owner of the Main Ranch and its guests, tenants, employees and agents, shall use their best efforts to avoid direct helicopter fly-overs of the 93-acre parcel, taking into consideration wind conditions, visibility, or other safety considerations. This section does not limit uses of the property reasonably contemplated for passive park, passive recreational, and wildlife reserve management purposes, otherwise consistent with the provisions of this Declaration. The owner(s) of the portion of the Main Ranch adjacent to the 93-acre parcel shall make reasonable efforts and take reasonable enforcement action to prevent trespass onto the 93-acre parcel.

6. Section 4.3.5. Section 4.3.5 of the Declaration is amended in its entirety to read as follows:

4.3.5 Prohibition Against Certain Uses. No owner shall permit any thing or condition to exist upon any portion of his or her Parcel which shall induce, breed or harbor infectious plant diseases or noxious insects and shall make reasonable efforts to control invasive, exotic plant species. Public, quasi-public or commercial sport or recreational hunting shall be prohibited on the Main Ranch. Members of the public, with the exception of those with a valid hunting license and access permit issued by the owner, law enforcement personnel, and duly authorized agents of the owner carrying a valid depredation permit, shall not be permitted to carry firearms on any portion of the Main Ranch.

7. Section 4.3.7. Section 4.3.7 of the Declaration is amended in its entirety to read as follows:

4.3.7 Off-Road Vehicles. Commercial, public or quasi-public use of motorcycles, motor bikes, cars, trucks, sport utility vehicles, or other off-road motorized vehicles on the Main Ranch shall be prohibited except for use by an owner in the management, maintenance, patrol and operation of an owner's property or easements, or by an adjacent owner with the permission of the underlying owner. Public or quasi-public use of mountain bikes or bicycles is

permitted only on established roads and trails within the Main Ranch; provided however, mountain bikes and bicycles shall not be permitted on those portions of the Main Ranch marked "No Bicycle Area" on Map Exhibit 1. On those portions of the Main Ranch comprising the dirt road adjacent to the Odello field and marked "Public Access Route" on Map Exhibit 1, mountain bikes and bicycles shall be permitted on the condition that the fencing and signage required by Sections 4.3.2 and 4.3.9 are established and continuously maintained by the underlying owner and management policies are enforced to prevent over-use, erosion, safety hazards and environmental degradation.

8. Section 4.3.9. Section 4.3.9 is added to Declaration and shall read as follows:

4.3.9 Public Access Fencing and Signage. In order to protect the 93-acre parcel owner's privacy and to channel public access away from the 93-acre parcel and toward the interior of the Main Ranch, the owner of the underlying portions of the Main Ranch will install and maintain the public access fencing and signage as indicated on Map Exhibits 2 and 3, respectively, attached, prior to opening such areas for public access. Public access fencing shall be continuous fencing designed to restrict access consisting of a 5-wire barbed wire fence. Signage will designate limiting public access on the portions of the Main Ranch marked "Pedestrian Access Only" on Map Exhibit 3 to pedestrian access only and on the portions of the Main Ranch marked "Permit Access Only" to pedestrian access with a permit only, as identified on Map Exhibit 3, with permits issued only to persons conducting resource or wildlife conservation activities or who are accompanied by the owner, park personnel or authorized resource docents. Such signage shall be continuously maintained by the underlying owner and management policies shall be adopted to enforce such restrictions.

9. Section 4.3.10. Section 4.3.10 is added to Declaration and shall read as follows:

4.3.10. Dogs. If the public is permitted to bring dogs onto the Main Ranch, the dog owner shall be required to keep his/her dog on a leash not more than seven feet long or under immediate voice control at all times when within such area.

10. Section 4.3.11. Section 4.3.11 is added to Declaration and shall read as follows:

4.3.11. Fuel Load Reduction. In order to reduce the fuel load from grasses growing on the portion of the Main Ranch identified on Map Exhibit 4, the underlying owner of the Main Ranch shall conduct fuel reduction activities adequate to reduce the hazard of fire to appropriate fire agency standards and conduct cattle grazing during the appropriate months of each year as needed, consistent with conservation objectives and historic practice or provide similar fuel load reducing activities acceptable to the owner of the 93-acre parcel. The underlying owners of the Main Ranch and the owner of the 93-acre parcel agree to cooperate with each other to reduce the fuel load from grasses, brush and other vegetation along all other portions of the common boundary of the 93-acre parcel (See Map Exhibit 4).

11. Section 4.3.12. Section 4.3.12 is added to Declaration and shall read as follows:

4.3.12 Use of Entrance. The owners agree that the Entrance, defined in Section 2.1, is intended to be for the private use of the owners of the Property. Primary access to the Main Ranch for quasi-public or public use shall be located adjacent to the Odello fields and marked "Public Access Route" on Map Exhibit 1, attached hereto. The Entrance may be used by the owner of the Main Ranch for public or quasi-public access only upon further written

agreement by the parties.

12. Section 5.1. Section 5.1 of the Declaration is amended in its entirety to read as follows:

5.1 Amendment. The provisions of this Declaration may be amended or changed only by recording a written instrument or instruments specifying the amendment or change, executed by all owners. Any amendment will not be effective until it is recorded. Any amendment affecting the rights specified in Section 1.1.7 shall not be effective unless consented to in writing by the parties named in Section 1.1.7.

13. Section 5.12. Section 5.12 is added to the Declaration and shall read as follows:

5.12 Right of First Negotiation. If the owner of the 93-acre parcel (in this Section 5.12, referred to as the "Seller") decides to sell, exchange, make a gift of, or otherwise transfer Seller's fee title interest in the 93-acre parcel or portion thereof (each a "Transfer"), Seller shall promptly give written notice ("Negotiation Notice") to the owner of the front portion of the Main Ranch bordering the 93-acre parcel ("Front Owner"). If there is more than one Front Owner at the time the Negotiation Notice is given, the Negotiation Notice need only be given to the owner with the longest common boundary with the 93-acre parcel. The parties agree that a Transfer does not include the granting of a bona-fide mortgage or deed of trust against the 93-acre parcel or portion thereof given as security for the performance of an obligation, or any action taken thereunder to foreclose the interest in the property given whether by way of foreclosure, sale under a power of sale, or deed in lieu of foreclosure. Any party, including a beneficiary of a deed of trust, who acquires an interest in the 93-acre parcel as a result of any such action to foreclose, shall thereafter hold the property acquired subject to the terms of this Section 5.12. The Front Owner agrees to execute all such documents reasonably requested of the owner of the 93-acre parcel or its lender to provide written consent to or to otherwise permit the encumbrance of the property by a mortgage or deed of trust.

Seller agrees that for a period of ninety (90) days following the Negotiation Notice, Seller will negotiate exclusively and in good faith with the Front Owner for the Transfer of the 93-acre parcel to the Front Owner ("Exclusive Negotiation Period"). Seller shall not be deemed in violation of this Section 5.12 if during the Exclusive Negotiation Period, Seller receives and shares with the Front Owner offers from third parties interested in purchasing the 93-acre parcel or if Seller lists and advertises the property for sale. Following expiration of the Exclusive Negotiation Period, if the Seller and the Front Owner have not entered into a binding agreement for the Transfer of the 93-acre parcel, Seller shall be free to also negotiate with and/or Transfer the 93-acre parcel to third parties. The parties agree that the giving of a Negotiation Notice shall not obligate Seller to Transfer the 93-acre parcel, Transfer the 93-acre parcel to the Front Owner, or Transfer the 93-acre upon any specific price, terms, or conditions. In addition, the parties agree that Seller may, in good faith, elect to gift or otherwise transfer the 93-acre parcel to a person or entity other than the Front Owner on the basis of the love, affection or other characteristics deemed material or important to Seller.

This right of first negotiation shall not apply to: (i) any Transfer, either outright or in trust, during life or upon death, to Robert Turner or Robert Turner's spouse, heirs, or lineal descendants, whether related by blood or marriage and including adopted children ("Turner Family"); (ii) any Transfer, either outright or in trust, during life or upon death, to any spouse, heir, or lineal descendent of Seller, whether related by blood or marriage and including adopted

children ("Seller Family"); or (iii) except as provided below, any Transfer to or from a family limited partnership or family limited liability company wherein a majority interest of the partnership or limited liability company is all times held by Seller Family and/or Turner Family (collectively, an "Exempt Transfer"). In the event of an Exempt Transfer, the transferee (an "Exempt Transferee") shall take title to the property and any subsequent transfer or sale by an Exempt Transferee shall be subject to the right of first negotiation provided above unless that a further Exempt Transfer is made. In addition, if four (4) Exempt Transfers are completed, the next Transfer shall be subject to the right of first negotiation whether or not such Transfer would otherwise be an Exempt Transfer.

Following expiration of the Exclusive Negotiation Period, if Seller enters into a binding agreement to Transfer the 93-acre parcel to a non-Exempt Transferee and the Transfer is consummated, the right of first negotiation shall remain in effect and the Transferee and each subsequent non-Exempt Transferee shall be bound to comply with the provisions of this Section 5.12.

In the event Seller decides to Transfer fee title to a portion of the 93-acre parcel, the right of first negotiation shall apply only to the portion Seller desires to Transfer.

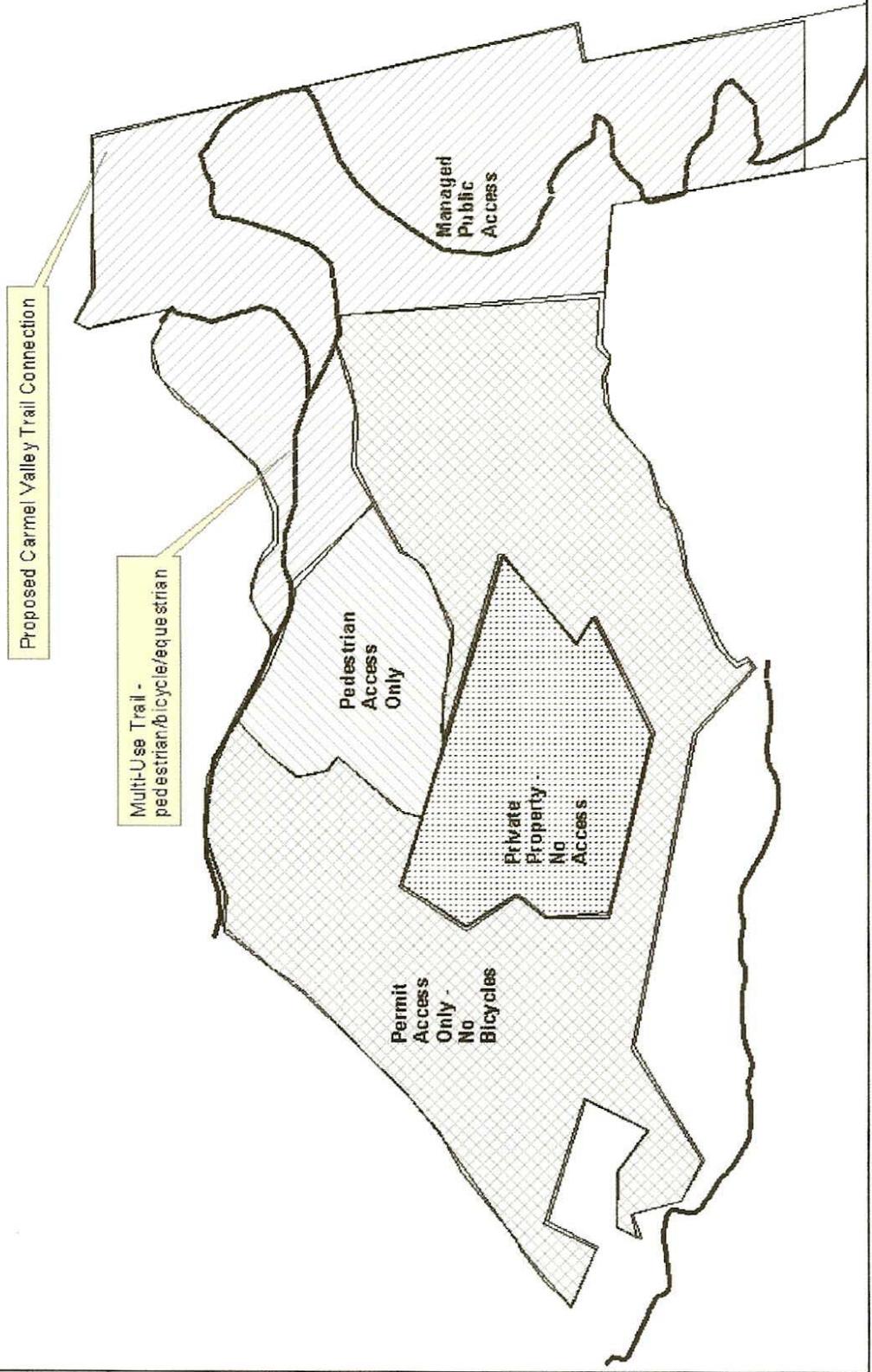
This right of first negotiation shall terminate if any provision of this Amendment is modified, amended, terminated or deleted for any reason other than with the written consent of the owner of the 93-acre parcel.

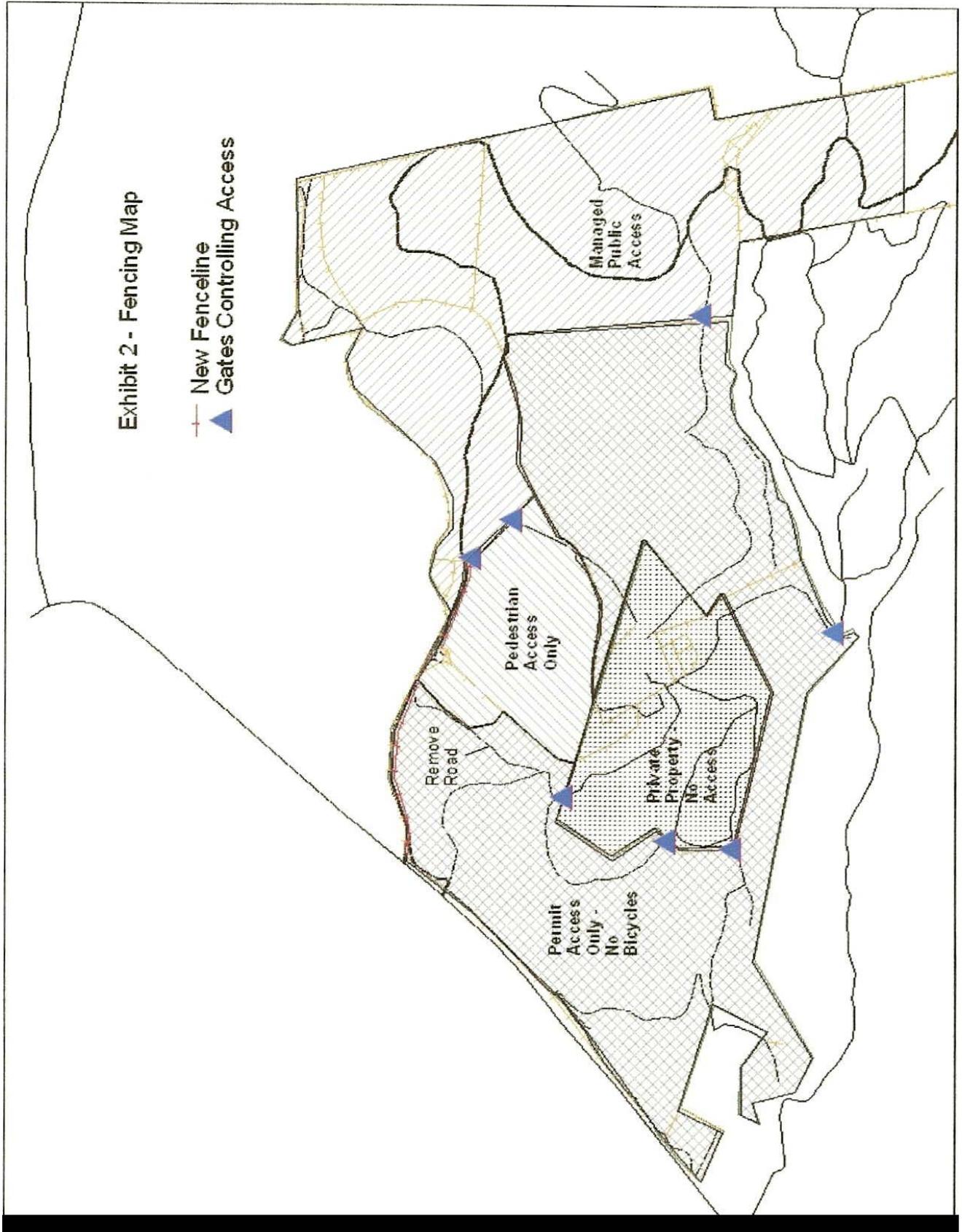
14. Full Force and Effect. In the event of an inconsistency between the terms and provisions of this Amendment and the terms and provisions of the Declaration, the terms and provisions of this Amendment shall prevail. Otherwise, the Declaration remains in full force and effect.

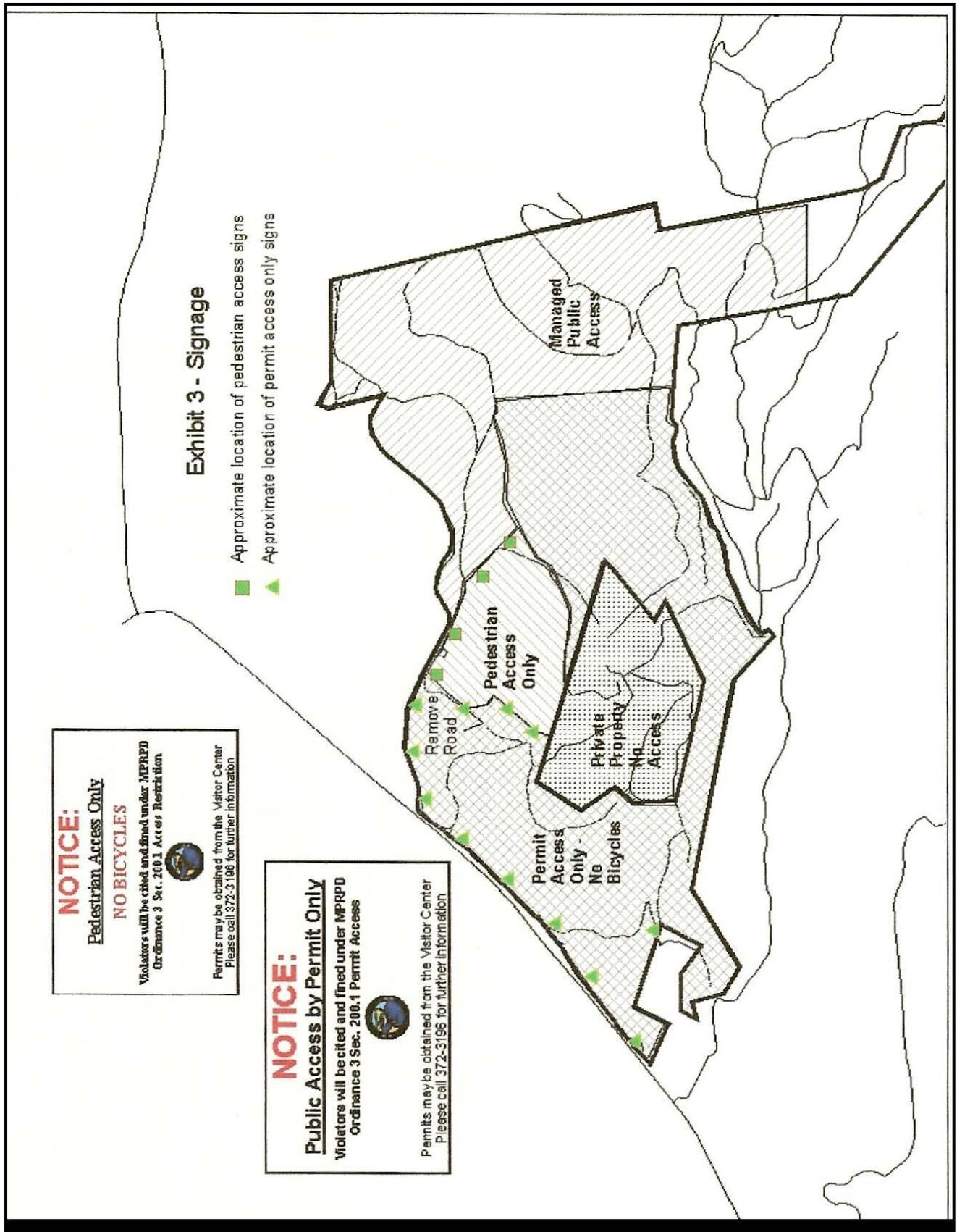
15. Successors and Assigns. This Amendment shall inure to the benefit of, and shall be binding upon, the parties and their respective heirs, representatives, administrators, executors, successors and assigns to the Property.

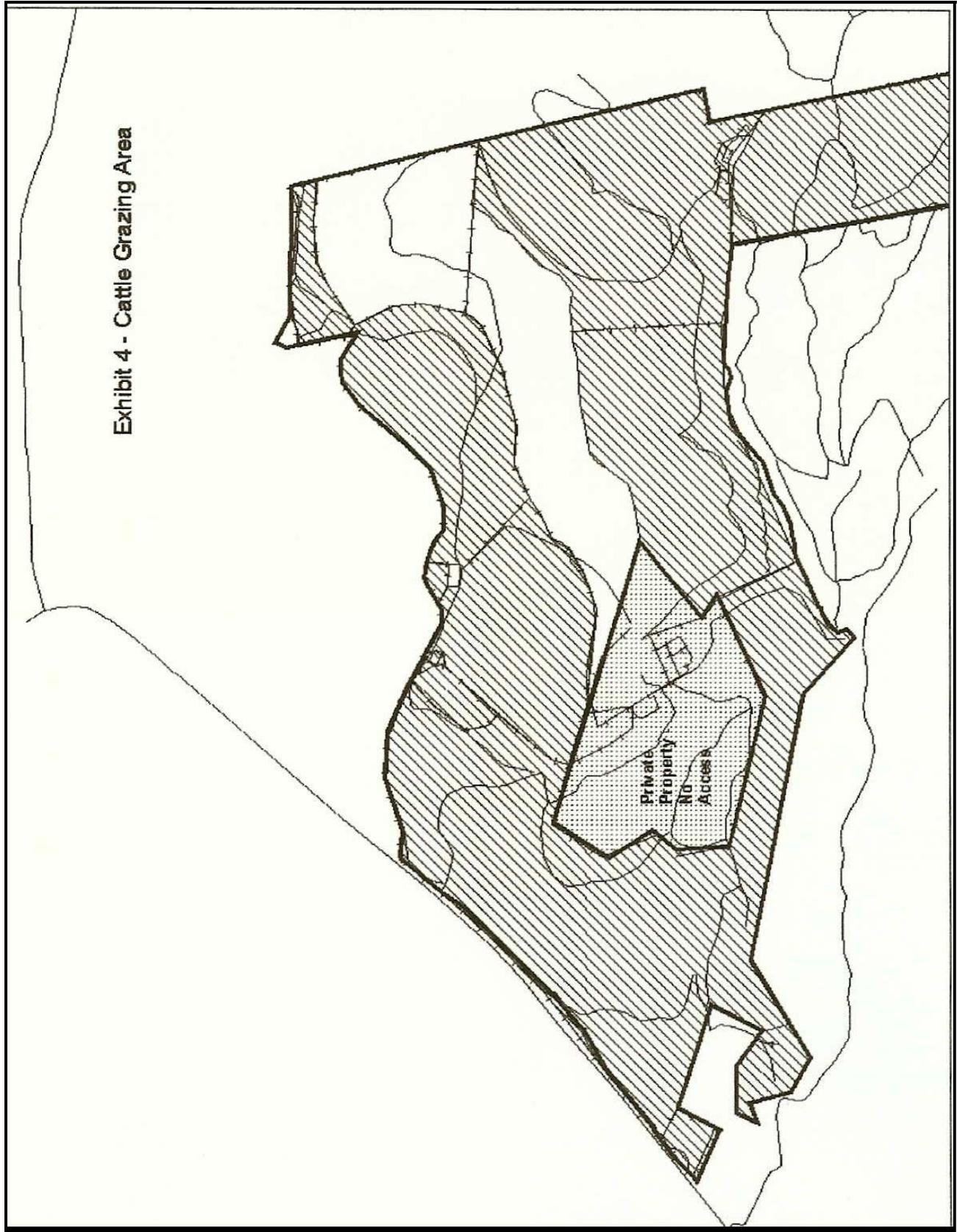
IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first set forth above.

Exhibit 1 - Bicycle Access









DATE November 4th, 2004

MEETING SUMMARY:

PROJECT: Monterey - Palo Corona Ranch
MEETING DATE: November 4th, 2004
LOCATION: Monterey Peninsula Regional Park District Office
PRESENT: See attached sign-in sheet
DISTRIBUTION: Joe Donofrio, MPRPD, Tim Jensen, MPRPD
PURPOSE: Stakeholder Input Meeting
JOB STATUS: Preliminary

Notes

1.0 - Public access along Highway 1 into Palo Corona Ranch

- 1.1 - Allow parking along Highway 1
- 1.2 - Caltrans will not oppose public parking along Highway 1
- 1.3 - Aesthetics along Highway 1 is an issue
- 1.4 - Safety with Pedestrians crossing Highway 1 an issue (similar situation arises at Garapata State Park and Point Lobos State Reserve)
- 1.5 - Making u–turns on Highway 1 be safe?
- 1.6 - Potential problem with blocking driveway of Fish Residence.
- 1.7 - Caltrans would require signalization/signage if crosswalk was put on Highway 1
- 1.8 - Shoulder parking would not require a permit
- 1.9 - what happens when shoulder parking fills up?
- 1.10 - Is parking along Highway 1 the only possibility?
- 1.11 - Traffic issues
- 1.12 - Parking consideration for buses? School tours of site?

2.0 - Public access on Palo Corona Ranch

- 2.1- Programmed group hikes and access can control early interest and manage interim access.
- 2.2 - Limit use by days of week? Time of day? Access by permit?
- 2.3 - Need adequate plan and personnel before Park is open. Amount of available parking?
- 2.4 - Estimate number of visitors?
- 2.5 - County's primary issue will be signs, trails, biological, hours of operation, Caltrans input, probably exempt pending bio and other reports.
- 2.6 - Viewshed issues will be an issue for parking on the Park.
- 2.7 - Let people walk from Carmel Rancho shopping center, over Highway 1 Bridge.
- 2.8 - Public right to cross Highway 1 bridge. There is also a dry season path under it.
- 2.9 - Shuttle system from Carmel Rancho? Limited staff for shuttling? Liability?
- 2.10- Widening of road will damage viewshed.
- 2.11 - Access of Endangered Species and watershed.

3.0 - Trail systems

- 3.1 - Plan trails that tie into existing and planned opportunities. Amtrak Stop? MST stop?
- 3.2 - Need to take into consideration visitors to the area
- 3.3 – Shuttling/carpooling is encouraged - try to build-in alternatives to the automobile.
- 3.4 - For trail standards, refer to California Coastal Commission Trail Manual.
- 3.5 - Any new access development or change of use will require a permit for the County

outside the California Coastal Commission's original jurisdiction, the Carmel River. For change in use, the county can apply a liberal interpretation with regard to permitting (de minimus change/waiver)?

- 3.6 - See section 30.106 Coastal Conservancy/ title 20 of County Code. Need periodic review.
- 3.7 - If aerial photos of site are needed contact CCC in Santa Cruz.
- 3.8 - Inter-agency working groups on trails - ADA issues, not just physical!

4.0 - Once on site concerns

- 4.1 - Conditions of all roads, signage on private properties, fencing around property.
- 4.2 - Allowing dogs now will make it hard to restrict later. Wildlife issues to consider.
- 4.3 - Work with owners to set up particular area for dogs on interim basis.
- 4.4 - Signage on adjacent property access and work with neighbors on issues of mutual concern, such as monitoring the Park.
- 4.5 - Impacts of Environmentally Sensitive Habitat areas and archaeological features
- 4.6 - Portable toilet facilities will likely be approved but will need County Health approval.
- 4.7 - Look at this plan as a test-case so an evaluative component needs to be incorporated for documenting problems, successes, etc. for improving stewardship for the long term.
- 4.8 - Staffing will be based on level of public use and need, as well as, district ability.
- 4.9 - Public use could be tied to staffing levels
- 4.10 - Public access grant opportunities through the Resources Agency - State's Carmel River trail plan - Scenic Byways Program. Implementation of trails/transportation opportunities.

Palo Corona Regional Park Interim Public Access Plan - 11/4/2004

	Name	Agency/Company	Phone Number
1	Joe Donofrio	MPRPD	(831)372-3196 x4
2	Tim Jensen	MPRPD	(831)372-3196 x2
3	Robert Chapin	MPRPD	(831)659-4488
4	Debbie Wyatt	MPRPD	(831)372-3196 x3
5	Lynn Overtree	MPRPD	(831)224-5059
6	Lee Otter	Coastal Commission	(831)427-4863
7	Ken Gray	State Parks	(831)649-2862
8	Dave Schaetele	State Parks	(831)649-2900
9	Brett Becker	Monterey Co. Planng.	(831)883-7563
10	Diana Fish	Inholder	
11	Steve Lang	Purkiss-Rose-RSI	(714)871-3638
12	Robert Echavarria	Purkiss-Rose-RSI	(714)871-3638

Purkiss Rose-RSI ▪ 801 N. Harbor Boulevard ▪ Fullerton, CA 92832 ▪ Tel. (714) 871-3638

MEETING SUMMARY

PROJECT: Monterey - Palo Corona Ranch
MEETING DATE: January 18th, 2005
LOCATION: Rancho Canada Golf Course - Monterey Peninsula Regional Park District
PRESENT: See attached sign-in sheet
DISTRIBUTION: Joe Donofrio, MPRPD, Tim Jensen, MPRPD
PURPOSE: Community Forum Input Meeting
JOB STATUS: Preliminary

Notes - Discussion Topics

- 1.0 - Highway 1 Access
- 2.0 - Accessibility/Safety
- 3.0 - Parking
- 4.0 - Viewshed
- 5.0 - Environmental Impacts
- 6.0 - Cattle Grazing
- 7.0 - Limited use of Park
- 8.0 - Public Services
- 9.0 - Regional Connections
- 10.0 - Others

1.0 - Highway 1 Access

- 1.1 - Parking on east side only - no pedestrian crossing on Highway 1.
- 1.2 - High level of concerns for parking along Highway 1.
- 1.3 - Ride bike in to barn, then hike the trails.
- 1.4 - "Park as Park can" in short term
- 1.5 - Parking plan needed for long term
- 1.6 - Carmel River Inn parking?
- 1.7 - Lombardo project access (when?)
- 1.8 - Cultivate multi-access points (long-term)
- 1.9 - Bus stop at or near park entrance
- 1.10 - Lower speed limit at bridge
- 1.11 - Park at water treatment plant
- 1.12 - Trim up plants and pruning to clean up entry

2.0 - Accessibility and Safety

- 2.1 - Safety of Kids and dogs trying to cross Highway 1, (if parking is on west side)*
- 2.2 - U-turns on Highway 1 ***
- 2.3 - High traffic on Highway 1 during holidays and weekends
- 2.4 - Wet shoulder on Highway 1
- 2.5 - Signage regarding harmful wildlife (Mtn. Lions, pigs, etc.)*
- 2.6 - Access under bridge?
- 2.7 - Multiple access points/trailheads on site.
- 2.8 - Trail signage
- 2.9 - Private property boundary signs

3.0 - Parking

- 3.1 - Temporary widening of shoulder
- 3.2 - Construction at Crossroads for 3 years
- 3.3 - Parking at Odello working cabins*
- 3.4 - Restricted to Highway 1 shoulder.
- 3.5 - Shuttle/ carpooling from Crossroads Center to entrance.(x-mas tree lot)**
- 3.6 - Parking at S.P. property across road.
- 3.7 - Park on Highway during interim period
- 3.8 - No farther parking than barn area.
- 3.9 - Permit parking for special permit access

4.0 - Viewshed

- 4.1 - No new development that intrudes on viewshed.
- 4.2 - Not too worried about parking appearance
- 4.3 - Not too worried about narrow entrance
- 4.4 - No parking on Highway 1
- 4.5 - No development along Highway or within Park
- 4.6 - No issues with viewshed
- 4.7 - Concerns with parking lot, bathrooms, garbage, etc.

5.0 - Environmental Impacts

- 5.1 - Protect all habitat
- 5.2 - Cows maintain “look of landscape” & reduce bad grasses
- 5.3 - Protect archeological sites.*
- 5.4 - Garbage/littering (signs, cans and bottles)***
- 5.5 - Mark trails, limiting public access to sensitive areas.*
- 5.6 - No dogs
- 5.7 - Recognize all native species indigenous to the site.
- 5.8 - Recognize limited access to protect these native species.
- 5.9 - Protect native cultural resources.
- 5.10 - Restrict cattle grazing
- 5.11- Accurately inventory native species before significant access is allowed

6.0 - Cattle Grazing

- 6.1 - Move from pasture to pasture.
- 6.2 - Milk thistle needs to be controlled.
- 6.3 - Not too concerned with cows
- 6.4 - Some concerns over potential conflicts with disabled visitors
- 6.5 - Toro Park is a good example of successful cattle/multi-use, successful use of gates
- 6.6 - Post signs when cattle are on site. *
- 6.7 - Pedestrian pass-through at gates
- 6.8 - No cattle grazing period, or move farther south
- 6.9 - Seasonal use only

7.0 - Limited Use of Ranch

- 7.1 - Limit number of vehicles.
- 7.2 - All access must be confined to existing (designated) trails.
- 7.3 - Hours of operation? ** Daylight only!
- 7.4 - Discussion of permit access only - mixed feelings about this topic.
- 7.5 - Bike, horses, and camping on site ***

- 7.6 - Concern regarding dogs being allowed. Dogs and sheep don't mix!
- 7.8 - Dog Policy - restrictions and limitations
- 7.9 - Dogs a must! On leash during cattle grazing period.**
- 7.10 - Special events at the barn? Barn dances?
- 7.11 - Historical information at the barn about site, area, and region.
- 7.12 - Quiet noise levels by park users.
- 7.13 - No vehicle use beyond barn.
- 7.14 - Hikes to Inspiration Point and to Annimas Pond.
- 7.15 - Provisions for school/special groups.

8.0 - Public Services

- 8.1 - Restrooms at trail heads.*
- 8.2 - Use of Port-O-Potties OK. **
- 8.3 - Opportunity for composting toilets *
- 8.4 - Minimal public services needed
- 8.5 - Trash cans, chemical toilets
- 8.6 - Provide water or advise public of no water on site. (Drinking)

9.0 - Regional Connections

- 9.1 - Guided access to the rest of Palo Corona Regional Park (docent led walks)*****
- 9.2 - Interpretive walks to points beyond interim area.*
- 9.3 - Carmel River Parkway connection (future)*
- 9.4 - Trail connections to other parks and serviced.*
- 9.5 - Access from the north side without Rancho Canada Village*
- 9.6 - Quail Meadow connection?
- 9.7 - Rancho San Carlos connection?
- 9.8 - Dowd Ranch connection?

10.0 - Others

- 10.1 - Hunting access through property - fishing? Can guns be carried through the park?
- 10.2 - No fires - No smoking - signage that states such.*
- 10.3 - Signage as used at Garland Park ("You are Here")
- 10.4 - Protect cultural resource how?
- 10.5 - Signage for education on trail etiquette
- 10.6 - Picnic tables, interpretive maps, shelter, BBQ's @ visitors center. **
- 10.7 - Fire Management plan
- 10.8 - Simple (user-friendly) accessible permit process
- 10.9 - Don't want use precedents set that are too hard to change.
- 10.10 - Both long term and interim, no group (bicycles, dogs, horses, etc.) Left out.
- 10.11 - Access to the Park's interior requires Mtn Bikes and Horse due to the distance
- 10.12 - How is boundary of current limits to back property going to be restricted?
- 10.13 - Volunteer resource management
- 10.14 - Weed control
- 10.15 - Interpretive panel to educate the public about natural & cultural history
- 10.16 - Dogs off leash
- 10.17 - Heliport?
- 10.18 - Weddings?

* Designates the number of times an issue was repeated

ACCESS TO THE RANCH CONCERNS

- ALLOW PARKING ALONG HIGHWAY 1
- AESTHETICS ALONG HIGHWAY 1
- TRAFFIC CONGESTION ALONG HIGHWAY 1
- EMERGENCY VEHICLE ACCESS DURING TRAFFIC CONGESTION
- ILLEGAL PARKING CONCERNS ALONG HIGHWAY 1
- BICYCLIST THAT RIDE ALONG HIGHWAY 1, SAFETY ISSUE
- ILLEGAL U-TURNS ON HIGHWAY 1, TRAFFIC AND SAFETY ISSUES
- BLOCKING DRIVEWAY OF FISH RESIDENCE
- OVERFLOW PARKING? WHAT HAPPENS WHEN SHOULDER FILLS UP?
- PARKING CONSIDERATION FOR BUSES, SCHOOL TOURS ON SITE, ADA ACCESS
- OFF-SITE PARKING WITH TRAM/BUS DROP-OFF
- PUBLIC ACCESS ACROSS CARMEL RIVER BRIDGE, SAFETY
- NUMBER OF VISITORS? SEASONAL VISITATION ONLY? PERMIT USE IN INTERIM?
- LIMIT USE OF RANCH BY DAYS OF WEEK? TIME OF DAY?
- VIEWSHED IMPACT WITH PARKING ON THE RANCH.
- WIDENING RANCH ACCESS ROAD WILL IMPACT VIEWSHED.
- IMPACT ON NATIVE HABITAT AND WATERSHED.
- COMPATIBILITY WITH CATTLE GRAZING OPERATIONS (GATES, FENCING, PUBLIC ACCESS)

TRAIL SYSTEM CONCERNS

- PLAN TRAILS TO TIE INTO EXISTING SYSTEMS & PLANNED REGIONAL TRAIL SYSTEMS (I.E. AMTRAK STOP)
- DIRECT AND ACCOMMODATE VISITORS TO THE AREA
- ENCOURAGE SHUTTLING OR CARPOOLING
- ADDRESS ADA ISSUES
- ENHANCE EXISTING TRAILS ON THE SITE
- MULT-USE TRAILS CONFLICTING INTERESTS

ON-SITE CONCERNS

- CONDITIONS OF ALL ROADS - PUBLIC SAFETY
- SIGNAGE AND FENCING AROUND PROPERTY TO DIRECT ACCESS.
- DOMESTIC ANIMALS ON SITE MAY IMPACT EXISTING WILDLIFE.
- SIGNAGE ON ADJACENT PROPERTY ACCESSES AND WORK WITH NEIGHBORS ON ISSUES OF MUTUAL CONCERNS. (I.E. MONITORING THE RANCH)
- IMPACTS ON ENVIRONMENTALLY SENSITIVE HABITAT AREAS AND ARCHAEOLOGICAL FEATURES.
- PORTABLE RESTROOM FACILITIES REQUIRE APPROVAL OF COUNTY HEALTH DEPARTMENT.
- LOOK AT PALO CORONA RANCH - FRONT RANCH AS A TEST-CASE, SO AN EVALUATION COMPONENT NEEDS TO BE INCORPORATED FOR DOCUMENTING PROBLEMS, SUCCESSES, ETC. FOR IMPROVING LAND STEWARDSHIP FOR THE LONG TERM.
- STAFFING WILL BE BASED ON LEVEL OF PUBLIC USE AND NEED, AS WELL AS, DISTRICT ABILITY.
- PUBLIC USE COULD BE TIED TO STAFFING LEVELS.

Monterey Peninsula Regional Park District
Palo Corona Ranch

Concerns and Constraints
 DATE 01/18/06



Purkiss Rose-RSI ▪ 801 N. Harbor Boulevard ▪ Fullerton, CA 92832 ▪ Tel. (714) 871-3638

DATE **April 21, 2005**

MEETING SUMMARY

PROJECT: Monterey - Palo Corona Ranch
MEETING DATE: April 21st, 2005
LOCATION: Rancho Canada Golf Course - Monterey Peninsula Regional Park District
DISTRIBUTION: Joe Donofrio, MPRPD, Tim Jensen, MPRPD
PURPOSE: Community Input Meeting #2
JOB STATUS: Preliminary

Notes -

1. Parking at the Odello Property - owned by The Big Sur Land Trust and Eastwood.
 - 1.1 - To be determined in the Long Term Plan
2. What is the incredible development intent of project?
3. Who will support maintenance of Property? State Parks?
 - 3.1 - Park District to operate and maintain.
4. Safety of pedestrian on site? - areas known for having drug-use and hidings.
 - 4.1 - owned and operated by The Park District. No state funding for Rangers.
 - 4.2 – The Park District has excess of 5,000 acres with no incidences.
5. Is there enough parking at the barn area?
6. Barn area, keep the integrity of the surrounding area, i.e. stone wall, fencing, etc.
7. Bicycles being able to be ridden into site to barn area, then hike from barn.
8. Monterey Film Organization, occasional use of site for commercials, still-shoots, etc.
9. Funding for Palo Corona Regional Park - private donations accepted?
10. Some groups see Palo Corona Regional Park as sacred grounds.
 - 10.1 - Lack of people is what made Palo Corona special.
11. Plan seems too accessible?
12. Animal habitat will be lost with the development of this property.
 - 12.1 – The Park District has vast territories for animal habitat only. No pedestrian access
13. Need low impact ADA access near landmark places, barn and corrals.
14. No pavement should be allowed on the site, i.e. asphalt.
15. Number of people on a monthly basis?
16. Does shoulder work need to be done to get parking?
17. Any bikers, or horses in long term plan?
18. Any dogs in long term plan?
19. Parking on shoulder is still a dangerous consideration. Prefer to park on Eastwood property.
20. What is The Park District going to do about illegal parking at the Park?
21. Western fuel break/trail is too close to Hwy 1. Can climb fence and get on property.
22. Parking on Hwy 1 would be in policy for Coastal Commission, Caltrans Coast Hwy Mgt Plan
23. Relocated fence on plans? - Part of permit only area.
24. Concern with grazing and pedestrian interaction.
 - 24.1 - Public use will be distributed evenly, along with grazing
 - 24.2 - Most cattle will adapt to pedestrians on-site, pedestrians need to adapt to cattle.

- 24.3 - Dogs vs. cattle issues?
 - 24.4 - Grazing needed to maintain front slopes of ranch. Maintains landscape
 - 24.5 – The Park District not to graze without further study of the good and bad impacts.
 - 24.6 - Important to native grassland habitats.
 - 24.7 - Grazing has negative aspects. Greatly documented
 - 24.8 - Positive effects weakly documented.
 - 24.9 – Positive/beneficial grazing plans and models exist.
- 25. Roads - D.G. only, no asphalt
 - 16. Odello West field - No parking. Parking behind red barns recommended
 - 27. Carmel Rancho Shopping center for parking (private property)
 - 28. Caltrans to fund a pedestrian bridge over Carmel River
 - 29. No long term parking on Hwy 1 should be considered in the long term management plan.

MONTEREY PENINSULA REGIONAL PARK DISTRICT
60 Garden Court, Suite 325
Monterey, California 93940-5341



BOARD OF DIRECTORS

Mary Dainton - Pacific Grove, New Monterey,
Northern Pebble Beach
John Dalessio - Carmel, Carmel Valley, Big Sur,
Southern Pebble Beach
Don Edgren - Monterey, Del Rey Oaks,
Southern Fort Ord
Ben Post - Seaside, Sand City
Jennifer Lagier Fellguth - Marina,
Northern Fort Ord

BOARD OF DIRECTORS AGENDA
Seaside City Hall Council Chambers
440 Harcourt Avenue
Seaside, California
Monday, May 2, 2005, at 6:30 p. m.

PLEASE NOTE SPECIAL START TIME

1. **6:30 p.m. Regular Meeting/Roll Call**
2. **Approval of Agenda**
3. **Public Comments** *(The public may speak for a maximum of three minutes on any subject that is not on the agenda. Please complete a speaker form and give it to the Board Clerk.)*
4. **Presentations:**
 - A. Staff/Board Recognition for Receiving CARPD Outstanding Small Special District Award for 2004
 - B. Draft Palo Corona Ranch Interim Public Access Plan, Steve Lang with Purkiss-Rose RSI
5. **Consent Items** *(Consist of those items which are routine and for which a staff recommendation has been prepared. A member of the public or a Board Member may request that an item be placed on the regular agenda for further discussion).*
 - A. Approval of April 4, 2005 Minutes
 - B. Approval of Summary of Payments
 - C. Written Communications
 - D. Approval of Proposed Contract for Mill Creek Preserve Parking Plan
 - E. Approval of Proposed Contract for Marina Dunes Restoration Plan
 - F. Award Bid for All Terrain Vehicle Purchase
 - G. Approval of Proposal Package for Four Wheel Drive Truck

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BOARD OF DIRECTORS AGENDA
Marina City Hall Council Chambers
211 Hillcrest Avenue
Marina, California
Monday, June 13, 2005, at 6:00 p. m.

PLEASE NOTE THAT MEETING IS BEING HELD AT MARINA COUNCIL CHAMBERS

1. 6:00 p.m. Closed Session *(Part or all of a meeting may be closed to the public under special conditions. The Board may only consider matters covered in the agenda descriptions.)*

Personnel matters pursuant to Government Code Section 54957, regarding employee meet and confer items

2. 7:00 p.m. Regular Meeting/Roll Call

3. Approval of Agenda

4. Public Comments *(The public may speak for a maximum of three minutes on any subject that is not on the agenda. Please complete a speaker form and give it to the Board Clerk.)*

5. Presentations:

- A. Chief Sidney Reade, Mid Valley Fire Department, CHOMP Donation of Defibrillator
- B. Draft Design Development Report (Master Plan) for Locke Paddon Park, Steve Lang, Principal, Purkiss Rose, RSI

6. Public Hearing: Approval of Palo Corona Regional Park Interim Public Access Plan

7. Consent Items *(Consist of those items which are routine and for which a staff recommendation has been prepared. A member of the public or a Board Member may request that an item be placed on the regular agenda for further discussion).*