
Master Plan

Monterey Peninsula Regional Park District

Post Office Box 935 • Carmel Valley, CA 93924

An Open Space Plan for the Next 10 Years



April 6, 1998



Frog Pond Wetland Preserve

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Master Plan

Monterey Peninsula Regional Park District

Approved April 6, 1998
by Resolution 98-04



Monterey Bay Coastal Trail

District Board of Directors:

David Salazar, Ward 1 (Marina)
Ira J. Lively, Ward 2 (Seaside & Sand City)
Judi Lehman, Ward 3 (Old Monterey & Del Rey Oaks)
Mary Dainton, Ward 4 (Pacific Grove, New Monterey, and northern Pebble Beach)
Zad Leavy, Ward 5 (Big Sur, Carmel, Carmel Valley, and southern Pebble Beach)

Gary A. Tate, General Manager

Working Draft Prepared by:

Callander Associates
Landscape Architecture
Park and Recreation Planning

Martin Carpenter Associates
City and Regional Planners

Final Document Prepared by:

Gary Tate, District Manager
Tim Jensen, Program Manager

Photography by Tim Jensen

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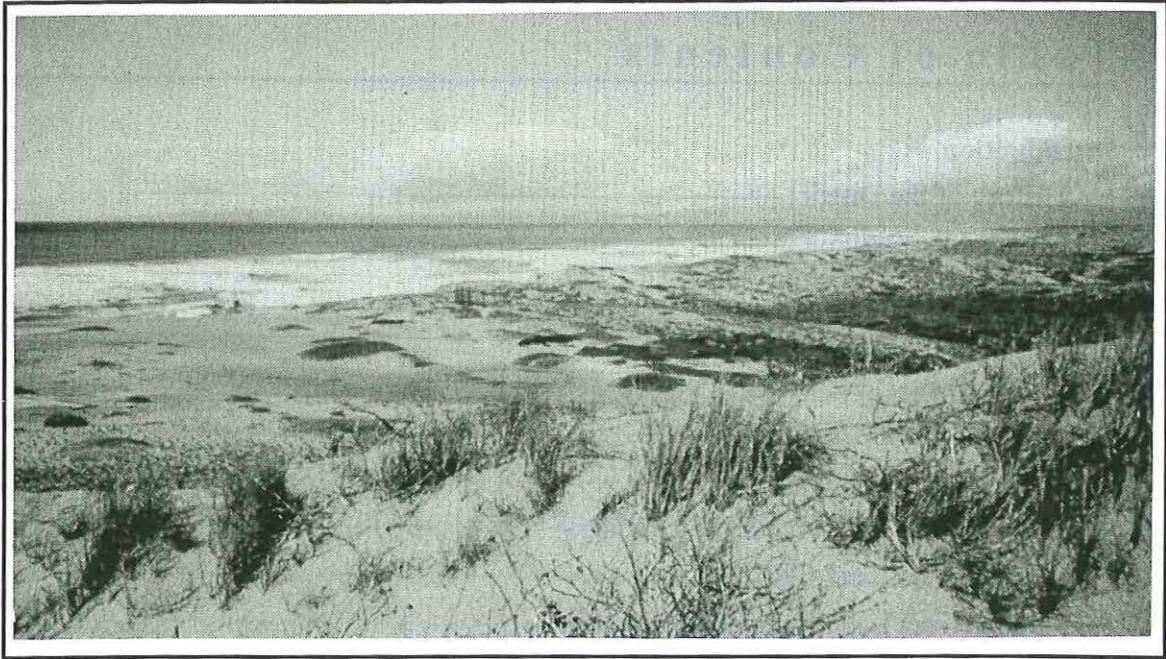
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Marina Dunes Preserve

Introduction

History of the District

Residents and visitors alike benefit from the spectacular natural beauty of the Monterey Peninsula. The region's ecologically diverse native landscapes, including undeveloped coastal dunes and wetlands, rocky shoreline, redwood canyons, Monterey pine terraces, and mixed hardwood flood plains are a major attraction for ecotourists, improve property values, and enrich the aesthetic quality of community life.

Given this appreciation, and the anxiety of over-development, residents of the peninsula voted in 1972 to create the Monterey Peninsula Regional Park District. The District was then entrusted to acquire lands for the express purpose of preserving open space and providing recreational opportunity. Since then, the District has successfully protected approximately 7000 acres of open space while maintaining balanced budgets and minimal overhead.

The District's current boundaries cover over 500 square miles and include the seven incorporated cities on the Monterey Peninsula, Carmel Valley, and the Big Sur Coast. The District is governed by an elected Board of Directors, representing the citizens in each of five wards.

Since 1972 the District has acquired, or helped to acquire, over 7,500 acres of significant open space.

In Carmel Valley:

- 4,474 acre Garland Ranch Regional Park
- 5 acre Thomas Open Space
- 640 acre Blomquist Open Space
- 14 acre Cachagua Community Park
- 10 miles of public trails in the 1200 acre Scenic Easement adjoining Garland Park
- 2 acre Carmel Valley Community Park in Carmel Valley

In Pacific Grove:

- 20 acre Lynn "Ripp" Van Winkle Pine Forest Preserve
- 2.3 mile Monterey Bay Coastal Trail
- .25 acre Elmarie Dyke Community Park at Chautauqua Hall
- 2.5 acre Rocky Shores addition to Asilomar State Beach in Pacific Grove

In Seaside:

- 35 acre Laguna Grande Community Park

In Monterey:

- a portion of the 35 acre Laguna Grande Community Park
- 2 acre San Carlos Community Park
- 2.3 acre Roberts Lake Open Space
- 35 acre coastal dune addition to Monterey State Beach
- 1.5 acres of Del Monte Beach Open Space

In Del Rey Oaks:

- 17 acre Frog Pond Wetland Preserve

In Big Sur:

- 1340 acre Mill Creek Redwood Preserve
- 680 acre Cougar Gulch Preserve

In Carmel Highlands:

- 6 acre Laidlaw-Apte Pine Forest Preserve

In Sand City:

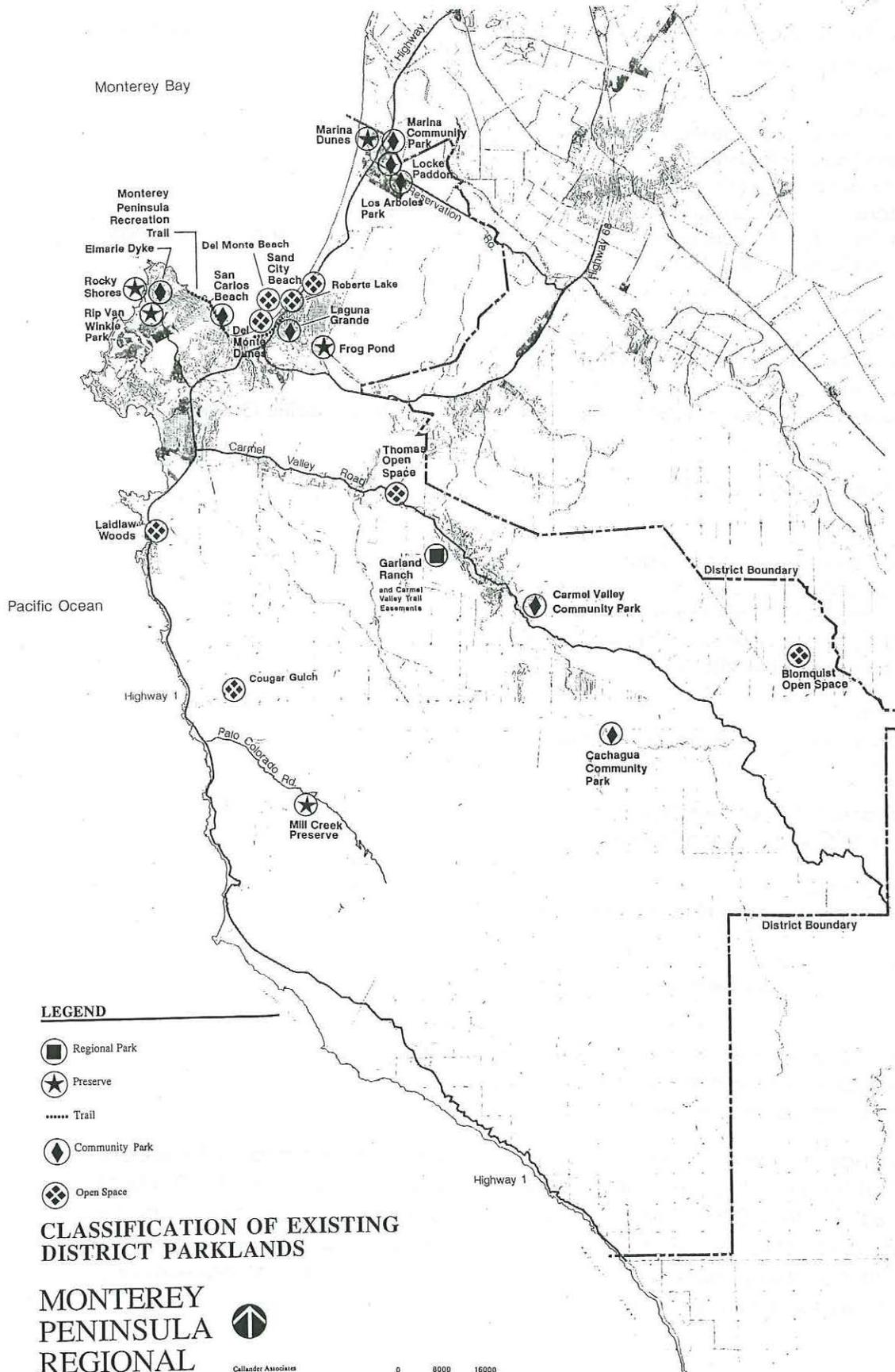
- 30 acre South Monterey Bay Dunes Open Space

In Marina:

- 10 acre Marina and Los Arboles Community Parks
- 20 acre Locke-Paddon Wetlands Community Park
- 10 acre Marina Dunes Preserve

The District has accomplish these successes with funding from a 1/2 percent allocation of the property tax collected within the District. For every \$100,000 of property value, the District receives approximately \$5.00 for open space acquisition and operations. Fortunately, the District has been extremely successful in obtaining grants from state and federal sources that have nearly matched every local dollar received.

Figure 1: District Map with Project Locations



Master Plan Purpose

With its responsibilities of open space protection becoming increasingly important in an era of rising land costs, continued loss of open spaces and wildlife habitat, and increasing development, the District Board directed staff to produce a Master Plan to guide its actions over the next 20 years and into the 21st century.

The purpose of the Master Plan is three fold, to:

1. Establish and maintain long range goals for protection and use of open space;
2. Provide useful criteria for open space acquisition and management decisions;
3. Disseminate public information about the District's community partnership role.

The Master Plan incorporates several months of data gathering, analysis and public input. Throughout the process, citizen input evaluating past District actions and suggesting future directions were actively encouraged. The Master Plan is divided into two sections:

1. Policies: This section sets forth the guidelines that govern District operational activities, its relationships with other agencies, and how/which lands are acquired, classified and managed. In addition, policies are established for educational and public relations programs.
2. Implementation: This section sets forth the guidelines that govern future activities for the District, including land acquisition, site development, and program development. Estimated costs, alternative funding sources, and acquisition timelines are discussed.

Notwithstanding provisions and policies in this Master Plan, nothing in the plan is intended to supersede any General, specific, or Local Coastal Program Plan.

Master Planning Process

The District has developed a six-step process for producing a reasonable and workable document that includes public comment on issues, concerns, and opportunities presented in the plan (refer to Table 7). District staff, Callander Associates, and Martin Carpenter Associates have

completed the first three steps of the process: data gathering, analysis, and a public workshop. These three steps produced a draft Master Plan which has since been revised and updated to the present document contained herein (step 4).

This document is now being circulated, with an associated Negative Declaration, for public review and comment. Following the public comment period, the Board will convene a public hearing to receive public comments (step 5). Following the public hearing, the Board will provide staff with direction. Staff will implement Board directions, collate and respond to public comments, and produce a Final Master Plan. This Final Master Plan will then be submitted to the Board for consideration with a recommendation of approval (step 6).

District Mission Statement

Open Space Acquisition

To acquire for preservation and/or use in perpetuity the maximum amount of significant open space areas in the District for public benefit and enjoyment within the financial capability of the District.

Environmental Protection

To protect natural ecosystem processes, cultural and historical sites and artifacts, plant and animal populations, watersheds and wetlands, visual resources and environmental quality.

Public Use and Enjoyment

To provide natural and developed environments which enhance the public's appreciation and understanding of open space and community through appropriate recreational, inspirational and educational activities.

Community Involvement

To encourage community involvement in the acquisition and management of open space lands through joint projects with local governments and organizations, and through citizen participation at Board meetings, in citizen advisory committees, and day to day communication.

Policies

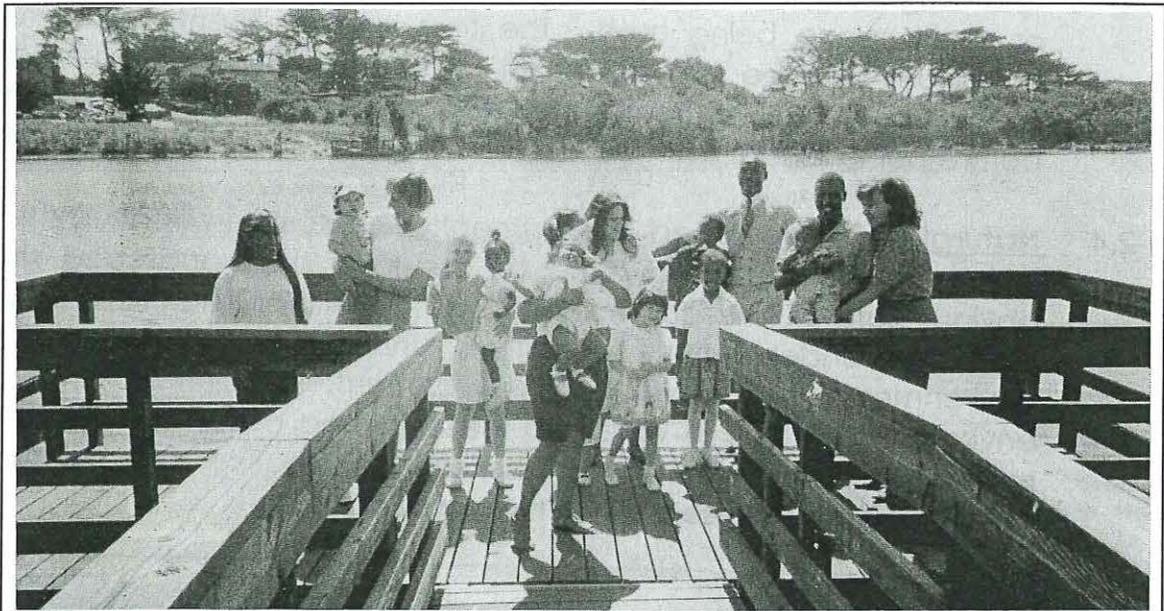
District statutory authority is enumerated in Article 3, Division 5, Section 5500, et seq, of the California Public Resources Code.

1. Community Relationships Policy

- 1.1 Relationship with Other Agencies & Organizations: The District shall encourage and promote cooperation and participation in open space land use planning and preservation by local cities, the county, state, federal, and other agencies, and private organizations and individuals.
- 1.2 City : The District shall participate in District-wide municipal projects. Projects may rest solely with the District or constitute a joint project with the city. In joint projects, the District will primarily assist in acquisition while the city will generally fund site development and operations. The District shall maintain shared control of the character, development, and management of the joint project. The District recognizes that cities have the authority to review and approve land use and development within their jurisdictions through the issuance of land use or coastal development permits.
- 1.3 County: The District may participate in joint projects with the County that are consistent with the District's mission statement. In unincorporated areas, the District recognizes that the County has the authority to review and approve land use and development projects as the lead agency in the issuance of land use or coastal development permits.
- 1.4 State: The District shall continue to share leadership with the State in the acquisition and protection of prime open space lands. The District shall encourage development of regional trails, including those that connect its holdings with state park lands. The District will continue to acquire coastal dune lands in a cooperative effort with the State Park Service to fulfill the goals of the Monterey Bay State Seashore. The District shall also consult and coordinate with appropriate state agencies in the acquisition, development, and management of park and open space lands.
- 1.5 Federal: The District shall encourage development of regional trails that provide linkage with and access to federal lands. The District shall also consult and coordinate with appropriate federal agencies in the acquisition, development, and management of park and open space lands.

- 1.6 Regional Agencies and Other Special Districts: The District shall consult and coordinate with regional agencies and other special districts in the acquisition, development, and management of park and open space lands as appropriate.
- 1.7 Individuals and Non-profit Organizations: The District recognizes the rights of private landowners and encourages the protection and restoration of open space on private land. The District welcomes the opportunity for public/private partnerships in the protection and enhancement of open space. If requested, the District may assist private landowners in the design of open space plans. The District shall also encourage and consider agreements with non-profit organizations or the acquisition, development, maintenance, and interpretation of open space land.
- 1.8 General: At all appropriate levels of government, the District shall:
- A. Participate in the formulation of land use and open space plans (such as County and City General Plans, Local Coastal Programs, Master Plans and Amendments) to preserve the unique scenic quality of the area and encourage the implementation of the open space elements.
 - B. Encourage County and Local government to adopt and enforce regulations (i.e.; zoning and subdivision ordinances, etc.) to preserve, maintain, and enhance the beauty and natural character of the Monterey Peninsula.
 - C. Review and comment, where appropriate, on environmental impact reports for pending projects that may have a significant adverse effect on open space benefits, and encourage dedication to the public of development rights, park land, open space, and recreational trails.
 - D. Utilize existing legislation and encourage new legislation to assist in financing the acquisition of park and open space areas.
 - E. Coordinate acquisition, development, maintenance, and operation of park and open space projects with all jurisdictions, where appropriate and to the extent possible, to minimize potential conflict. To this end, the District shall:

- I. Advise City/County jurisdiction of any pending acquisition pursuant to Section 65402 of Government Code (see Table 2)
 - II. Work with City/County staff to minimize or eliminate inconsistencies with General or Local Coastal Program Plans
 - III. Work with other agencies and their staff to minimize or eliminate inconsistencies with their jurisdictional interests.
- F. Coordinate the District's open space land acquisition program with the open space land acquisition needs and programs of other jurisdictions and agencies to maximize the cooperative and cost effective use of public funds.
- G. Require that all cooperative open space acquisition be appropriately signed to identifying the District as a partner agency, as approved by the Board.



Laguna Grande Community Park

2. District Land Use Policy

- 2.1 Management Strategy: District open space lands shall be managed for dispersed and passive recreational use, provided such use is harmonious with the protection of environmental resources.
- 2.2 Passive Recreation: Passive recreation is defined as an activity that does not require structured organization, extensive facilities development or use of a motorized vehicle or equipment. Typical activities include, but are not limited to: bird watching, contemplation, painting, photography, beach and sand activities, bicycling, boating, picnicking, fishing, hiking, horseback riding, pet exercise, physical exercise, outdoor education, swimming, and research.
- 2.3 Commercial Fees: District open space lands used by private interests for commercial profit shall be subject to user fees appropriate to the scale and magnitude of the commercial business and its impact upon the park or open space being used. The fees and pertinent regulations and conditions shall be outlined in an annual operator's license. All such licenses shall require Board approval subsequent to a public hearing before being issued.
- 2.4 Natural and Developed Environments: A natural environment is one in which, to the untrained observer, the land and landscape show no obvious signs of physical modification, other than that which could be expected under natural conditions (this allows for restored natural environments). A developed environment, in contrast to a natural environment, is one in which, to the untrained observer, the land and landscape show visible signs of human modification that clearly would not otherwise be present under natural conditions



Rocky Shores Preserve

3. Open Space Land Benefits Policy

- 3.1 Open Space Land Benefits: The District shall pursue the acquisition and protection of open space lands that possess public benefits such as scenic beauty, habitat for wildlife, or trail/coastal access. Sites may fulfill one or any of these benefits. Examination of site specific open space benefits shall be one of the tools used by the District in evaluating and comparing sites for potential acquisition. Refer to Table 1, page 10, for a listing of open space values associated with existing Park District lands. Lands being considered for acquisition shall possess at least one of the following public benefits.
- 3.2 Scenic Benefit: These are open space lands with significant scenic resources which contribute to the region's unique visual qualities. Examples of scenic resources suitable for protection include ridges, slopes, riparian zones, forests and coastlines.
- 3.3 Environmental Benefit: These are open space lands with at least one of the following characteristics:
- A. Land that is relatively undisturbed or which has restoration potential, while representing one of the region's natural plant communities;
 - B. Land that provides habitat for rare, endangered, threatened or protected species;
 - C. Land that provides habitat for wildlife endemic to the region;
 - D. Land that possesses unique geological or other environmental features; and
 - E. Land that contains seasonal or perennial wetlands or riparian habitat.
 - F. Lands that provide a wildlife corridor linking disjunct habitats.
- In addition, acreage must be sufficient to ensure self-preservation of the environmental values associated with the site, unless future expansion is probable.
- 3.4 Trail Access Benefit: These are lands which provide connections to or between existing open spaces and residential areas.
- 3.5 Coastal Access Benefit: These are lands which provide public access to the shoreline.
- 3.6 Cultural and Historic Preservation Benefit: These are lands, or rights in lands, which are valued for the purpose of preserving unique cultural, historical and archaeological features.
- 3.7 Community Recreation Benefit: These are lands within a municipality or rural community that possess at least one of the above open space benefits, or provide recreational opportunities that, without the assistance of the District, would be beyond the resources of the city or rural community to acquire.

Table 1: Existing Open Space Land Benefits

Park land	Scenic Resource	Environ-mental	Trail Access	Coastal Access	Cultural Resource	Com-munity
Garland Ranch Regional Park	X	X	X		X	X
Mill Creek Redwood Preserve	X	X	X		X	
Cougar Gulch Open Space		X				
Blomquist Open Space & Easement	X	X	X			
Laguna Grande Community Park	X	X			X	X
Del Monte Dunes Preserve	X	X				
South Monterey Bay Dunes Open Space/Sand City	X	X		X		
"Lynn" Rip Van Winkle Pine Forest Preserve	X	X	X			
Locke-Paddon Wetland Community Park	X	X				X
Frog Pond Wetland Preserve	X	X	X			
Monterey Bay Coastal Trail	X		X	X		X
Cachagua Community Park					X	X
Marina Dunes Preserve	X	X		X		
Laidlaw-Apte Open Space	X	X				
Los Arboles Community Park						X
Rocky Shores Coastal Preserve	X	X		X		
Mark Thomas Open Space	X					
Robert's Lake Open Space	X	X				
Carmel Valley Community Park						X
San Carlos Beach Community Park	X			X		X
Marina Community Park						X
Del Monte Beach Open Space	X	X	X	X		X
Elmarie Dyke Community Park						X

4. Open Space Land Acquisition Policy

- 4.1 Priorities: The District shall establish open space land benefit priorities to be used in evaluating sites for acquisition. The priorities will be periodically reviewed and revised as part of the Master Plan review process. Currently, these priorities are:
- A. Environmental Preservation (policy 3.3)
 - B. Coastal Access (policy 3.5)
 - C. Trail Access (policy 3.4)
- 4.2 Consistency: All proposed open space land acquisitions shall be consistent with Master Plan policies, the California Environmental Quality Act (CEQA), and Government Code Section 65402.
- 4.3 Acquisition Evaluation Checklist: The District shall prepare a standardized acquisition evaluation checklist as a means of comparatively evaluating potential sites for acquisition. The standardized evaluation shall discuss at a minimum the following issues:
- A. The open space land benefit of the proposed site
 - B. Whether the established open space land benefits are a priority (policy 4.1)
 - C. A description of physical site characteristics, including significant environmental features and recreational potential
 - D. Cumulative costs of acquisition, ownership, and management.
 - E. The degree of public support
 - F. The degree of threat of loss to development
 - G. The degree of cooperation with other agencies and jurisdictions
 - H. Adjacent land use, both current and expected
 - I. Land use designation of the proposed site
 - J. The available funding and funding assistance
- 4.4 Discussions with Landowners: The District Manager is authorized and directed to contact landowners to inform them of the purpose of the District, and to discuss, in a general manner, acquisition goals, as well as the landowner's intent for potential future use of their property. Actual negotiations with a landowner shall be authorized by the Board.
- 4.5 Independent Appraisal: Once negotiations are authorized by the Board, the District shall have the property appraised by at least one independent appraiser to determine "fair market value". The District shall not pay more than fair market value for new acquisitions, unless otherwise allowed by statute.

- 4.6 Eminent Domain: The District respects the rights of private landowners. While it can exercise the power of Eminent Domain as provided by the Public Resources Code Section 5500, the District prefers to acquire land and easements, when possible, through donation or purchase from willing landowners.
- 4.7 Closed Sessions: Pursuant to the Brown Act, the Board may meet in closed session with its negotiator before the purchase, sale, exchange, or lease of real property by or for the District (Government Code Section 54956.8). Before the closed session the District shall publicly identify the real properties involved and the persons with whom it is negotiating.
- 4.8 Public Comment: Prior to finalizing any acquisition, the Board shall make public the terms of any proposed acquisition agreement, including cost, legal land description and landowners, and will allow for public comment regarding the acquisition. This may occur as an agenda item at a regularly scheduled Board meeting or at a specially scheduled public hearing. The District will actively seek and encourage recommendations and comments from the public regarding lands that may, or may not, be appropriate to consider for acquisition.
- 4.9 Land Transfers: From time to time the District may find it in the best interests of the District or other jurisdiction (Policy 1.1) to transfer title of a District acquisition. If and when this occurs, the District shall ensure, and enforce, appropriate land protections which will run with the deed and title to the land. These protections could occur as deed restrictions, covenants, or conditions, or dedicated easements to the District.



Garland Ranch Regional Park

Table 2: General Process for Open Space Land Acquisition

Initial contact and general discussions by the District Manager with landowners (policy 4.5).

Report on preliminary discussions with the landowner(s) by the District Manager to the Board .
[open or closed session]

Board authorization for District Manager to proceed with land appraisal (policy 4.5).
[open or closed session]

Report on completed land appraisal by the District Manager to the Board. Board direction to the District Manager, or authorized negotiator, to negotiate the potential land acquisition based on appraised value or to abandon the acquisition. Initiate CEQA review process (policy 4.2) and Government Code Section 65402 consistency findings (policy 1.8.e.(i)).
[closed session]

Report on completed negotiations, 65402 findings, and CEQA initial study by staff to the Board with acquisition evaluation (policy 4.4). Hearing for public comments (policy 4.9).
[public hearing (policy 4.9)]

Board adoption of CEQA findings, 65402 consistency findings, and a resolution to approve or deny the land acquisition agreement with additional instructions to the Manager.
[open session]

District Manager to take all necessary steps to finalize acquisition and record title at close of escrow.

5. Open Space Land Classification Policy

5.1 Classification

Open Space lands being considered for acquisition shall be categorized based on the following classification system. Once lands are acquired, the classification system will be used for determining the appropriate level of management at each site.

5.2 Regional Park

- A. Definition: A spacious land area with outstanding natural features for recreational and educational opportunities. Regional parks are to be managed for dispersed and passive recreation, resources protection and restoration, interpretive opportunities, and visitor serving facilities.
- B. Minimum Criteria: Stand alone regional parks should have at least 40 acres that are representative of the region's natural environment. Lands of less than 40 acres may be considered if they are additions to existing regional parks or if there is potential for future expansion.
- C. Appropriate Facilities: Developed facilities suitable for regional parks may include parking areas, single and multi-use trails, a visitor's center, picnic areas, interpretive and informational signs, rest rooms, baseball fields, limited walk-in campsites, and turf areas for informal play. Official vehicular access and power equipment use is allowed for management purposes. All facilities will be reviewed for barrier-free accessibility.

5.3 Preserve

- A. Definition: An undeveloped land area with outstanding natural or cultural features endemic to the region that provide an excellent opportunity for research, education, access, and geographically dependent recreation. Generally, Preserve habitats will be left to their own processes with management activities primarily limited to resources protection, restoration, and interpretation, with very limited visitor serving facilities.
- B. Minimum Criteria: Preserves should be of sufficient size to ensure the protection and appreciation of the area's essential features. While regional parks emphasize recreational use of an open space, preserves focus on protection and interpretation of potentially fragile

and threatened features. Though recreational use of preserves is generally allowed, it may be limited, or excluded, in order to ensure resource protection.

- C. Appropriate Facilities: Developed facilities suitable for preserves may include limited parking and single / multi-use trails, interpretive and informational signs, an interpretive center, and rest rooms. Official vehicular access and power equipment use is limited to emergency public safety situations. All facilities will be reviewed for barrier-free accessibility.

5.4 Trails

- A. Definition: A trail is a linear regional or community park that provides a public access corridor through a natural or urban setting. Trails are to be managed for pedestrian, bicycle, equestrian, or a combination of uses. Trails shall provide a link between existing public or public access lands, other local trails, or urban communities.
- B. Minimum Criteria: A trail shall provide non-motorized access to or between existing public access lands or serve as a linear regional or community park.
- C. Appropriate Facilities: Trails may be developed as Class I, II, or III, depending on their environmental setting, and may include access support facilities such as trailhead parking or staging areas, rest rooms, picnic tables and benches, drinking fountains, and interpretive / public information signs. All trails will be reviewed for barrier free accessibility.

5.5 Community Park

- A. Definition: These are developed or undeveloped smaller parcels within urban or rural communities that possess a significant recreational or open space potential.
- B. Minimum Criteria: Community parks have either a recreation or an open space focus. Community parks shall be managed to provide outdoor experiences and facilities that are close to home and unique to the site. These areas generally present an opportunity to develop recreational facilities that, without the assistance of the District, would not be available to the community.

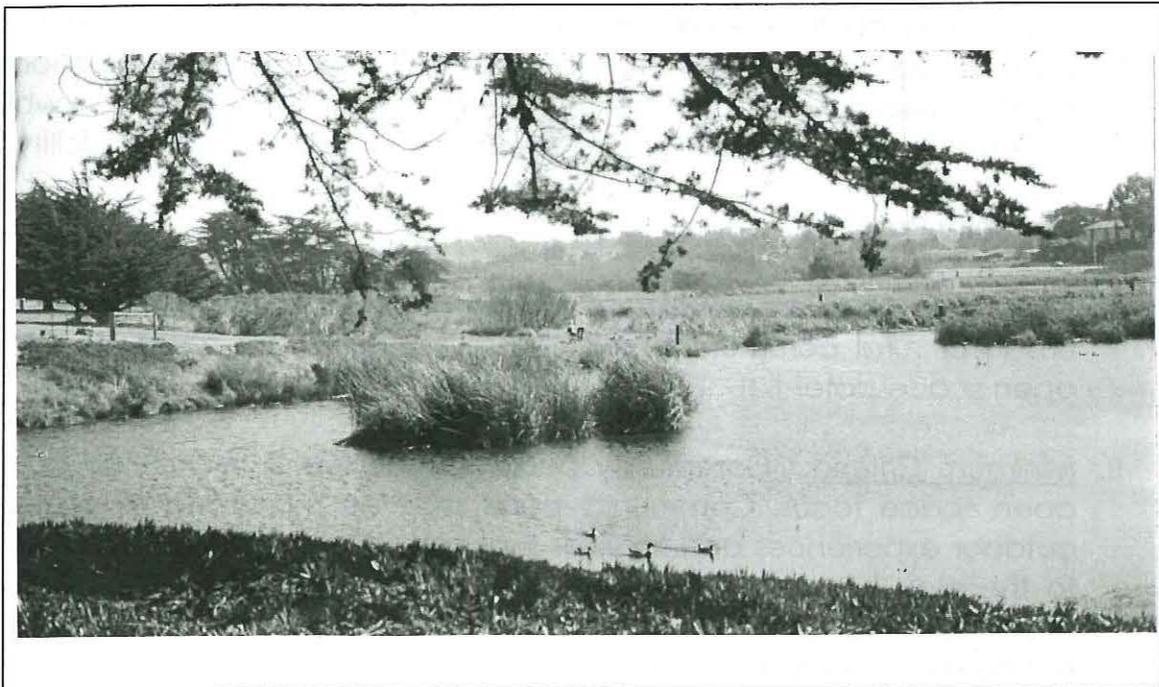
C. Appropriate Facilities: A community park is primarily a developed recreational site that may include parking facilities, trails, picnic areas, interpretive and informational signs, rest rooms, a community center, child play areas, and active recreational facilities, such as ball fields or tennis courts. Facilities at cooperative projects may be provided by the local agency with approval from the District.

5.6 Open Space

A. Definition: This is an administrative designation applied to undeveloped land which is held as undedicated open space to be used for future park land or land swap potential.

B. Minimum Criteria: Land assigned as open space requires that it be a step in the acquisition of a potential regional park, preserve, trail, or community park; possess a priority open space benefit that makes its control by a public agency desirable; or constitutes a gift or dedication of real property easements and/or improvements with potential public benefit .

C. Appropriate Facilities: No improvements or developments, excepting those necessary for resource protection, shall be allowed while in open space status.



Locke-Paddon Wetlands Community Park

Table 3: Classification of District Acquisitions and Projects

This table shows how District land acquisition projects have been classified.

Classification	Acreage	Location	Funding	Title / Deed Restriction
Garland Ranch Regional Park	3393	Carmel Valley	District, Prop 70, and Prop 117	District
Mill Creek Redwood Preserve	1340	Big Sur	District and Prop 70	District / Yes
'Lynn" Rip Van Winkle Pine Forest Preserve	20	Pacific Grove	District, Pacific Grove, and Pebble Beach Co. (partial land donation)	City of Pacific Grove / Yes
Frog Pond Wetland Preserve	17	Del Rey Oaks	District and federal LWCF	District / Yes
Marina Dunes Preserve	10	Marina	District and Coastal Conservancy	District / Yes
Rocky Shores Coastal Preserve	5	Pacific Grove	District, Pacific Grove, and Private	State & District / Yes
Monterey Bay Coastal Trail	2.3 mi.	Pacific Grove	District, federal LWCF, & Coastal Conservancy	JPA / Yes
Carmel Valley Ranch Trail Easement Trail	3.0 mi.	Carmel Valley	County Development Permit exaction	District / Partial
Laguna Grande Community Park	35	Seaside/ Mtry	District, federal LWCF grant, and Prop	District / Yes
Locke-Paddon Wetland Community Park	20	Marina	District, federal LWCF grant, and Prop	District / Yes
Cachagua Community Park	14	Cachagua	District	District / No
Los Arboles Community Park	7	Marina	District and Marina	City / No
Carmel Valley Community Park	2	Carmel Valley	District	Non-Profit / No
San Carlos Beach Community Park	2	Monterey	District and Monterey	City & District / No
Elmarie Dyke Community Park	.12	Pacific Grove	District and Pacific Grove	City & District / Yes
Marina Community Park	1	Marina	District and Marina	City / Yes

Cougar Gulch Open Space	680	Big Sur	District, Prop 70, and CA Wildlife Cons. Board	State / Yes
Blomquist Open Space	640	Carmel Valley	Donation	District / No
Del Monte Dunes Open Space	35	Monterey	District, Coastal Conservancy	State / Yes
South Monterey Bay Dunes Open Space	29	Sand City	District	District / No
Laidlaw-Apte Open Space	10	Carmel Highlands	Donations	District / Yes
Thomas Open Space	5	Carmel Valley	Donation	District / Yes
Robert's Lake Open Space	2.5	Monterey	District	District / No
Del Monte Beach Open Space	1.5	Monterey	District	District / No



Garland Ranch Regional Park

6. Open Space Land Dedication Policy

6.1 Dedication

Dedication is a legal, administrative process by which land is designated or set aside for specific public purposes in perpetuity. Dedication applies to lands, trails, easements, and equivalent transfers of property rights to the District.

6.2 Resolution of Dedication

Land which is dedicated in perpetuity for public use will be done so in accordance with the California Public Resources Code, Section 5540. The dedication process begins with the adoption of a Resolution of Dedication by the Board, which includes a legal description and map of the land. Dedication should occur only when a site, or interim, management plan has been approved by the Board.

6.3 Leased Land Dedication

The District may dedicate lands for public use that are leased or that are publicly used but not owned by the District, but only for the term of the agreement under which the District uses the land. In the event that the District acquires such dedicated property in fee, the Board will adopt a Resolution of Dedication for the site.

6.4 Open Space Naming

The District will adopt a name for each open space at the time of dedication. Names will normally be based on a geographic, natural, or historic characteristic identified with the property. However, the District will consider prior owner naming if the land was acquired through donation, either all or in part.

6.5 Naming of a Portion of Open Space

The District may name some portions of parks, preserves, trails, or specific facilities within parks, in recognition of individuals who have been associated with specific parcels. An example is Garland Ranch Regional Park with Fish, Condon, DeDampierre, Cooper, and Kahn additions.

7. Management Plan Policy

7.1 Management Plans

Each District managed site shall have a Board approved management plan designed to protect environmental resources and manage public access and use.

7.2 Public Use

Public use shall be managed for unstructured, passive, and dispersed activity at a level compatible with the open space benefits and physical characteristics of each District managed site as determined by the Board. Any development of existing lands, or new lands acquired for more active park use, shall be consistent with the objective of protecting and preserving the open space benefits and physical characteristics of the site. The use of bicycles is restricted to those areas expressly provided for in the management plan for each specific park or facility.

7.3 Management Plan Content

Pursuant to the above, District Staff will prepare and maintain Management Plans for each property owned and operated by the District. These management plans will establish the appropriate level of development and use based on the site's environmental resources, land classification, area plans, and community needs. Each management plan shall follow a standard format as follows:

- A. Site Survey and Inventory
 - I. Natural Resources
 - II. Cultural and Historic Resources
 - III. Public Safety Hazards
 - IV. Existing and Potential Uses
- B. Allowable Use Intensity
- C. Access Management and Accessibility Assessment
- D. Facilities Development, Energy Conservation, and Waste Reduction
- E. Public Safety and Law Enforcement Program
- F. Educational and Interpretive Programs
- G. Natural Resource Protection and Maintenance Program
- H. Staffing
- I. Projected Management Costs
- J. Interagency Responsibilities (if any)
- K. CEQA Compliance

Public input, including the formation of a Citizens' Advisory Committee (CAC), for each site will be actively sought and encouraged as part of the Management Plan process.

7.4 Land Use or Coastal Development Permit

The District shall obtain all required land use or coastal development permits prior to authorizing public use, dedication, or improvements to any District lands. The District shall comply with all agreed to conditions of approval. The approval process shall include CEQA review. The local jurisdiction (City or County) will be the lead agency for issuance of required land use and development permits. In areas of the coastal zone lacking certified local coastal programs, the Coastal Commission is the lead agency for issuance of the coastal development permit.

7.5 Interim Management

In the event that a site, or portion of a site, is opened to public access prior to completion of a Management Plan, the following shall be completed:

- A. The site shall be classified and identified with established public benefits;
- B. Public use shall be based on the established public benefits and proposed classification;
- B. An accessible range of safe access shall be established as appropriate;
- C. Regular ranger patrol shall be scheduled to adequately serve the level of use; and
- D. A maintenance and resource protection program shall be established, as needed, to protect the site's resources and public benefits.



Mill Creek Redwood Preserve

Table 4: General Process for Site Management Planning

Staff preparation of draft Management Plan and CEQA compliance with input from Citizens Advisory Committee and local jurisdiction (city or county).
(policy 7.3)

Report on draft Management Plan and CEQA compliance to the Board for review and direction. Board approval of permit application. Board acceptance of public comment on Draft Management Plan. Board action may include approval of the draft Management Plan and direction to proceed.
[public hearing]

Staff submittal of permit application to local jurisdiction.

Report to the Board on the completed permit application and conditions, final Management Plan, and CEQA documentation for final review and public comment. Board action may include adoption of use permit, Management Plan, and CEQA documents as final.
[public hearing]

Staff implementation of final Management Plan and permit conditions.

8. Programs and Operations Policy

8.1 Site Management

The District shall provide an adequate ranger and technician staff as needed to effectively and efficiently implement the site management plans. To do this, the District has been divided into two units - a coastal unit and an inland unit. The District shall also maintain ranger and technician training in law enforcement, first aid, resources and facilities management, and other aspects of unit administration as appropriate and necessary to ensure resource protection and public safety. A circulating ranger and technician patrol will be established on an as needed basis for purposes of public safety, facilities maintenance, and resources protection. This patrol may be conducted by foot, vehicle, horse, bike, or other appropriate and Board approved means.

8.2 Environmental Education

The District may provide a naturalist for environmental education and interpretation programs. Enhancement of individual experiences and understanding will be emphasized in an effort to underscore the importance of preserving the natural environment and historic resources. Education and interpretive programs are an element of the site management plan.

8.3 Public Information

A District-wide public information program has been adopted. To the greatest extent possible, costs of the program will be minimized by utilizing current District programs and personnel. The purpose of this program is to provide appropriate and timely information to the public regarding the District's facilities, mission, operations, programs, and activities.

8.4 Master Plan Review and Revision

The District may amend the Master Plan as necessary. Formal revision will occur at least once every ten years and preferably in association with the decennial federal census.

8.5 Equal Employment Opportunity and Non-Discrimination

The District supports equal opportunity in all matters of employment, contracting, purchasing, and delivery of public services. The District will not discriminate on the basis of race, color, religion, sex, creed, age, national origin, marriage, military service, sexual orientation, or disability. Nor will the District condone discrimination in any agency, organization or vendor affiliated with or funded by the District. Furthermore, the District shall abide by all civil rights conditions associated with state or federal

funding. All claims to the contrary will be fully investigated as directed by the Board.

8.6 Ward Boundaries

The District will review its ward boundaries at each decennial federal census to ensure that population is evenly distributed and represented within each ward. Adjustments may include changing boundaries or the number of directors.

9. Public Meetings Policy

9.1 Board Meetings

All meetings of the Board and Board committees are open to the public, except those held closed under the terms of the Brown Act. All such meetings, and agenda, will be posted at the District office, local public libraries, and on the internet. The District will mail notices to interested persons, groups, and adjacent landowners upon request. The District encourages public participation at all regular Board meetings, public hearings, and workshops. All persons attending a public hearing or workshop are entitled to speak. Depending on the available time and number of speakers, each speaker's time may be limited. The Board will always receive written comments.

9.2 Open Record

The District shall provide open access to all District records and materials except those held confidential under terms of the California Public Records Act. The District may assess a charge to cover the cost of reproducing documents.

10. Fiscal Management Policy

10.1 Annual Report

Annually, the District will evaluate its progress in achieving its open space goals. An Annual Report may include, but is not limited to, the following information:

- A. Current and Potential Projects: All current lands and their status, including management plans, position in the public hearing and permitting process, dedication, staffing, and other situations, will be charted on a review matrix. Included will be a listing of potential new

acquisitions or development projects. Potential acquisitions may be identified as specific sites or as general geographic areas, both associated with either existing sites or potential new areas. Priorities for acquisition will be established based on the evaluation process outlined in policy 4.4.

Potential development projects will be established for existing sites. The Board may approve priority rankings for potential new acquisitions or development projects based on staff recommendations and public input.

- B. Current and Potential Programs: A list of current and proposed programs, as outlined in Policy 8, will be summarized and reviewed for effectiveness, cost efficiency, and relation to the District's mission. Programs that protect open space values and improve general knowledge, understanding, and appreciation of those same open space values to the greatest number of people within the District will be given primary consideration.
- C. Summary Expenditure Report: A summary expenditure of land acquisition and management costs in relation to the budget shall be submitted to the Board at its regularly scheduled July meeting.

10.2 Administrative Costs

It is the general intent of the District to budget the minimum amount of its financial resources as is necessary for administrative costs so that a maximum amount of the annual budget can be used for park and open space acquisition.

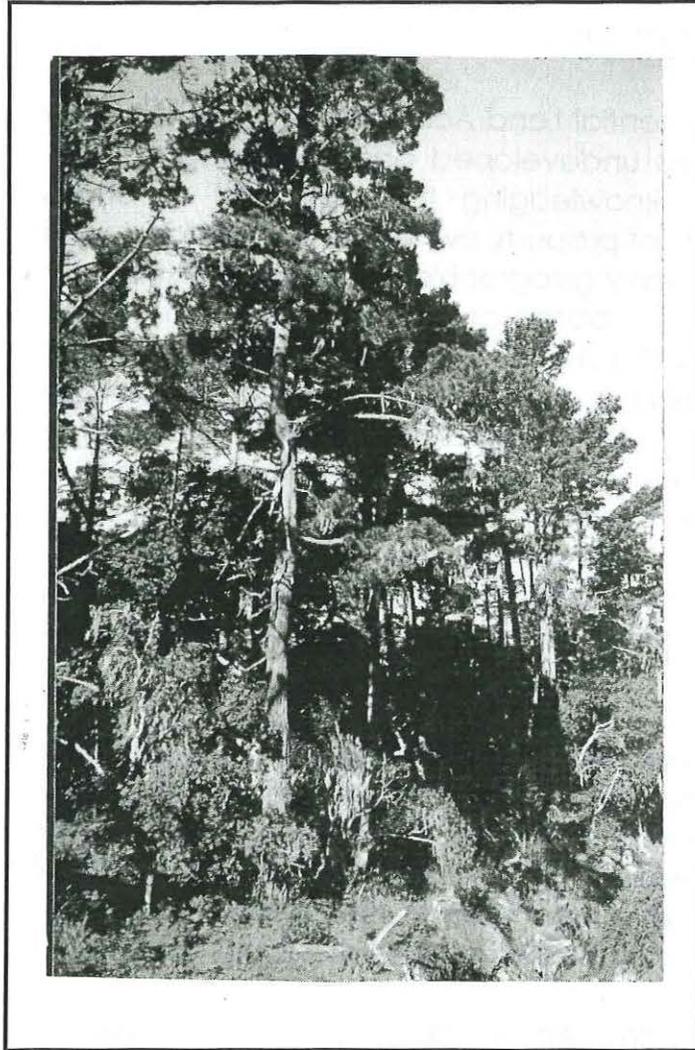
10.3 Revenue Sources

- A. Property Tax Funds: The District receives a .5% allocation of County property tax collections. This is the District's primary source of funding. To increase this source of funds will require a two-thirds vote of the voters within the District.
- B. Borrowing of Funds: The District may borrow funds, when appropriate, as authorized by law (State Public Resources Code 5544.2). The total amount available, as set by statute, is five times the annual property tax revenue total.

- C. Donations: Donation of land, interest in land, and funds from individuals, organizations, and foundations will be actively explored.
- D. Grants: Federal, State, County and Local grants and other funds, where available, will be aggressively solicited.
- E. State Initiatives: Of significant importance to the District, both historically and for the future, are state-wide bond acts. The District may support appropriate statewide initiatives that provide funding for open space acquisition and development. Once approved by the voters, the District shall aggressively apply for these funds.
- F. Corporate Sponsorship: The District will consider corporate financial and/or material donations that support land acquisitions as well as site and program development.
- G. User Fees: The District does not charge any user fees, except rental fees for the District Meeting Room. However, if appropriate, the District may initiate activity or site specific user fees. The District will review and revise proposed fees periodically, and in response to public acceptance and in relation to the District's needs and resources. The District will conduct this review on an annual basis or as necessary. Public hearings on user fees will be held when the Board considers initiating user fees or fee increases.
- H. Concessions: In association with user fees, the District may contract with private vendors for the operation of revenue generating activities, provided that such activities are approved by the Board at a public hearing.
- I. Local Bonds and Special Assessments: The District may explore the feasibility and sensitivity of a District-wide bond issue or special District assessment as potential revenue sources.

10.4 Acquisition Techniques

The District shall consider and utilize any and all standard real property acquisition techniques necessary for acquiring and protecting open space. These techniques include, but are not limited to, the encouragement of gifts, bequests, and dedications; leases, options and installment purchases; full and less than full fee purchase; easements; public benefit conveyances; and other creative or innovative techniques that may be developed.



Lynn "Rip" Van Winkle Pine Forest Preserve

Implementation Plan

Format: The Implementation Plan identifies specific action programs which delineate the District's long term land acquisition goals, and is divided into three sections: Long Range Acquisition, Long Range Development, and Funding Alternatives.

Costs: Rapidly escalating undeveloped open space land values and uncertain economic conditions will greatly influence costs over the next twenty years. Therefore, long-range land acquisition costs are not associated with this implementation program. Costs will be reviewed and revised as specific projects are realized and incorporated into the annual budget process.

1. Long Range Potential Land Acquisition

The Long Range Potential Land Acquisition map and table identify geographic areas which possess undeveloped open space lands with outstanding open space benefits. Acknowledging the high cost of undeveloped land, the unknown willingness of property owners to sell their land, and the District's limited financial resources, only geographic areas of interest have been identified and prioritized. Priorities are based on factors outlined in the acquisition evaluation checklist (Policy 4.4) and on input from previous public workshops. The establishment of priorities does not preclude the need for flexibility in the District's approach to acquisition. While the District shall actively seek acquisition opportunities as they arise in the highest priority areas, it will also consider opportunities in lower priority areas as well. In many cases, costs associated with acquisitions may be shared between the District and other agencies in the development of joint projects. In considering acquisitions, the District will review long term management costs as well. These include restoration costs, and staffing.

Parcels and undeveloped land areas shown in the Implementation Plan are to be viewed only as potential areas of acquisition and not as the subject of a specific offer of purchase by the Park District. The Implementation Plan is not intended to supersede any City or County General or Area Plan, Local Coastal Program, or Redevelopment Plan in effect in the particular area in which the identified parcels or undeveloped land areas are located.

The Long Range Land Acquisition map also proposes moving the District's northern boundary to the Salinas River. The Salinas River is a logical geopolitical boundary based on regional environmental considerations and the City of Marina's sphere of influence. Moving the boundary would place undeveloped coastal dunes and the Armstrong Ranch within the District. Should the District consider a boundary realignment, all ecological, social, economic, legal and political implications will be reviewed and discussed in public hearings through the Local Agency Formation Commission.

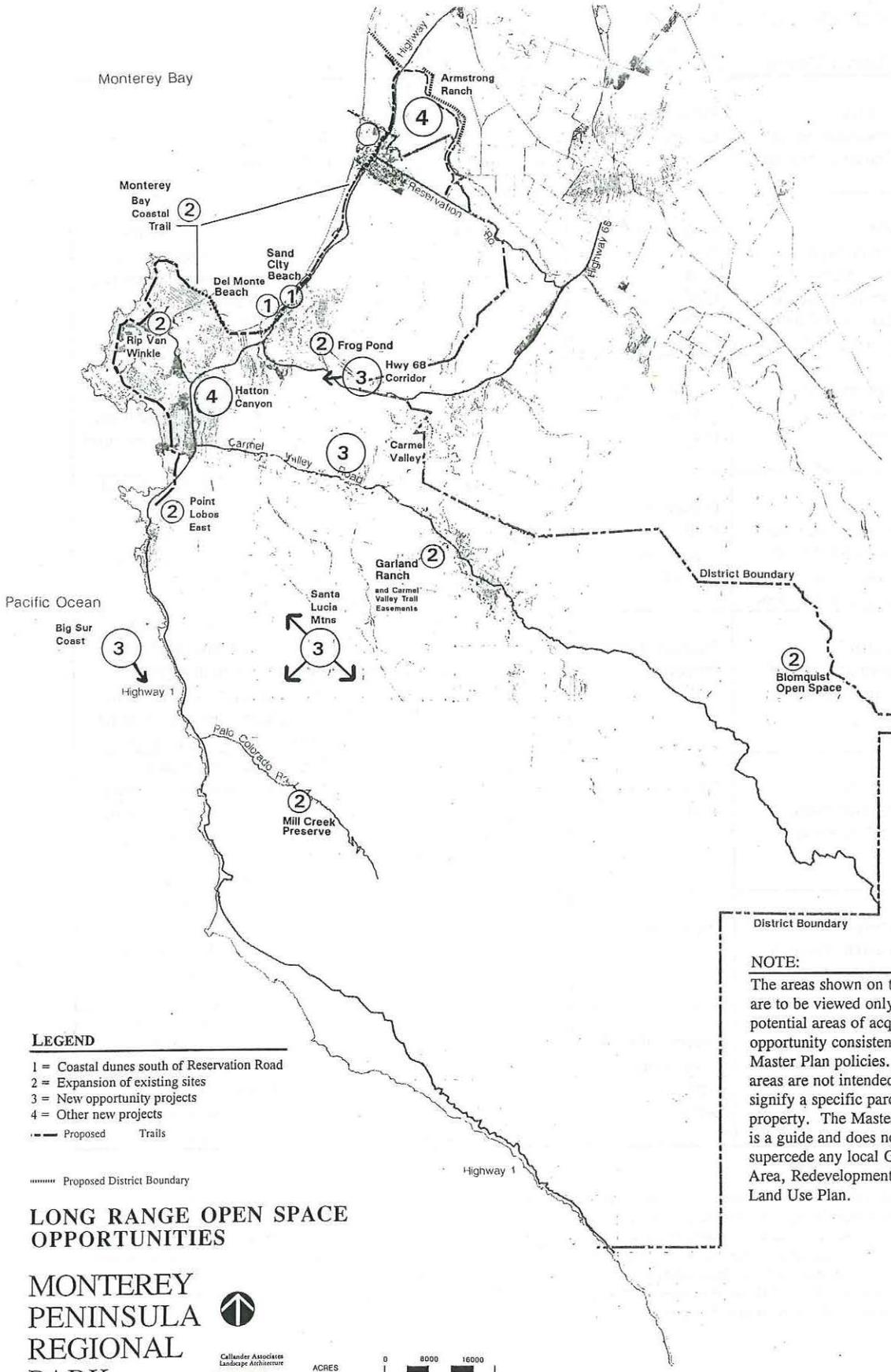
Table 5: Long Range Land Acquisition Priority Summary

Location	Land Value	Classification	Priority	Comments
Coastal dunes South of Reservation Road ¹	Scenic Environmental Coastal Access	Preserve Open Space	1	Exceptional value for tourism and regional recreation. Critical habitat for several endangered species. High potential for loss to development. Fair potential for interagency funding.
District-wide expansion of existing units ²	Scenic Environmental Trail Access Coastal Access Cultural /Historic Community Rec.	Regional Park Preserve Trail Community Park Open Space	2	Additions to existing units is preferred to the creation of isolated new ones, unless the new acquisition is of sufficient size or has the probability of future expansion. Threats of loss from development are mixed. Primary funding is available. Cooperation is needed from cities.
District-wide municipal jurisdictions	Community Recreation Trails	Community Park Trail	3	Appropriate open spaces are very limited within city and rural community boundaries. Threats to loss mixed. High dependency on local cooperation. Very limited primary and secondary funding.
Big Sur Coast	Scenic Environmental Coastal / Trail Access Community Rec.	Preserve Trail Community Park	4	Exceptional value for tourism and regional recreation. High sensitivity for habitat and watershed values. Potential loss of critical watershed parcels uncertain with exhaustion of Prop. 70 funds. Limited primary and secondary funding.
Carmel Valley	Scenic Environmental Trail Access	Regional Park Preserve Trail	5	Exceptional value for tourism and regional recreation. High value for wildlife habitat and watershed. Exceptional trail access value, especially for a valley to coast trail. Moderate threat to loss from development. Limited primary and secondary funding.
Highway 68 Corridor	Scenic Environmental Trail Access	Regional Park Trail	6	Exceptional value for tourism, regional recreation, wildlife habitat, wetlands, and as a buffer to urban sprawl. Exceptional trail opportunities for stand alone and linking access. High threat to loss from development. Scarce secondary funding.
Hatton Canyon (if abandoned)	Scenic Environmental Trail Access	Preserve	7	Exceptional value for tourism, community recreation, wildlife habitat, and wetlands. Current owner is Caltrans with threat of loss to development high. Primary and secondary funding is scarce.
Armstrong Ranch (park and open space dedication)	Scenic Community Recreation	Regional Park Community Park Trails	8	Exceptional opportunity for open space and recreational land use planning and acquisition in an area of anticipated yet unrealized growth and development. Threat of loss is high but unknown as to when. Secondary funding is very limited.

¹ A special condition exists within the City of Sand City, as specified and agreed to in the MOU of April 8, 1996, which establishes guidelines for coastal acquisitions within that City by the Park District and which the District acknowledges, supports, and intends to comply.

² Due to City of Marina (City) concerns regarding permitted land uses within the City's Local Coastal Program (LCP), and to allow the City and the District time to clarify permitted land uses within the LCP, Master Plan policies shall not apply within the City's Coastal Conservation and Development District (CCDD), the area north of Reservation Road. At such time when the City has amended its LCP to clarify the language regarding allowable land uses within the CCDD, and the amendment has been certified by the Coastal Commission and adopted by the City Council, the District will reconsider the applicability of Master Plan policies to the CCDD.

Figure 2: Long Range Land Acquisition Map

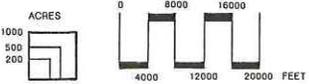


LEGEND

- 1 = Coastal dunes south of Reservation Road
- 2 = Expansion of existing sites
- 3 = New opportunity projects
- 4 = Other new projects
- - - Proposed Trails
- Proposed District Boundary

LONG RANGE OPEN SPACE OPPORTUNITIES

MONTEREY
PENINSULA
REGIONAL
PARK
DISTRICT



NOTE:
The areas shown on this map are to be viewed only as potential areas of acquisition opportunity consistent with Master Plan policies. These areas are not intended to signify a specific parcel or property. The Master Plan is a guide and does not supercede any local General, Area, Redevelopment, or Land Use Plan.

2. Long Range Potential Site Development

Along with the acquisition of open space lands, the District is committed to appropriate maintenance and development of its existing parks, preserves, and other lands. The Long Range Potential Site Development table outlines potential projects.

Table 6: Long Range Potential Site Development Table

The following are proposed park and open space improvement projects for existing sites that enhance the natural environment or the ability of visitors to access, use, and appreciate.

SITE EXISTING FACILITIES	POTENTIAL DEVELOPMENT	
REGIONAL PARKS		
Garland Ranch	3393 acres Single, multi-use, & self-guided trails District headquarters & ranger station Two visitor centers & restrooms Little league field & Girl Scout shelter Natural history museum Ranger and rental housing Historic structures	Working ranch exhibit at barns Expanded multi-use trails Accessibility improvements Ohlone interpretive site Wildlife & habitat enhancements Carmel River pedestrian bridge
PRESERVES		
Mill Creek Redwood	1,340 acres Single-use self-guided trails Historic remnants	Parking, portable office, restroom Trail & accessibility improvements Resource protection & interp. Water tanks for fire suppression
Blomquist	640 acres Undeveloped - no trails Day-use permit required	Multi-use trails with link to BLM Resource protection
Marina Dunes	10 acres Coastal access trail	Resource protection & restoration Accessibility improvements
Frog Pond Wetland (including 22 acre public benefit conveyance)	40 acres Single-use self-guided interpretive trail Stairway access	Resource protection & restoration Accessibility improvements
Open Space		
Robert's Lake	Undeveloped dune	Resource protection & restoration Accessible picnic facilities
Sand City Dunes	Undeveloped dune lots	Parking, accessible beach access restoration and protection

3. Funding Alternatives

There are several strategies the District may consider when funding open space land acquisitions, site development, and operations.

Joint Projects: The District can share the burden of acquisition costs by encouraging joint projects with the cities, the county, or other agencies and organizations. For example, the successful Del Monte Dunes acquisition (Ponderosa property) which involved the District, the California Coastal Conservancy, the State Parks Department, and the California Wildlife Conservation Board.

Donations: The District can increase its efforts in negotiating land and easement donations, particularly in high priority areas. In addition, an active program of community donations of labor and equipment can help to defray site development and maintenance costs.

Corporate Sponsorship: Corporations are rapidly acknowledging and adapting to growing public environmental awareness. Consequently, corporate sponsorship may provide a means of assisting the District with acquisition projects, either financially or through voluntary dedications of land or interests in land.

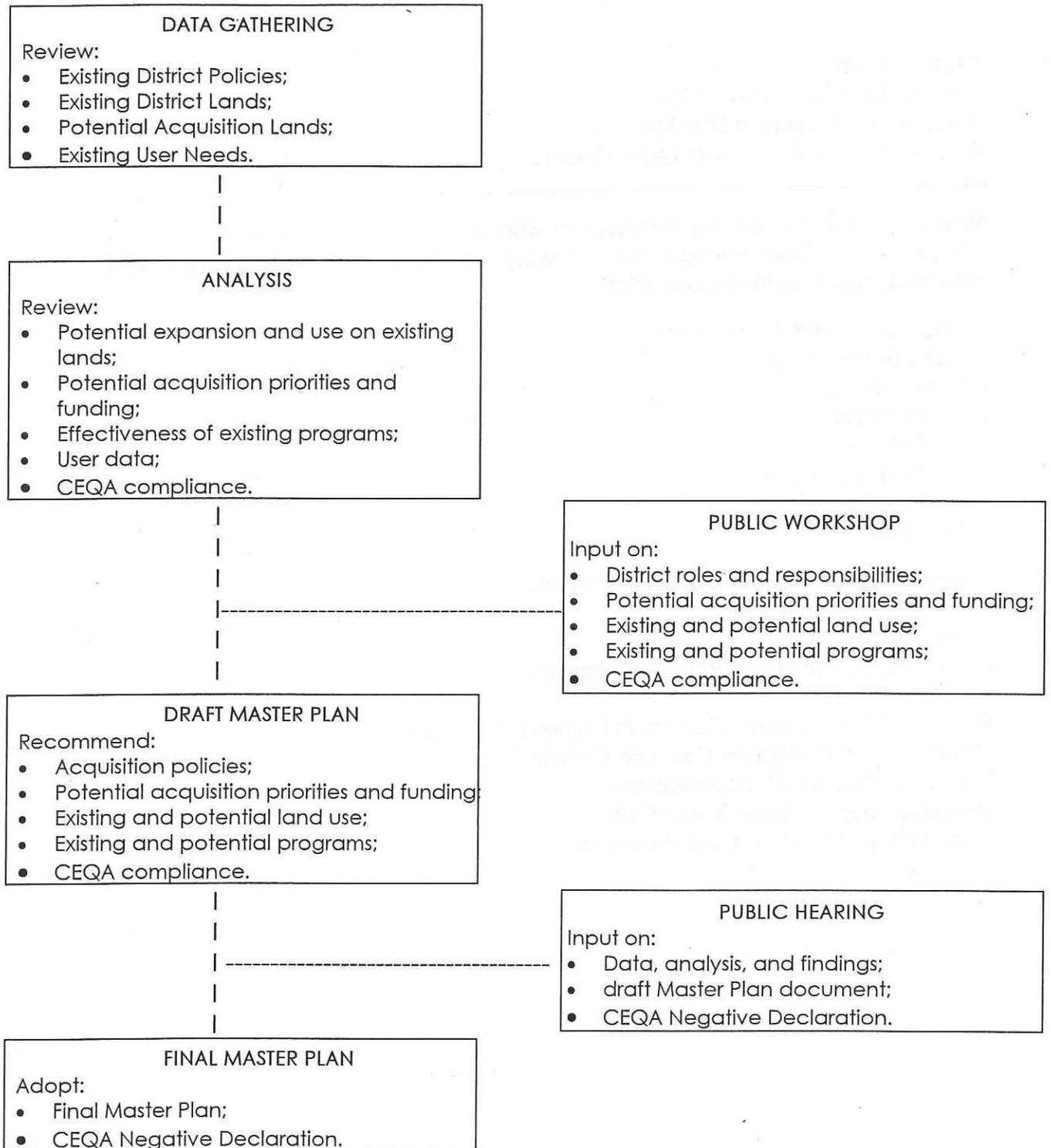
Grants: The District can also increase its efforts in securing grants for acquisitions and site development from State, Federal, and local sources.

General Obligation Bonds: A two-thirds voter approved general bond for parks and open space can produce an adequate one-time funding source. An added benefit is that the bond can be project specific so that voters know exactly what they will be funding.

Special Assessment: The passage of Proposition 218 on November 4, 1996, has virtually eliminated this source of revenue. An assessment now requires a two-thirds majority to proceed. The District may pursue a District-wide assessment district or a municipal / geographic assessment district that is localized to the potential project, especially if it is a joint District-City project.

Tax Over-ride: Voters within the District could decide to raise the overall property tax increment paid to the District. Currently, the amount allotted to the District averages .5% of the total property tax. For example, a resident whose property is valued at \$200,000 with a 1% property tax, would have a total annual property tax assessment of \$2,000. Of this amount, \$11.32 would be allocated to the District. Voters could be asked to increase this amount by increasing the total property tax with the increase going to the District. Raising the property tax allocated to the District would require a two-thirds majority vote.

Table 7: Master Planning Process



Acknowledgments

District Staff

Gary A. Tate, District Manager
Tim Jensen, Programs Manager
Anne D. McGowan, District Legal Counsel

While we cannot thank each individual who attended the public workshops, we would like to acknowledge the following agencies and organizations who provided input into the Master Plan:

California Coastal Commission
County of Monterey
City of Carmel
City of Marina
City of Monterey
City of Pacific Grove
City of Sand City
City of Seaside

Association of Monterey Bay Governments
The Big Sur Land Trust
Carmel Valley Trails Association
Del Monte Beach Neighborhood Association
Fans of Garland
Friends of the Monterey Peninsula Regional Park District
Monterey Bay Unified Air Pollution Control District
Monterey Mountain Bike Association
Ventana Chapter of the Sierra Club
State Office of Planning and Research

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1. The Big Sur Land Trust, *Big Sur Coast Visual Sensitivity and Scenic Quality*. June, 1988.
2. State of California, *Monterey State Beach General Plan*. May, 1987.
3. Ibid, *Public Opinions and Attitudes on Outdoor Recreation in California*. September, 1987.
4. Ibid, *Public Resources Code, Section 5500*.
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6. Callander Associates, *A Site Development Master Plan for Polo Grounds, County of Santa Cruz*. September, 1989.
7. Ibid, *Halfmoon Bay and Coastside Park Recreation and Open Space Master Plan, Draft*. January, 1990.
8. East Bay Regional Park District, *1987 Citizen's Survey*. ND.
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11. Lancaster, Roger A., *Recreation, Park, and Open Space Standards and Guidelines*. National Recreation and Park Association, 1987.
12. Local Agency Formation Commission, *Inventory of Local Agencies*. November, 1988.
13. *Local Coastal Program and General Plan*, peninsula cities.
14. City of Marina, *Marina Dunes Local Coastal Program Amendment Draft*. July, 1990.
15. Mid-Peninsula Regional Open Space District, *Master Plan*. April, 1978.
16. City of Monterey, *Parks and Recreation Master Plan*, 1986.
17. Monterey County Elections Department, *Measure A*. 1972.
18. Monterey County Planning Department, *Carmel Valley Trails Plan Draft*. ND.
19. Ibid, *Local Coastal Program Resource Maps*. ND.
20. Ibid, *Parks and Recreation Element Background Studies*. March, 1981.
21. Ibid, *North County Trails Plan*. 1988.
22. Ibid, *Local Coastal Program Land Use Plans*. 1985-88.
23. Ibid, *General Plan Area Plans*. 1994-96.
24. Monterey Peninsula Regional Park District, *Application for Surplus Federal Real Property*. August 27, 1993.
25. Ibid, *Resolution 92-14*. December 1, 1992.
26. City of San Jose, Office of Management and Budget, *Parks Funding Alternatives*. 1986.
27. City of Sand City, *Local Coastal Program*. May, 1986.
28. Ibid, *Memorandum of Understanding*. April 8, 1996.

MONTEREY PENINSULA REGIONAL PARK DISTRICT

RESOLUTION 98-04

April 6, 1998

RESOLUTION APPROVING THE MONTEREY PENINSULA REGIONAL PARK DISTRICT MASTER PLAN AND NEGATIVE DECLARATION

Whereas, the Monterey Peninsula Regional Park District ["District"], pursuant to California Public Resources Code Section 5541, is authorized to plan, adopt, lay out, plant, develop, and otherwise improve, extend, control, operate, and maintain a system of public parks and natural areas for public recreation for the use and enjoyment of all inhabitants of the District; and

Whereas, the Park District proposes a Master Plan, known as the Monterey Peninsula Regional Park District Master Plan to provide guidelines for the responsible purchase, planning and operation of a system of public parks and preservation of natural areas; and

Whereas, the Park District has, in considering the proposed Master Plan, and pursuant to the mandates of the California Environmental Quality Act [California Public Resources Code Section 21,000 *et seq.*; CEQA]:

1. Circulated a Notice of Intent to Issue a Negative Declaration and Initial Study for the Proposed Monterey Peninsula Regional Park District Master Plan March 17, 1997 (duly published in the Monterey Herald), and mailed a copy of the documents to all organizations and individuals who previously requested notice;
2. Received public comment both before and at public hearings on June 2, 1997 and March 2, 1998;
3. Revised the Negative Declaration for the proposed Master Plan, in response to public comments:
 - a. Modification of the project description with the addition of "The project excludes the area north of Reservation Road in the City of Marina" on pages 1, 5, 8, and 12 to address City of Marina [City] concerns regarding permitted land uses within the City's Local Coastal Program (LCP) and to address City concerns regarding permitted land uses within the City's LCP and to allow the City and the District time to clarify permitted land uses within the LCP;
 - b. Substitution of "Reservation Road" for "the Salinas River" on page 9, section 2 (Implementation);
 - c. Inclusion of a discussion of the Carmel Area Land Use Plan in Section V. "Land Use Consistency" on page 29.

4. Reviewed all information contained in the Initial Study, the original and revised proposed Negative Declaration, the verbal and written information received from the public, and the responses to them;
5. Made the entire record of the proceedings available at the Park District office at Garland Park, 700 West Carmel Valley Road, Carmel Valley, CA 93924.

NOW, THEREFORE, BE IT RESOLVED:

1. The Monterey Peninsula Regional Park District finds, on the basis of its review of the entire record, the following:
 - a. The proposed Negative Declaration reflects the independent judgment of the Monterey Peninsula Regional Park District;
 - b. The proposed project, modified as shown on Attachment A, is consistent with District Rules and Regulations;
 - c. The proposed project, as modified, will achieve no short-term goal to the disadvantage of long term environmental goals;
 - d. The proposed project, as modified, will not have any cumulative significant adverse impact upon the environment;
 - e. The proposed project, as modified, will not cause substantial adverse effects on human beings, either directly or indirectly;
 - f. There is no substantial evidence to support a "fair argument" that the proposed project, as modified, will have a significant adverse impact upon the environment.
2. The District Board of Directors approve the proposed Negative Declaration with the following changes:
 - a. Modification of the project description with the addition of "The project excludes the area north of Reservation Road in the City of Marina" on pages 1, 5, 8, and 12 to address City concerns regarding permitted land uses within the City's LCP and to allow the City and the District time to clarify permitted land uses within the LCP;
 - b. Substitution of "Reservation Road" for "the Salinas River" on page 9, section 2 (Implementation);
 - c. Addition of a discussion of the Carmel Area Land Use Plan in Section V. "Land Use Consistency" on page 29.
3. The District Board of Directors approve the proposed Monterey Peninsula Regional Park District Master Plan, with the following modifications:
 - a. Deletion of certain areas north of Reservation Road within the City of Marina, as described in Attachment A to this Resolution, to permit the City to resolve internal consistencies within the City Local Coastal Program;

- b. Reference to the Memorandum of Understanding between the District and the City of Sand City, dated April 8, 1996 on page 30;
- c. Addition of "Open Space" as a land classification in row 1 of Table 5 "Long Range Land Acquisition Priority Summary" on page 30;
- d. Recognition of the environmental benefit of wildlife corridors in policy 3.3.F on page 10;
- e. Recognition of California Coastal Commission jurisdiction in areas lacking a certified local coastal program, in policy 7.4 on page 22;
- f. Addition of the words "actively seek and encourage" to policies 4.8 and 7.3 on pages 13 and 21;
- g. Amendments referring to the use of mountain bicycles to policy 7.2 on page 21;
- h. Reference to the additional open space benefits as applied to Del Monte Beach in Table 1 on page 11; and
- i. Addition of "research, education, developed access, and site-dependent recreation" to policy 5.3.A on page 15 .

PASSED AND ADOPTED this sixth day of April, 1998 by the following vote:

Ayes: Directors Z. Leavy, J. Lehman, I. Lively, and President M. Dainton

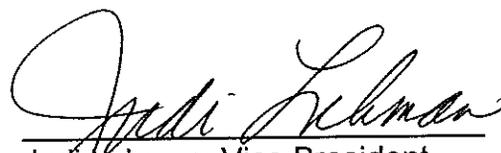
Noes:

Abstentions:

Absent: Director D. Salazar



 Mary Dainton, President



 Judi Lehman, Vice President



MONTEREY PENINSULA REGIONAL PARK DISTRICT

April 6, 1998

Attachment A

[to Resolution 98-04]

The District Master Plan is hereby modified to address City of Marina (City) concerns regarding permitted land uses within the City's Local Coastal Program (LCP) and to allow the City and the District time to clarify permitted land uses within the LCP.

The City has made known its intent to amend its LCP and draft a companion Habitat Conservation Plan (HCP). The District acknowledges this effort and the changes it may bring. Until such time when the Coastal Commission certifies the City's amended LCP and it is adopted by the City Council, the District will suspend the application of adopted Master Plan policies from the City's Coastal Conservation and Development District (CCDD), the area north of Reservation Road. The following changes have been made to implement the modification:

- ◆ "Coastal Dunes South of the Salinas River" (Table 5, Long Range Land Acquisition Priority Summary, page 30) in the Master Plan is modified to read, "Coastal Dunes South of Reservation Road."
- ◆ "District-wide Expansion of Existing Sites" (Table 5, Long Range Land Acquisition Priority Summary, page 30) in the Master Plan is qualified with the following footnote: "Due to City of Marina (City) concerns regarding permitted land uses within the City's Local Coastal Program (LCP), and to allow the City and the District time to clarify permitted land uses within the LCP, Master Plan policies shall not apply within the City's Coastal Conservation and Development District (CCDD), the area north of Reservation Road. At such time when the City has amended its LCP to clarify the language regarding allowable land uses within the CCDD, and the amendment has been certified by the Coastal Commission and adopted by the City Council, the District will reconsider the applicability of Master Plan policies to the CCDD."
- ◆ The Long Range Potential Land Acquisition Map (Figure 2, page 31 of the Master Plan) has been modified to eliminate the "2" from the Marina area and changing the legend to read "1 = Coastal Dunes South of Reservation Road."

The Negative Declaration is likewise modified on page 21 to reflect the aforementioned changes in the Master Plan by deleting the 2nd paragraph, "Local Coastal Program."

In the interim between adoption of the modified Master Plan and mutual agreement between the District and the City on permitted land use in the CCDD or completion of the City's LCP amendment process, the District will work constructively with the City to craft a clear, reasonable, and consistent LCP amendment and HCP.