

HEARST RANCH ACQUISITION

Comments on Cards Collected at July 15, 2004, Public Meeting

- Categories:
1. General Support
 2. Access and Camping
 3. Water
 4. Ecological Values
 5. Agriculture & Eastside Conservation Easement
 6. Future Development
 7. Agreement, Generally
 8. Miscellaneous

1. General Support

As a docent for and a member of the board of directors of the Friends of the Elephant Seal, I support the conservation of the Hearst Ranch in order to protect the marvelous Piedras Blancas elephant seal colony. As a private citizen I support the conservation of the ranch to preserve this magnificent land forever.

-Jutta Jacobs, Friends of the Elephant Seal

Please move forward with Hearst Ranch Easement. This is a fantastic opportunity.

-Roland Hutchinson

I drove from Los Angeles to thank all concerned for their work on this historic transaction. Reading the list of agencies and organizations involved and seeing the high level of interest in local groups, I am satisfied that the public trust has been well served. Your work on behalf of this land and the citizens of California is greatly appreciated. Thank you all most sincerely.

-Lenora Kirby

We have been afforded through this transaction o support the preservation of one of the most magnificent stretches of land in California, if not America. The Hearst family has been a good steward of this land and have supported our community for centuries, and I have no doubt that is their vision for the future. [Plus access comment]

-Jane Russell

This project appears to be very well considered and a good example of the potential of easements to protect open space. It would be wonderful if the property could retain its current character into the foreseeable future. For the record—I'm for the proposal.

-Grace Coittenden

Please proceed—we love the conservation easement.

-Pat Hascall, NCA

I approve the agreement.

-Glenn Hascall, NCA

I support the conservation easement on the Hearst Ranch. This is a great opportunity to conserve a one of a kind property for a relatively small amount of money. Purchase would cost much more and this way Hearst pays the upkeep.

-Jeff Buckingham

Our thanks go to all of the people in all of the agencies that have brought this conservation agreement to this point. Keep up the good work & carry it to completion. We will never get another chance at these prices.

-Jack Beigle, People for the Nipomo Dunes

This is an awesome, vital project that means a tremendous amount to not only Central Coast dwellers but to all those from all over the world who come to visit. I am proud of the work done to enable this endeavor and the agreement to date. It's beyond fair. We want this opportunity.

-Jackie Dike

The plan is excellent, I support it, wrap it up already!

-Maryanne Nucci

I support the plan, it's good so let's do it NOW!

-Deborah Deuter

Please take advantage of this great opportunity. Future generations will thank you. I can't think of a better use of tax money.

-Mike Hanchett Jr.

Please support this conservation.

-Michael P. Hanchett

I am for the project. Good Luck.

-Clyde Warren

This community is exceptionally fortunate to have the Hearst Ranch Project going forward in such a productive manner. Careful thought & long hours that have been put into this is quite obvious. When completed, the legacy to California will be invaluable.

-Grace Beigle

I think the proposed agreements are a great asset to the Central Coast. As I sit in this meeting, I already see the generation in their 20's taking interest in the future of their community. Soon they will have children and so it goes on. I spent my younger years in Orange County and saw what happened to Dana Point, etc. Let's not let it happen here. I appreciate the Hearst Corp, the land conservancies, & the community.

-Laila Kollmann Sexton

I agree fully with the agricultural/allowed uses. I also agree with the Caltrans overlay & State Park's vision/goal for primitive camping. I agree with the "allowed development."

-Gidi Pullen

I've followed this project for the past few months and am in favor of the Hearst conservation project as a major benefit to the people of California.

-Stanley Reichenberg

I support this project as represented tonight. Thank you to all parties who have worked to craft this agreement.

-Kathleen Derazon

I wish to express my heartfelt support for the proposed conservation easement of the Hearst Ranch. I have loved the San Simeon coast since 1933 when I first experienced it while staying at a ranch just north of the Hearst property. It was a summer which truly affected me profoundly. As an artist, I am thankful that the visual riches of the area are being accorded great value. Visual access—unspoiled—is something priceless!

-Editha Spencer

I love the maps! Great work—Seriously though, I think this is a wonderful project—The Hearst team have simply been great to work with—the highlight of my career—This is a fantastic opportunity for the people of CA to put one of the most beautifully scenic pieces of property into conservation—Thanks.

-Bret Stinson, RRM Design Group

The Board of Directors unanimously supports the conservation project. It benefits residents & tourists with public access. It still allows economic vitality of the working Hearst Ranch & gives the Hearst Ranch deserved private property rights.

-Heather Jensen, Arroyo Grande Chamber of Commerce

The Hearst project is a great project that needs to move forward. The Sierra Club will never be happy and should never squelch the deal. Having public access on the east-side is absurd. Hearst is selling a conservation easement, not their private property rights. Thank you.

-Michael Hall

This is the best conservation deal I've seen in 16 years of land trust work.

-E. Scott-Graham, Hearst Ranch Conservation NOW

This will be a regional asset which will be enjoyed by people from all over the world who visit our coast and the castle. It becomes a large [pivotal] piece of the Central Coast viewshed connecting the Monterey Peninsula to Santa Barbara County thru open space, parks, beaches and trails. I support this effort.

-Woody Dike

We support the plan now.

-Miriam Torres

We support the plan now.

-Jose Salgado

I love the California coast! I was born in So. Ca. and have seen the miss use of coast and land over the past 50 yrs. This conservation of land is the best use of land and gift to the public I have ever seen. Please move forward with the Hearst Ranch conservation easement plans so that my children and their children may [e]njoy the beauty of our wonderful coast.

-Mary M. Fisher

Best deal for all. Far more than expected at fantastic price. Best—no building west of Hwy 1 except for 2 small areas.

-Evelyn & David Dabritz

Wow! What a bargain for the people and future of California. Thank you to everyone who helps make this happen!

-Victor Montgomery

We are in favor of the proposed agreement. The agreement preserves 18 miles of coastline & protects a historical cattle ranch, providing food & fiber for the nation. The Hearst family has proven to be good stewar[d] of the land & should be allowed to continue their cattle operation. The opportunity for conservation of the ranch should be acted upon without delay.

-Debbie Arnold, Supervisor Mike Ryan

I am wholeheartedly and enthusiastically in support of this Hearst Ranch Conservation Project. It is a realization of a wonderful goal and a great gift to our State, our country, and the international visitors who frequent our coastline. Please feel free to contact me for support!

-Kathleen Michelle Apitz

2. Access and Camping

The Hearst Ranch Plan should include quarterly guided hikes of 20 people into the ranch lands east of the highway. [Plus water comment]

-Claude & Rhoda Albanese

I am very concerned about possible restrictions on public access to San Simeon Point. The Point is in my mind similar to Muir Woods in Marin County. It is one of the most stunning natural resources in the State of California. It should be preserved for future "public" enjoyment. There should be government ove[r]sight and ownership with continuous public access.

-Wayne Montgomery

We all know what "public access" has done to the wild & pristine places in this world. Take a look at some of our national parks, like Yosemite. Instead of asking for more, let's dwell upon honoring the open spaces we have left in California while allowing the Hearst family to continue [to] thrive in their heritage, honor our community and enjoy what they know as their home. [Plus general support comment]

-Jane Russell

I ask your support of the conservation agreement, as it stands. I particularly agree w/ the landowner having the discretion to limit public access if necessary. I wish to retain all measures to preserve the land.

-Jennifer Langford

Those who are concerned about public access to the lands and beaches covered by this agreement need to remember that the important thing is to preserve and protect the Hearst Ranch land for future generations, not to guarantee access. The current proposal is most likely our last, best opportunity to save this land. If we pass it up, we should call ourselves selfish, shortsighted, and just plain stupid.

-Becky Evans

Hopefully a trail access from coast to Mission San Antonio.

-Dirk Walters

I wish to express my support of the proposed Hearst Ranch project. if it is carried through to completion, generations of our citizens will be its beneficiaries. There seems to be a very vocal area of support for what I assume to be unlimited access to the beach areas. I have problems with the push for access—consider what public access has done to Yellowstone and Yosemite. Burgeoning populations can wreck havoc on sensitive environments. Perhaps there is some degree of human arrogance in this; we tend to assume that the planet was made for us. I sometimes imagine a place where no human footprint has touched the land, where there is a stream the sound of which has never reached a human ear.

-Harold Spencer

Save a coast walk area from Oregon to Mexico! Think of the publicity for California! Don't let our coast become a Miami or a Cancun!

-Susan Atlee, Coastwalk

Please do not allow public access to the east side of Hwy 1. [Plus agriculture comment]

-Donald Clark

I fully support this project. It's a wonderful gift to all of us. How could you not be happy with this. I hope the development of trails along the west side can be funded & completed quickly. I also encourage you to install bathrooms & have garbage facilities. Could you also make it a non-smoking zone.

-Mimi Vandermolen

I want to be able to walk on the Point. It's too beautiful a hike to keep it from the public.

-Nancy H. Ferrara, Sierra Club

Certain natural treasures need not have public access to en[n]oble Mother Earth. The Hearst Ranch because of its intimate connection to so many people in California, and its availability to millions of travelers demands widespread access that is available in perpetuity. The world needs access to all parts of this ranch area. Combine trails and connection to inland trails. Walking trails with minimal vehicular intrusion.

-Tom Harrington

I strongly object to the restriction of public access to S.S. Point & Ragged Point to small tours—these two places are the jewels of the Central coast & should be open to the general public all the time. Point Lobos State Park is equally delicate—but there is open access restricted to closed trails. This should be the model for Hearst Ranch.

-Arthur Tress

We consider San Simeon Cover to be sacred space. We have honored it as such with a respectful drum & dance circle on virtually every full moon for the last 6 years. We request that we be allowed to continue this basic human practice for our spiritual health and the honor of the earth in peace, in perpetuity. Please do not take this request lightly. We thank you for your consideration.

-Francesca Bolognini

Hearst should not have any unilateral right to restrict access. Additionall this plan appears to be in the best interest of the Hearst Corporation and no in the best interest of the public.

-James Ellman

We need more camping areas in this county, for locals and tourists. Please consider this when planning the uses for this beautiful land.

-Rosemary Wilvert

I think that the expenditure of \$95K of public funds plus the tax deductions that will be granted to the Hearst Corp. are excessive given their restrictions placed on Westside properties (San Carpoforo, San Simeon Point & Pico Creek). These areas should be open to the public without restriction as part of the agreement.

-Ross L. Pepper

Please make the 13 or 18? mile Coastal Trail accessible for multiple use: hikers, mountain bikers, and horses. Effective collaborative trail building and maintenance is evidenced throughout SLO County.

-Jennifer Jozwiak, Central Coast Concerned Mountain Bikers

It is important that public access is provided permanently. Access to both the east and west side is needed. Most important is the San Carpoforo and the ridge be open to the public.

-Fred Frank

How can we be sure that the conservation easements on Ragged Pt, San Sim[e]on Point and Pico be open for public use for ever and not be subject to the needs of the Hearsts?

-W. David Lees

It seems we are just exchanging access on the E. side of Hwy 1. That is less access to some areas where we now have full access and more access where access is now partially restricted. For \$95 million we should be getting a better deal. Certainly we should have guaranteed access along the old mission trail to Ft Hunter Lig[g]ett as the Ft land may eventually become public land.

-Larry Hollis

3. Water

They need to monitor the condition of the areas along Arroyo de la Cruz and Carporforo as to water flow and the surrounding environment. The 25 homes to be built need to be water self sufficient with recapture & filtration & [c]istern systems. No new wells should be allowed, however, a new reservo[i]r should be allowed to capture rain run-off. [Plus access comments.]

-Claude & Rhoda Albanese

I am also very troubled with where the water will come from for these new homes. [Plus miscellaneous comments]

-Jane Masterson

I would like to remind the architect of the Old Sam Simeon Hotel to use plumbing that utilizes the grey water from showers and washing machines to be directed to the toilet tanks in each hotel suite or room. This is an easy solution to water regulation, yet needs prior planning. I had wanted the Hearst Corp. to lead in sustainable processes. (Compost toilets in the support housing could be an option if the permits dept. would approve as a pilot project.)

-Jeannine Jacobs, Earth Awake

4. Ecological Values

I would like to see the baseline biological data sunsetted. This is a great achievement!

-Patty Andreen

Will university level research be allowed on the ranch? Property reviewed & controlled valuable ecological information could be gained, as well as insights and evaluation of management strategies.

-Don Canestro, Rancho Marino

(1) Some sort of constraints analysis has defined “sensitive habitats” on the east side. This must be made public to protect unique biol. resources under a correct analysis. As contract botanists cannot violate confidentiality—the actual impact to species habitats cannot be assessed at this time. Is this the “baseline conditions report.” (2) We are concerned about cumulative impacts to coastal prairie grasslands. (3) Is a certified rangeland Mer [?] the only skill needed to police easements when rare plant species are concerned. (4) What will ag intensification do to streams? (5) We must see easement monitoring protocol so [?] annual visit. (CRT [?] will!)

-David Chipping, Cal. Native Plant Soc.

I am a biological consultant, specializing in wildlife ecology. My first concern and priority is that the land be managed for the benefit of wildlife and other natural resources. I am also a resident of Cambria who currently hikes/visits Hearst’s land at a minimum of once per week. It is one of the few places where people can take the canine member of their family for a walk still. State Parks is notorious for closing off land to dog “owners” despite the fact that people have a greater impact than dogs on natural resources. Access/recreational uses need to be balanced so that all may enjoy but that the real residents, the wildlife are protected.

-Julie Schneider

1. I am a 35-year natural resources veteran. 2. I was an Executive Director of a land trust for 10 years. 3. I have worked for public agencies for 25 years (EBRPD; City of SLO). 4. It is my experience that the strongest conservation is when a gov’t agency and a land trust share a cons. easement. 5. I had hoped that the San Carpoforo watershed and upper Arroyo de la Cruz watershed could be preserved as public land and added to Sulver Peak Wilderness. Short of that I recommend an ecological easement for this area. Please relocate the so-called “Garcia” homesites and create a private wilderness or ecological area to preserve site quality. (This area has very high wilderness and ecological values.)

-Neil Havlik

5. Agriculture & Eastside Conservation Easement

Congratulations on achieving a successful plan that preserves agriculture. We support the plan as presented and hope you proceed quickly to wrap up this opportunity.

-Kathryn Madonna, rancher

I want to express my support for the purchase of this conservation easement and for the Rangeland Trust's supervision & monitoring of the easement.

-Susan Mullen

Hearst must give-up right to litigate decision of auditing/monitoring group when group demands Hearst correct a violation of conservation easement or when group imposes a condition that Hearst doesn't like. Keep Hearst out of the courts!

-S. Griselle

Agricultural uses be administered by agriculturalist with a proven continuous success history.

-Robert Spurling

The baseline management info. is a pro[c]ess of private property rights. The public should not be involved in ranch management. The public & the State Park's system are not good @ ranch management or open space management. The land owner should have sole management responsibility for their property. Thank you! [Plus access comment]

-Donald Clark

Our thanks to the Hearst Family and Corp. for preserving this land for so long—and offer our support for what you are doing now. Our ranch joins your “Jack Ranch” on the west side by the Cottonwood Spring. We have appl[i]ed to the CRLT for consideration for a conservation easement on our place. I hope we don't have to go through what you are going through! If we do I think we would pull or application. Good Luck.

-George Work, Work Family Ranch

Regardless of the internal policy of a private management firm such as the California Rangeland Trust, it is impossible to truly safeguard a conservation easement amendment process without any required public participation in the amendment process. The State of California should not

approve the Hearst deal without a provision requiring public approval of amendments, public monitoring, and public enforcement. This is the only way in which the State can ensure future conservation.

-Read Porter, Environmental Defense Center

6. Future Development

If historic development occurs at Hearst San Simeon Village, I hope all of the photos, documents and maps that are located up at the Castle are used for research before development. There is a huge amount of historic information in the Guide and Landscape Restoration Dept. There is an employee from the Restoration Dept. that is a walking encyclopedia for info. regarding Julia Morgan and the history of the area. Thank you.

-Christine Takahashi, past employee at Hearst

The "Garcia" cluster of homesites sits away from all the other development on the ranch. Immediately across the San Carpofo Creek, the Trust for Public Land has spent the last 12 years buying up the coastal slope and conserving it by selling to the U.S. Forest Service. When hiking, hunting, bicycling or horseback riding on the wonderful public lands, the view south over the Hearst Ranch is spectacular. Unfortunately, the proposed homes in the Garcia cluster will stand out like sore thumbs in the middle of this viewshed. Please remove the Garcia Cluster from consideration. Thank you.

-Boon Hughey

A 100-room hotel seems too large given water requirements & other development needed (large parking lot, restaurants, increased traffic, etc.).

-Michelle Hachigian

The eastside of Highway One Hearst property should not include 27 homes.

-Richard Hawley

I would like to repeat a famous statement by California's late great landscape architect Thomas Church who said (essentially) if you have a beautiful exquisite pearl of a landscape (San Simeon Cove/bluff) you do not place your development in the middle of it—you place your development on the side or near it—that way you retain the value of the pearl. This applies to San Simeon Bluff—a hotel here would not be an asset to our coastline (Julia Morgan designed or not). Instead it would completely alter the charming quaint character of the cove bluff area. We have enough unused hotels right down the road. This hotel should be only allowed on the east side development areas and let's keep our best assets—the coastline—untouched.

-Rose Flaherty Newsum, Landscape Architect

7. Agreement, Generally

I am very disturbed by what is left out of this deal. No eastside access, no definit[e] language on limits of housing, no definit[e] access to some coastal areas, no complete (off highway) coastal trail, no public oversight, no explanation of water supplies, etc. etc. I think there is a lot of work to be done, 95 million for what? Tell me exactly!!! No loopholes. I also would remind people that the US government saved Hearst during the depression. Otherwise, he would have lost this ranch long ago.

-Beatrice Morrow

Please continue to receive public input & participation. Make baseline data & resource monitoring and protection protocol available. Let public review & comment on final agreement.

-Jim Patterson, SLO County 5th Supervisor Elect

While I want as much access as I can get, I want the ranch preserve, first and foremost. I want the State, and conservation agencies to get the very best deal possible for the public. I see this as their job. I understand an incredible amount of work has gone into this project and I support it. I am not able to stay late enough to comment and listed to public concerns. Thank you for this informative meeting.

-Christie Cutter

Please maintain the integrity of our precious coast. I am concerned about the impact that any kind of development would have on the roads, especially traffic on Hwy 1. I would also strongly encourage unlimited public access to San Simeon Point and careful consideration of any agricultural endeavors.

-Kathleen Teufel, Green Party

8. Miscellaneous

I am concerned with emergency exit from the region. When El Nino came in 1996 we were trapped—more people will only make this more difficult.

-Jane Masterson

Shouldn't all the agency reps be present for the public comments? I thought that was why we were here. Splitting questions & public comments defeats that purpose. Also, I would have liked to have actually heard something about public access west of the hwy. Also, it is a disappointment that so many people are willing to be led blindly into the process. A person can have questions about a project and still support it.

-Ellen Ardingler [?], EDC

You (State?) engaged a meeting room far too small for numbers of people—a room meant for max. capacity of less than 400!! What were you thinking?!

-Anonymous