

Hearst Ranch West Side Access Comparison



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Introduction

This document has been prepared to help the public better understand the increased access to the West Side of the Hearst Ranch as a result of the Hearst Ranch Conservation Project.

We have taken the current access parameters west of Highway 1 and compared them to what will be allowed under the new conservation easement negotiated between the State of California, American Land Conservancy, and Hearst.

The information gathered clearly shows that access will be increased and is not revocable under this conservation easement.

This document contains the following information

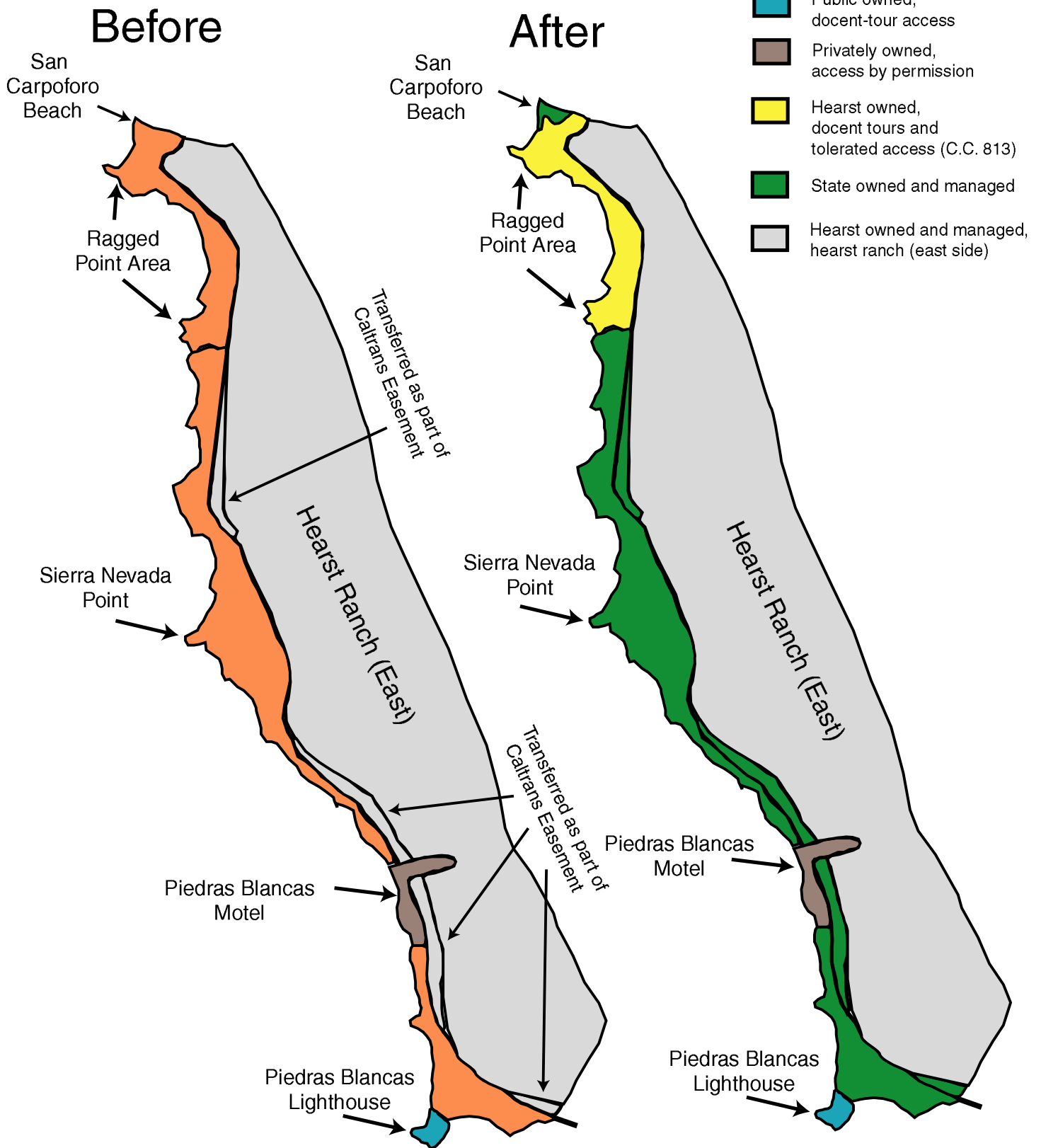
West Side Access Map Northern Section – This map shows all the access from San Carpoforo Beach to the North to just above the Elephant Seal Rookery.

West Side Access Map Southern Section – This map shows all the access information from the Elephant Seal Rookery south to Junge Ranch.

West Side Access Comparison Table – This table gives a detailed comparison of the before and after access along the west side of the Hearst Ranch.

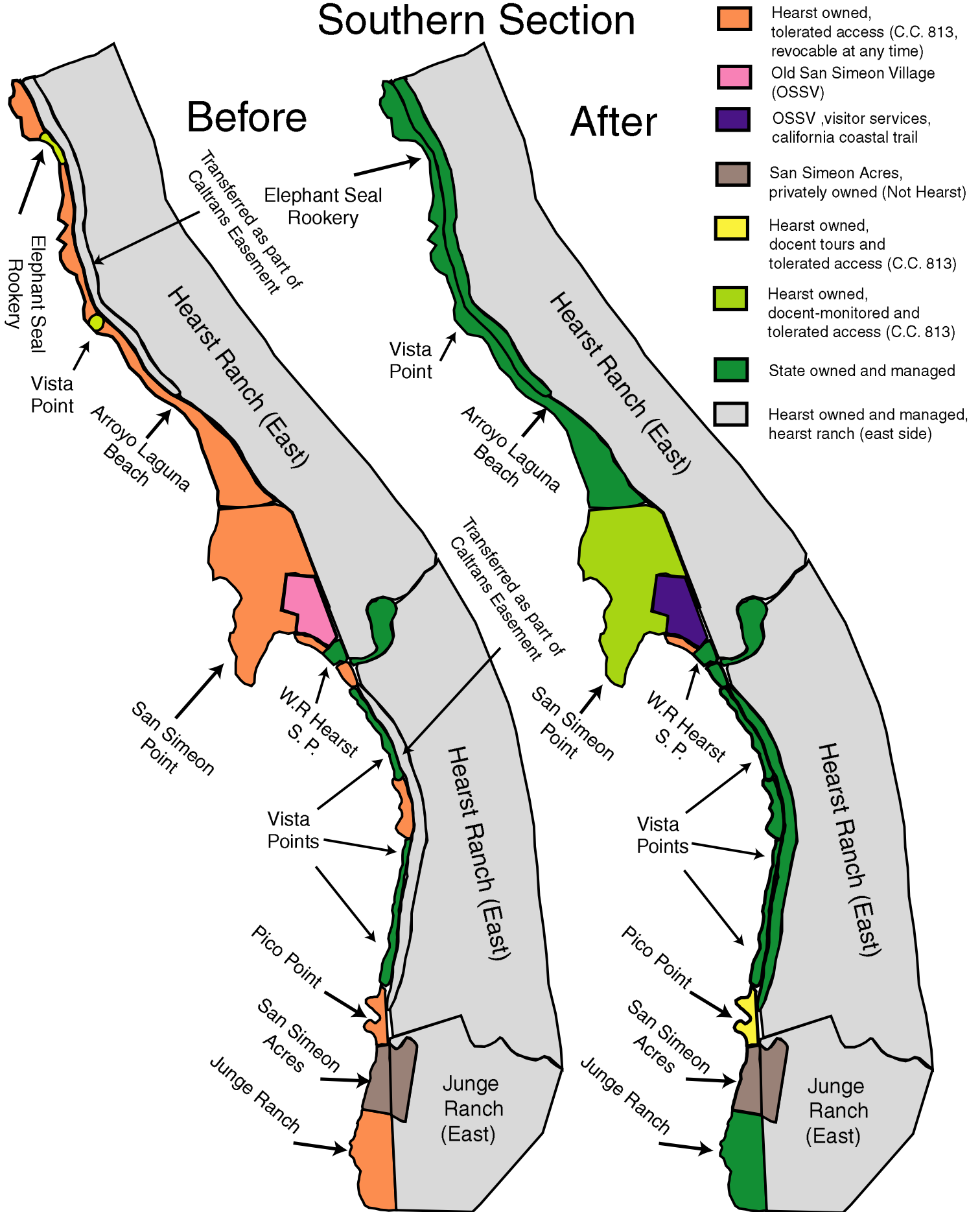


West Side Access Comparison Northern Section



West Side Access Comparison

Southern Section



Hearst Ranch

West Side Access Comparison

Area	Before	After
Junge Ranch, South of San Simeon Acres	<ul style="list-style-type: none"> • Hearst owned • Tolerated access subject to California Civil Code 813 (CC 813), revocable at any time 	<ul style="list-style-type: none"> • Owned and managed by State Parks • Coastal Trail¹ allowed • Other access and possible camping per State Parks management plan
Pico Point (15 acres)	<ul style="list-style-type: none"> • Hearst owned • Tolerated access (CC 813), revocable at any time 	<ul style="list-style-type: none"> • Hearst owned • Tolerated access (CC 813), revocable at any time. • Additional access by quarterly docent-led walks (not revocable) • California Coastal Trail² allowed. (not revocable)
Pico Point to William Randolph Hearst State Beach	<ul style="list-style-type: none"> • Hearst-owned parcels allow tolerated access (CC 813), revocable at any time • Remainder owned by Caltrans • 3 Vista Points, unrestricted daytime access per Caltrans easement, no camping 	<ul style="list-style-type: none"> • Owned and managed by State Parks • Coastal Trail¹ allowed • Other access per state management plan • 3 Vista Points, unrestricted daytime access per Caltrans easement, no camping
William Randolph Hearst State Beach	<ul style="list-style-type: none"> • Owned and managed by State Parks 	<ul style="list-style-type: none"> • Owned and managed by State Parks
San Simeon Point, (370 Acres)	<ul style="list-style-type: none"> • Hearst owned • Tolerated access (CC 813), revocable at any time • Usage approx. 20 – 30 per day 	<ul style="list-style-type: none"> • Hearst owned • Proposed management by State Parks per state-prepared management plan. Plan to provide docent-monitored access of 100 people per day during daylight hours. This will be monitored and is subject to change based on resource protection. Several exemptions for education and other special programs (not revocable) • California Coastal Trail² allowed (not revocable) • During plan development, during non-daylight hours, and in areas not covered by State Parks plan, tolerated access (CC 813), revocable at anytime

Area	Before	After
San Simeon Point parcel to Arroyo Laguna Beach	<ul style="list-style-type: none"> • Hearst owned • Tolerated access (CC 813), revocable at any time • Usage approx. 20 – 50 per day on weekends 	<ul style="list-style-type: none"> • Owned and managed by State Parks • Coastal Trail¹ allowed • Other access per State Parks management plan
Arroyo Laguna Beach to Piedras Blancas Light House	<ul style="list-style-type: none"> • Hearst owned • Tolerated access (CC 813), revocable at any time 	<ul style="list-style-type: none"> • Owned and managed by State Parks • Coastal Trail¹ allowed • Other access per State Parks management plan
Highway 1 Vista Point #3 and #4 (Includes Elephant Seal Rookery)	<ul style="list-style-type: none"> • Hearst owned • Access during daylight hours per Caltrans easement, managed for Caltrans by Friends of the Elephant Seals 	<ul style="list-style-type: none"> • State owned • Access during daylight hours managed by Friends of the Elephant Seals
Piedras Blancas Lighthouse (38 Acres)	<ul style="list-style-type: none"> • Managed by BLM. Occasional docent led tours 	<ul style="list-style-type: none"> • Managed by BLM. Occasional docent led tours
Piedras Blancas Lighthouse to Piedras Blancas Motel (Cappuccino Cove)	<ul style="list-style-type: none"> • Hearst owned • Tolerated access (CC 813), revocable at any time 	<ul style="list-style-type: none"> • Owned and managed by California State Parks • Coastal Trail¹ allowed • Other access per State Parks management plan
Piedras Blancas Motel	<ul style="list-style-type: none"> • Privately owned (not Hearst). • Revocable controlled access granted to public 	<ul style="list-style-type: none"> • Privately owned (not Hearst) • Revocable controlled access granted to public
Piedras Blancas Motel to a mile south of Ragged Point Bluff (San Carpoforo Creek)	<ul style="list-style-type: none"> • Hearst owned • Tolerated access (CC 813), revocable at any time 	<ul style="list-style-type: none"> • Owned and managed by State Parks • Coastal Trail¹ allowed • Other access per State Parks management plan
Ragged Point Bluff, (229 Acres)	<ul style="list-style-type: none"> • Hearst owned • Tolerated access (CC 813), revocable at any time 	<ul style="list-style-type: none"> • Hearst owned • Tolerated access (CC 813), revocable at any time • Additional access by quarterly docent-led walks (not revocable) • California Coastal Trail allowed² (not revocable)
San Carpoforo Beach	<ul style="list-style-type: none"> • Small section owned by USFS, balance privately owned (Hearst and other) • On Hearst-owned portion (southern end), access tolerated (CC 813), revocable at any time 	<ul style="list-style-type: none"> • Publicly owned, except northernmost section (private, not Hearst) • Access to be determined per management plan

Area	Before	After
Beaches owned by public	<ul style="list-style-type: none"> • William Randolph Hearst State Beach 	<ul style="list-style-type: none"> • William Randolph Hearst State Beach • 30 other beaches, including: Arroyo Laguna (renowned for wind and kite surfing), Little Pico Creek, Pt. Sierra Nevada, Arroyo de la Cruz, Arroyo del Corral, and the elephant seal beaches near Pt. Piedras Blancas • Access per State Parks management plan

Notes:

1. Alignment of California Coastal Trail will be dependent on overall State Parks management plan which must go through the normal State Parks planning process and meet CEQA requirements.
2. A corridor has been defined for the California Coastal Trail along Hearst retained property