

AGENDA ITEM NO. 7-C

MONTEREY PENINSULA REGIONAL PARK DISTRICT BOARD REPORT

DATE: May 6, 2026
TO: Board of Directors
FROM: Eric Morgan, General Manager *E. Morgan*
SUBJECT: Locke-Paddon Wetland Community Park, Planning and Permitting - Two Scopes of Work

SUMMARY

At its April 1, 2026 meeting, the MPRPD Board directed staff to advance two distinct, parallel planning efforts for Locke-Paddon Wetland Community Park: 1) an accelerated Wetland / Riparian Habitat Enhancement Planning and CEQA Initial Study, focused on formalizing the recommendations from the CSU Monterey Bay ENV 660 report, and 2) a separate Conceptual Master Plan for the Upland / Terrestrial Portions of the Park, which will include robust public outreach and evaluation of all reasonable options, including the City's four proposed projects.

The two draft scopes of work (ATTACHMENT 1) were developed in direct response to that direction. The scopes are designed and structured to allow the wetland restoration effort to move forward independently while ensuring the upland areas receive thoughtful public input and consideration on a parallel pathway.

These scopes maintain clear separation between the two planning tracks, invite City participation in their refinement, and provide a practical framework for moving the park planning and permitting forward collaboratively.

FISCAL IMPACT

Total project costs are pending consultant selection and final scope confirmation. Staff are seeking a 50/50 cost-sharing agreement with the City of Marina for each scope.

FUNDING SOURCE

NA

FUNDING BALANCE

NA

DISCUSSION

The April 1 Board direction recognized the ecological urgency of the wetland areas and the need for meaningful public involvement and project development in decisions affecting the upland portions of the Park. The proposed dual-track approach responds to both priorities while addressing the City's expressed desire to advance its four supported projects independently from wetland permitting.

Scope of Work #1 (Wetland / Riparian Habitat Enhancement Planning and CEQA Initial Study) focuses on technical baseline documentation (including jurisdictional wetland delineation and biological assessments), formation of a Technical Advisory Committee with resource agencies, development of a Habitat Restoration and Management Plan, preparation of a CEQA Initial Study, and preparation and submission of necessary permit applications. This track is intentionally designed to move quickly by leveraging streamlined permitting pathways building directly from the ENV 660 study.

Scope of Work #2 (Conceptual Master Plan for the Upland / Terrestrial Portions) establishes a standalone planning process for the terrestrial areas. It includes four public workshops, development and evaluation of conceptual alternatives, and explicit consideration of the City's four proposed projects along with additional community-generated concepts. This effort will produce a conceptual framework to guide future CEQA review and ensure compatibility with the Park's long-term conservation values.

These parallel but independent scopes allow flexibility for the two efforts to advance along distinct timelines depending on respective CEQA and permitting requirements. They also create opportunities for the City to participate meaningfully in both processes. Staff recommends presenting the draft scopes to the City for review and comment prior to finalizing and issuing them to consultants.

CEQA COMPLIANCE

If the District and City pursue two parallel but independent project pathways, it is anticipated that each would comply with CEQA independently. Such segmented review is appropriate where, as here, each project has independent utility and is not a reasonably foreseeable consequence of the other. Here, the Wetland / Riparian Habitat Enhancement (Scope #1) or Master Plan for the Upland / Terrestrial Portions (Scope #2) are not integral parts of the same project and neither scope legally or practically depends on or compels the functioning or completion of the other. (See, e.g., *Paulek v. Department of Water Resources* (2014) 231 Cal.App.4th 35.) Thus, such independent CEQA compliance is appropriate.

RECOMMENDED ACTION

Staff recommend that the Board:

1. Review and provide feedback on the attached draft scopes of work.

2. Authorize staff to share the draft scopes with the City of Marina to initiate coordination and refinement of the two planning efforts.
3. Provide any additional direction regarding next steps.

ATTACHMENTS

1. [Draft Scopes of Work – Locke-Paddon Wetland Community Park Planning \(Two Tracks\)](#)