



## AGENDA

Tuesday, May 5, 2026

5:00 P.M. Open Session

### SPECIAL MEETING CITY COUNCIL

**THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY (HYBRID).**

Council Chambers  
211 Hillcrest Avenue  
Marina, California

AND

**Zoom Meeting URL: <https://zoom.us/j/730251556>**

**Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556**

### PARTICIPATION

You may participate in the City Council meeting in person or in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing \*9 on your telephone keypad if joining by phone only.

The most effective method of communication with the City Council is by sending an email to [marina@cityofmarina.org](mailto:marina@cityofmarina.org). Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Council will have the option to modify their action on items based on comments received.

### AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website [www.cityofmarina.org](http://www.cityofmarina.org). Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Marina website [www.cityofmarina.org](http://www.cityofmarina.org) subject to City staff's ability to post the documents before the meeting.

### VISION STATEMENT


Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. (Resolution No. 2006-112 - May 2, 2006)

### MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. (Resolution No. 2006-112 - May 2, 2006)

**LAND ACKNOWLEDGEMENT**

The City recognizes that it was founded and is built upon the traditional homelands and villages first inhabited by the Indigenous Peoples of this region - the Esselen and their ancestors and allies - and honors these members of the community, both past and present.

1. CALL TO ORDER 
2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)  
  
Jennifer McAdams, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair Liesbeth Visscher, Mayor/Chair Bruce C. Delgado
3. PUBLIC COMMENT ON SPECIAL MEETING ITEMS:
4. OTHER ACTION:
  - a. [Receive a staff report on recent correspondence between the City and the Monterey Peninsula Regional Park District \(MPRPD\) regarding Locke-Paddon Wetland Community Park, including the MPRPD May 6, 2026, Board agenda item on two scopes of work; and provide direction to staff regarding the City's response and participation in the proposed planning effort.](#)
5. ADJOURNMENT:

**CERTIFICATION**

I, Anita Sharp, Deputy City Clerk, of the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at City Hall and Council Chambers Bulletin Board at 211 Hillcrest Avenue, Monterey County Library Marina Branch at 190 Seaside Circle, City Bulletin Board at the corner of Reservation Road and Del Monte Boulevard on or before 2:30 p.m., Monday, May 4, 2026.

---

**ANITA SHARP, DEPUTY CITY CLERK**

*City Council, Airport Commission and Redevelopment Agency meetings are recorded on tape and available for public review and listening at the Office of the City Clerk and kept for a period of 90 days after the formal approval of MINUTES.*

*City Council meetings may be viewed live on the meeting night and at 12:30 p.m. and 3:00 p.m. on Cable Channel 25 on the Sunday following the Regular City Council meeting date. In addition, Council meetings can be viewed at 6:30 p.m. every Monday, Tuesday and Wednesday. For more information about viewing the Council Meetings on Channel 25, you may contact Access Monterey Peninsula directly at 831-333-1267.*

*Agenda items and staff reports are public record and are available for public review on the City's website ([www.cityofmarina.org](http://www.cityofmarina.org)), at the Monterey County Marina Library Branch at 190 Seaside Circle and at the Office of the City Clerk at 211 Hillcrest Avenue, Marina between the hours of 10:00 a.m. 5:00 p.m., on the Monday preceding the meeting.*

**CITY COUNCIL CONSIDER PROVIDING DIRECTION TO STAFF  
REGARDING THE CITY'S RESPONSE TO THE APRIL 9, 2026 LETTER FROM  
THE MONTEREY PENINSULA REGIONAL PARK DISTRICT CONCERNING  
LOCKE-PADDON WETLAND COMMUNITY PARK**

**REQUEST:**

It is requested that the City Council:

1. Receive a staff report on recent correspondence between the City and the Monterey Peninsula Regional Park District (MPRPD) regarding Locke-Paddon Wetland Community Park, including the MPRPD May 6, 2026 Board agenda item on two scopes of work; and provide direction to staff regarding the City's response and participation in the proposed planning effort.

**BACKGROUND:**

The City and MPRPD have been engaged in correspondence regarding the future planning, environmental review, and management of Locke-Paddon Wetland Community Park (the "Park"), including five projects collectively referred to as the "LPP Projects": the four City-supported terrestrial projects (MLK Jr. Sculpture Garden, Oak Woodland Community Garden including food forest, Asian American Hybrid Garden, and Children's Sensory Garden) and the Wetlands Project.

On March 4, 2026, the City Manager sent a letter to MPRPD proposing a path forward. Key City requests included: (1) MPRPD confirmation that no deed restrictions or other legal fatal flaws prohibit the four City-supported projects on Lot 43; (2) 50/50 cost-sharing for implementation and long-term maintenance of the Wetlands Project, ideally paired with MPRPD leasing or deeding Lot 43 to the City; (3) 50/50 cost-sharing for Wetlands Project planning, CEQA review, and permitting; (4) bundled CEQA review of all five LPP Projects together with mitigation measures and alternatives; and (5) deferral of any comprehensive Master Plan for the Park to a future date so as not to delay the City-supported projects or the Wetlands Project.

On April 9, 2026, MPRPD General Manager Eric Morgan responded on behalf of the MPRPD Board, which had reviewed the City's letter at its April 1, 2026 meeting. The MPRPD response addressed the City's requests and outlined MPRPD's preferred approach.

On May 6, 2026, the MPRPD Board will consider Agenda Item 7-C, presenting two draft scopes of work consistent with that direction. Staff anticipates the Board's action will inform the City's next steps.

**ANALYSIS:**

**Areas of Agreement.** The April 9 MPRPD letter and the draft scopes of work include several elements that align with City requests:

- Deed restrictions: MPRPD confirms that the deed for Lot 43 does not contain restrictions prohibiting the four City-supported projects, provided they are designed and implemented for park and park-related purposes and are subject to environmental review. This responds to City Request No. 1.

- Cost-sharing: MPRPD’s May 6 Board report seeks a 50/50 cost-sharing agreement with the City for each of the two scopes of work, consistent with the cost-sharing principle in City Request No. 3.
- Accelerated wetlands action: Scope of Work #1 is structured to move the wetland and riparian habitat enhancement work forward expeditiously through streamlined permitting pathways, addressing the City’s concern that delay will allow conditions (e.g., bulrush encroachment) to worsen.
- City project consideration: MPRPD has stated the City’s four projects will be explicitly evaluated within the upland conceptual planning process and accompanying CEQA analysis.

**Areas of Divergence.** The MPRPD response and proposed scopes also depart from the City’s March 4 proposal in several respects:

- Two tracks rather than one. The City proposed a single CEQA review covering all five LPP Projects. MPRPD will instead pursue two parallel, independent planning efforts—wetland/riparian (Scope #1) and upland conceptual master plan (Scope #2)—with each receiving independent CEQA compliance.
- Upland conceptual master plan. The City did not recommend a Master Plan at this time. MPRPD’s Scope #2 advances a conceptual master plan for the upland portions, including a minimum of four public workshops and evaluation of 3–4 alternatives. MPRPD characterizes this as consistent with its long-standing planning procedures.
- City projects. The City requested that MPRPD “approve and include” all five LPP Projects in the CEQA review. MPRPD states it cannot pre-approve discretionary projects and that the City’s four projects will be evaluated as alternatives within the upland planning process alongside additional community-generated concepts.
- Questions on scope of City projects. MPRPD notes that descriptions of the Asian American Hybrid Garden, Food Forest, and Children’s Sensory Garden remain general, and seeks clarification on why the Food Forest and Children’s Sensory Garden are linked to the Park planning effort if they are advancing on adjacent City lands. MPRPD also asks why the MLK Jr. Sculpture Garden, already constructed in 2023 under a 25-year encroachment permit, is being raised again. The City is considering as part of its May 5, 2026 regular meeting agenda to authorize staff to issue a request for proposals (RFP) for a landscape architect for the Asian American Hybrid Garden for the development of plans and project description to address this City-supported project.
- Lot 43 transfer and Maintenance. MPRPD’s response does not address the City’s request that MPRPD lease or deed Lot 43 to the City, and does not address the cost-share regarding maintenance.

**City Council Direction.** The MPRPD Board will consider the two draft scopes of work on May 6, 2026, and MPRPD has invited City participation in refining the scopes before they are fully finalized and presented for Board action. Council direction this evening will allow staff to communicate the City’s position to MPRPD prior to or at the May 6 Board meeting.

Issues on which Council direction would be helpful include:

- Whether the City accepts the dual-track planning approach, or continues to seek a single bundled process.
- Whether the City will participate in 50/50 cost-sharing for one or both scopes of work, and any conditions the City wishes to attach.
- Whether the City wishes to submit comments on the draft scopes (Attachment 1 to MPRPD’s May 6 staff report) and, if so, what substantive changes to seek—including additional specificity on the City-supported projects within Scope #2.
- How the City wishes to respond to MPRPD’s questions regarding the Food Forest, Children’s Sensory Garden, and MLK Jr. Sculpture Garden.
- How the City wishes to address maintenance cost-share with MPRPD.
- Whether the City wishes to continue pursuing a lease or transfer of Lot 43 in parallel with the planning work, and how to sequence those discussions. Council can provide direction to staff on whether to schedule closed session to further discuss lease negotiations.

**FISCAL IMPACT:**

None at this time. Cost-sharing participation in either or both MPRPD scopes of work would have a fiscal impact to be determined upon consultant selection and final scope confirmation; staff will return to Council with a specific funding request before any cost-sharing commitment is executed.

**ENVIRONMENTAL DETERMINATION:**

Receipt of a staff report and direction to staff is not a “project” under CEQA (Guidelines § 15378). Environmental review of the LPP Projects will be conducted at the appropriate stage.

**ATTACHMENTS:**

- City of Marina letter to MPRPD dated March 4, 2026
- MPRPD letter to City of Marina dated April 9, 2026
- MPRPD May 6, 2026 Board Agenda Item 7-C and Attachment 1 (Two Scopes of Work)

This request is submitted for City Council consideration.

---

Layne P. Long  
City Manager



## Monterey Peninsula Regional Park District

P.O. Box 223340 ■ Carmel, California 93922 | 4860 Carmel Valley Road ■ Carmel, California 93923

### BOARD OF DIRECTORS

**Jeffrey Markham** – Ward 1

[jmarkham@mprpd.org](mailto:jmarkham@mprpd.org)  
Marina, northern Ft. Ord

**James Covell** – Ward 2

[jcovell@mprpd.org](mailto:jcovell@mprpd.org)  
Seaside, northern Sand City,  
southern Ft. Ord

**Kevin Raskoff** – Ward 3

[kraskoff@mprpd.org](mailto:kraskoff@mprpd.org)  
Monterey, southwest Seaside,  
southern Sand City, Del Rey Oaks

**Kathleen Lee** – Ward 4

[klee@mprpd.org](mailto:klee@mprpd.org)  
Pacific Grove, New Monterey,  
northern Pebble Beach

**Monta Potter** – Ward 5

[mpotter@mprpd.org](mailto:mpotter@mprpd.org)  
Carmel, Carmel Valley,  
Big Sur, southern Pebble Beach

### GENERAL MANAGER

Eric Morgan  
[morgan@mprpd.org](mailto:morgan@mprpd.org)

**April 9, 2026**

Layne Long, City Manager  
City of Marina  
211 Hillcrest Avenue  
Marina, CA 93933

### Re: Locke-Paddon Wetland Community Park

Dear Mr. Long,

Thank you for your March 4, 2026, letter responding to our February 14, 2026, correspondence regarding Locke-Paddon Wetland Community Park (the “Park”). We appreciate the City’s continued engagement and proposals you outlined for advancing the Park’s management.

On April 1, 2026, the MPRPD Board of Directors reviewed the City’s letter and provided directions to staff on how best to move forward, hopefully collaboratively. The Board deliberated in open session regarding the merits of separating the entire Park into two distinct planning areas (wetland and terrestrial). Consistent with that direction, we are writing to address two items of primary focus.

**Deed Restrictions** Based on our records and historical knowledge, the deed for Lot 43 does not contain restrictions that prohibit consideration of the four City-supported projects (MLK Sculpture Garden, Oak Woodland Community Garden including food forest, Asian American Hybrid Garden, and Children’s Sensory Garden), provided they are designed and implemented for park and park-related purposes, and subject to environmental review.

A CEQA notice of exemption filed by MPRPD designated Lot 43’s acquisition as a project to preserve the land in its natural condition for fish and wildlife conservation, habitat preservation, and access by establishing a public park to be publicly managed by a future management plan designed to keep the land in a natural condition and preserve open space. Future projects that may deviate from that project description must undergo appropriate environmental review, including under CEQA.

Additionally, we respectfully note that all projects at Locke-Paddon should continue to honor the overall intent of the original partnership between the City and MPRPD. That intent — reflected in the 1986 Memorandum of Understanding, the former 1987 lease, the Land and Water Conservation Fund grant conditions, and the State Coastal

Conservancy deed restrictions — was to create and maintain a wetland community park that prioritizes habitat protection, passive recreation, and long-term conservation of the site’s natural resources. Any future improvements should remain consistent with those foundational objectives.

**CEQA Review and Proposed Planning Approach** MPRPD is committed to a transparent and inclusive planning process that thoroughly evaluates and/or acknowledges the five “City” projects (the four City-supported projects plus the Wetlands Project) under CEQA. We acknowledge the City’s strong support for these projects and agree that they should be part of the environmental review, including appropriate mitigation measures and alternatives.

We recognize that the City’s preference is to bundle all five City projects together in a single CEQA review and to proceed without a comprehensive master plan at this time in hopes of fast-tracking progress. MPRPD’s preference is to advance a conceptual master plan for the entire Park first, as this approach follows MPRPD’s long-standing planning procedures and provides the robust public involvement we believe is important for shaping project visions.

However, in order to accommodate both agencies’ objectives and the City’s desire to move forward expeditiously, MPRPD will be advancing **two parallel, distinct planning efforts and scopes of work for board consideration:**

1. **Wetland / Riparian Habitat Enhancement Planning and CEQA Initial Study** This track will allow additional public review, formalize the recommendations in the CSU Monterey Bay ENV 660 report into a professional conceptual restoration plan and CEQA Initial Study, focusing on selective vegetation management, open-water restoration, and habitat improvements for priority species.
2. **Conceptual Master Plan for the Upland / Terrestrial Portions of the Park** This separate track will include broad public outreach and workshops to gather stakeholder input and evaluate all reasonable options for the upland areas, explicitly including the City’s four projects as well as any additional ideas generated through the public process. This will allow conceptualized visions to be more fully developed.

We invite the City to participate fully and collaboratively in the development of these scopes of work before we present them to our Board for consideration. My goal is to have these planning scopes available for consideration at our next Board meeting which will be May 6, 2026.

We acknowledge that the City may prefer not to advance planning progress on the wetland and riparian enhancements unless the four City-supported terrestrial projects are also “approved” and included in the same planning and CEQA process as clarified in the City’s March 31, 2026, letter. Recognize, however, that the City has only provided vague descriptions of the Asian American Hybrid Garden, the Food Forest, and the Children’s Sensory Garden projects and this does not allow any meaningful deliberation. Also, we seek to better understand the proposal to link the Food Forest and Children’s Sensory Garden to the wetland planning effort, particularly given that those two elements appear to be advancing on adjacent City lands with full City support which is outside the scope of the proposed planning areas.

Similarly, the Martin Luther King Jr. Sculpture Garden was constructed on MPRPD lands in 2023 pursuant to a 25-year encroachment permit approved by MPRPD on April 24, 2023, with maintenance responsibilities assumed by the City. We would appreciate clarification on the rationale for including it again as a condition for advancing wetland and riparian enhancement planning.

Furthermore, while we envision including the City’s desired projects that garner broad public support during the public planning process in the scope of the CEQA analysis as actions to be evaluated, we cannot lawfully agree in advance to approve them—or any preferred alternative—prior to completing the full CEQA process and any required permitting. Under the California Environmental Quality Act (CEQA, Public Resources Code §§ 21000-21189), public agencies are prohibited from approving discretionary projects until environmental review is complete, as this ensures informed decision-making and the opportunity to avoid or mitigate significant environmental effects.

Should the MPRPD Board direct staff to proceed with two separate scopes of work, we understand that some elements may advance at different rates than others due to the environmental review and permitting processes. City staff have suggested that the wetland planning component may slow down the other planning proposals, while others have suggested the opposite. By separating the projects into two different tracks, we can lessen the risk that any delay caused by environmental review, permitting, litigation, etc. related one portion of the Park will impact progress on all portions of the Park. All who are invested in seeing the Park thrive should be invested in fortifying the success of improvements at this beloved community asset.

We remain fully committed to our long-standing partnership and look forward to working with the City to develop these scopes and begin the planning work as soon as possible. We look forward to discussing how the City's expressed interest in these projects can be thoughtfully integrated into a transparent upland master-planning process that serves both agencies' objectives and the community. Please let me know a convenient time for a meeting or call so we can discuss next steps and any questions you may have.

Sincerely,

A handwritten signature in black ink that reads "Eric Morgan". The signature is written in a cursive, slightly slanted style.

Eric Morgan  
General Manager, Monterey Peninsula Regional Park District

cc: MPRPD President and Board of Directors, City of Marina Mayor and Council Members



CITY OF MARINA  
211 Hillcrest Avenue  
Marina, CA 93933  
831-884-1278; FAX 831-384-9148  
[www.cityofmarina.org](http://www.cityofmarina.org)

March 4, 2026

Eric Morgan  
Monterey Peninsula Regional Park District  
P.O. Box 223340  
Carmel, CA 93922

Re: Locke-Paddon Wetland Community Park

Dear Mr. Morgan,

The City of Marina (“City”) is in receipt of the Monterey Peninsula Park District’s (“MPRPD” or “Park District”) February 14, 2026 letter to the City regarding Locke-Paddon Wetland Community Park (“Park”) (the “February 14 Letter”). The City has met and proposes a path forward for negotiating with the Park District on an agreement for the future management of the Park as well as achieving the City’s goals with respect to four (4) City-supported projects in the Park (MLK Sculpture Garden, Oak Woodland Community Garden (including food forest), Asian American Hybrid Garden, and Children's Sensory Garden (“City-supported Projects”) along with future implementation of the vision for the wetlands area of the Park (“Wetlands Project”) and ongoing maintenance of same (collectively, the five (5) projects are referred to as “LPP Projects”).

The City believes that if the City and Park District cannot agree on cost sharing with respect to implementation and long-term maintenance of the Wetlands Project, then it makes little sense to move forward with discussion of sharing the costs of planning, California Environmental Quality Act (“CEQA”) review, and permitting that will be required for the Wetlands Project. In other words, it does not make much sense to spend City funds on wetland planning and permitting if the City and Park District are far apart on how to share costs of the Wetlands Project implementation and long-term maintenance costs.

To that end, the City considered various approaches to how it may conclude negotiations with the Park District and requests the following:

- 1. Deed Restrictions:** The City requests that the Park District agree that no deed restrictions or other legal fatal flaws exist on Lot 43 to prohibit any of the 4 City-supported Projects from being implemented.
- 2. Cost-sharing of implementation and long-term maintenance of Wetlands Project:** The City believes the City and Park District should agree to 50/50 cost sharing for implementation of the Wetlands Project and maintenance of same. The cost sharing can be ideally in conjunction with MPRPD leasing or deeding Lot 43 so that the City can complete CEQA (and any permitting) as proposed in number 5 below.

The City also discussed other approaches with respect to cost-sharing of implementation and long-term maintenance of the Wetlands Project, but does not recommend these:

- a. Agencies share the cost of restoration/implementation and long-term maintenance according to percent acreage ownership of wetland and work is carried out simultaneously, so agencies take advantage of economies of scale.
  - b. City pays all and owns all Park land.
  - c. Park District pays all and owns all Park land.
  - d. City pays more than half of project work and maintenance but Park District deeds ownership of Lot 43 to City.
  - e. City owns all terrestrial property including mitigation area and Park District owns all wetland and each pays for costs to manage their land.
  - f. City owns all terrestrial property excluding mitigation area and Park District owns all wetland and each pays for costs to manage their land.
3. **Cost-sharing of planning, CEQA, and permitting:** The City requests that if agencies are close to agreement on how to share costs on Wetlands Project implementation and long-term maintenance then a conversation is worthwhile on cost-sharing for Wetlands Project planning, etc. Similar to the above, the City is recommending the Park District agree to a 50/50 cost share for Wetlands Project planning, CEQA, and permitting.
4. **Cost-sharing for non-wetland maintenance (trees maintenance, restrooms, police, fire, litter, graffiti, mowing, etc.):** The City offers to fund 100% of non-wetlands (aka “terrestrial” or “dry” land) except the Park District would fund management of mitigation area as it has advised it expects to do.
5. **CEQA Review:** The City requests that MPRPD agree to approve and include all 5 LPP Projects (City-supported and Wetlands) in any CEQA review. The City requests that any CEQA review and proposed action/preferred alternative include the 5 LPP Projects discussed above and mitigation measures and alternatives for such proposed action. Inclusion of mitigation measures in the proposed action would reduce cost and complexity by reducing the impacts of the proposed action and reduce mitigation measures needed later in the CEQA document.
6. **Master Plan for all of Locke-Paddon Park:** The February 14 Letter recommends that the City and Park District move forward with a Master Plan for the Park. The City does not believe that this is necessary at this time. Such an approach would delay implementation of the City-supported Projects as well as the Wetlands Project. In particular, the Wetlands Project will only become more complicated and expensive as conditions become more unmanageable to deal with (i.e., another year/season of bulrush taking over the wetlands area and likely costs of materials and labor would increase.). The options with respect to Master Planning include:
- a. **Full Master Plan now as recommended by the Park District:** The City does not recommend this approach as such a plan may take years to complete, which would include not only development of the plan, but multiple public meetings, and ultimate adoption by each agency.

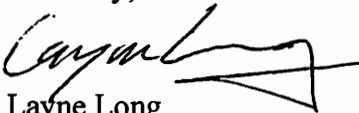
**b. Revision to 2005 Master Plan prepared and adopted by the Park District:** Similar to the above, the City does not recommend this approach because even though it may result in a more truncated process, it could still take years to develop and ultimately adopt.

**c. Future Master Plan:** The City recommends moving forward with CEQA review of the LPP Projects (City-supported and Wetlands) now, but does not object to developing a Master Plan for the Park in the future. Five to ten years from now, the vision for the Park or circumstances on the ground may be different and this effort could incorporate any existing elements at that time as well as future development or vision on untreated lands such as the large field between the lower restrooms and the library.

7. **Other projects that may be of interest to Park District:** The City is open to other projects that may be of interest to the Park District and would not object to consider including those in any CEQA review.
8. **Timeline for Response:** The City requests there should be a timeline for the Park District to respond to the City's recommended approach for addressing all of the above. The City requests a 30-day turnaround for Park District's reply.
9. **Memorandum of Understanding:** If agreement is reached on the above, the City recommends a memorandum of understanding should be negotiated with timelines to ensure LPP Projects and Park maintenance moves forward. These timelines could include dates for 1) completion of putting the planning contract out to bid; 2) completion of Initial CEQA study; 3) completion of proposed action and mitigation measures and alternatives; 4) start and end planning phase; and 5) start and end of implementation of Wetlands Project and the 4 City-supported Projects.

The City looks forward to working with the Park District on a collaborative process to move forward some of these improvements with Locke-Paddon Wetland Community Park as soon as possible. Please let me know if you have any questions.

Sincerely,



Layne Long  
City Manager  
City of Marina

## 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 \(Two Tracks\)](#)

# AGENDA ITEM NO. 7-C, ATTACHMENT 1

## Locke-Paddon Wetland Community Park Planning Scope of Work #1

### Wetland / Riparian Habitat Enhancement Planning and CEQA Initial Study

**Project Title:** Locke-Paddon Wetland Community Park – Wetland and Riparian Habitat Enhancement Conceptual Plan, CEQA Initial Study and Permitting

**Objective:** Translate the recommendations of the CSU Monterey Bay ENV 660 report into an implementation-ready conceptual restoration plan, CEQA Initial Study, with a focus on accelerating habitat enhancement while complying with regulatory requirements.

#### Scope of Services:

##### Task 1: Jurisdictional Baseline and Resource Documentation

- Conduct a formal Jurisdictional Wetland Delineation of the wetland and riparian habitat project area.
- Prepare (and/or assemble) a Biological Resource Assessment for sensitive wetland, riparian, and coastal species.
- Develop (and/or assemble) comprehensive GIS mapping of existing conditions.

##### Task 2: Technical Advisory Committee (TAC) and Public Workshop

- Organize a public workshop and facilitate public outreach to identify issues, concerns and opportunities for conceptual restoration work.
- Establish and facilitate a TAC with representatives from CDFW, RWQCB, USFWS, and other relevant agencies.
- Vet restoration approaches (including targeted bulrush control, open-water enhancement, and bathymetric adjustments) for eligibility under streamlined permitting pathways such as Statutory Exemption for Restoration Projects (SERP) or the Statewide Restoration General Order (SRGO), or programmatic biological opinions.
- Deliverables: TAC meeting summaries, Regulatory Pathway Memorandum.

##### Task 3: Habitat Restoration and Management Plan

- Develop a detailed Habitat Restoration and Management Plan based on the ENV 660 alternatives or other relevant plans.
- Include selective vegetation management, open-water restoration, native planting, and habitat improvements for priority species (e.g., tricolored blackbirds).
- Provide restoration guidelines, specifications, and preliminary engineering concepts.

#### **Task 4: CEQA Initial Study and Permitting Support**

- Prepare a CEQA Initial Study focused on the wetland enhancement actions, which will determine the appropriate level of environmental review.
- Submit complete permit application packages for restoration activities (404 permit/401 water quality certification/waste discharge requirement/1602 streambed notification, and coastal development permit, as appropriate).
- Prepare and submit final SERP or SRGO Notifications.

#### **Task 5: Park Stewardship Guide (Restoration Section)**

- Contribute to a user-friendly Park Stewardship Field Guide with clear protocols for ongoing wetland maintenance and allowed activities.

#### **Deliverables:**

- Jurisdictional Wetland Delineation Report and Biological Resource Assessment
- Habitat Restoration and Management Plan
- CEQA Initial Study
- Regulatory Pathway Memorandum and permit application packages
- Contribution to Park Stewardship Field Guide
- Final SERP or SRGO Notification

**Schedule:** Approximately 4 months from Notice to Proceed.

# **Locke-Paddon Wetland Community Park Planning Scope of Work #2**

## **Conceptual Master Plan for the Upland / Terrestrial Portions**

**Project Title:** Locke-Paddon Wetland Community Park – Upland Conceptual Master Plan

**Objective:** Develop a conceptual master plan for the upland and terrestrial areas through robust public engagement, evaluating all reasonable options including the City’s four proposed projects (Asian-American Hybrid Garden, Food Forest, Children’s Sensory Garden, MLK Sculpture Garden), while ensuring compatibility with the Park’s conservation values.

### **Scope of Services**

#### **Task 1: Existing Conditions and Baseline**

- Review all prior plans and studies, including the 1987 Wetland Enhancement Plan, 1994 Coastal Wetland/Vernal Pond Management Plan, 2005 Locke-Paddon Wetland Community Park Master Plan, and 2012 Locke-Paddon Wetland Community Park Implementation Plan.
- Prepare base mapping, habitat overlays, and documentation of existing infrastructure and constraints.
- Prepare a Biological Resource Assessment for sensitive wetland, riparian, and coastal species.

#### **Task 2: Public Engagement and Visioning**

- Design and facilitate a minimum of four public workshops (in-person and virtual/hybrid).
- Solicit broad stakeholder input on park visions and project ideas **in addition to** the City’s four proposed projects.
- Include targeted outreach to promote equity and inclusion.
- Deliverables: Public Input Summary Report.

#### **Task 3: Alternatives Development and Evaluation**

- Develop 3–4 conceptual alternatives for the upland areas.
- Explicitly incorporate the City’s four projects and additional ideas from public outreach.
- Evaluate alternatives for compatibility with habitat protection, LWCF and deed restrictions, maintenance feasibility, equity, and public access.
- Prepare illustrative plans and visualizations.

#### **Task 4: Preferred Conceptual Framework**

- Organize and facilitate a joint MPRPD Board and City Council meeting to consider preferred conceptual options.
- Include phasing recommendations, Class C cost estimates, and maintenance strategies.
- Identify concepts to be carried forward into the CEQA phase.

#### **Task 5: Presentation and Final Deliverables**

- Present draft and final documents to the MPRPD Board (and jointly with the City if requested).

#### **Deliverables**

- Existing Conditions Memo and Base Mapping
- Public Input Summary Report
- Conceptual Alternatives and Preferred Framework (plans and renderings)
- Final Conceptual Master Plan Document

**Schedule:** Approximately 5 months from Notice to Proceed.