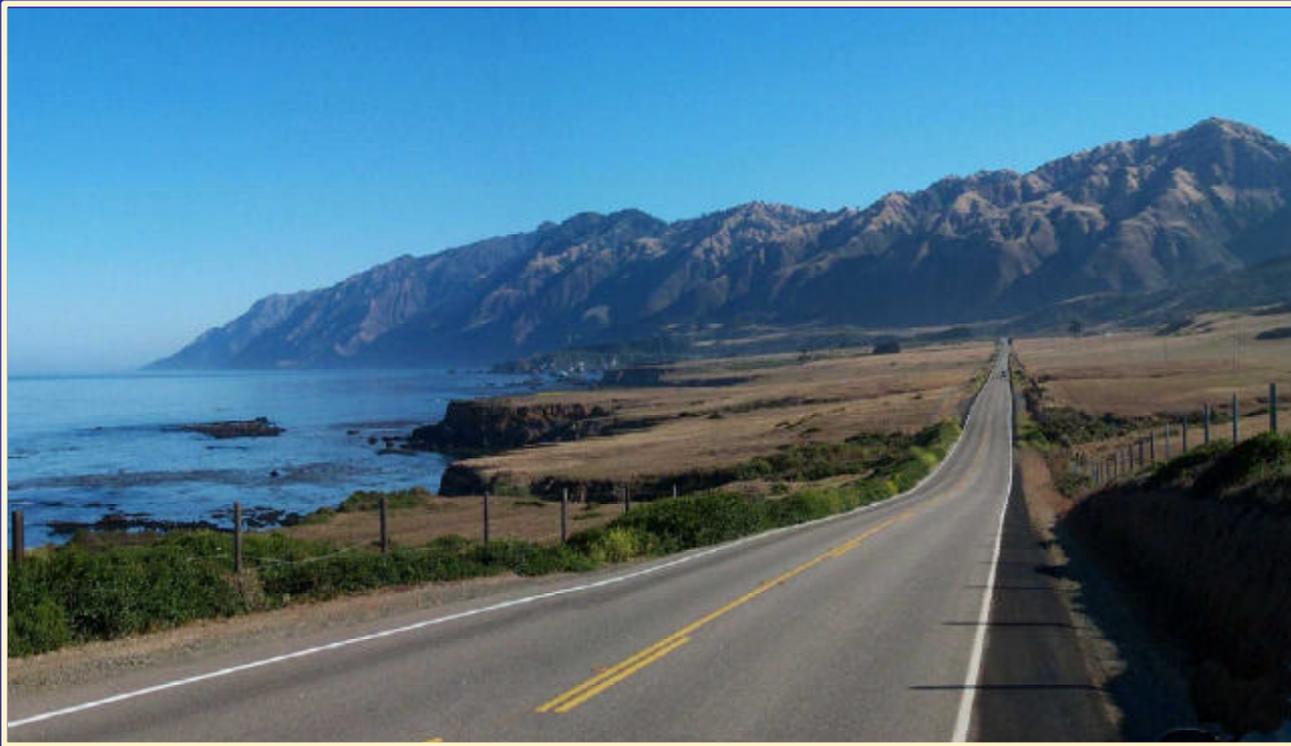


# Hearst Ranch & the Transportation Enhancement Component Highway 1



California Transportation Commission  
May 13, 2004

# Background

- Caltrans approached by the Hearst Corporation and Conservation Groups
- Ensure needs for Highway 1 would be accounted for in overall conservation planning on the Hearst Ranch

# Relationship to Hearst Ranch Conservation Planning

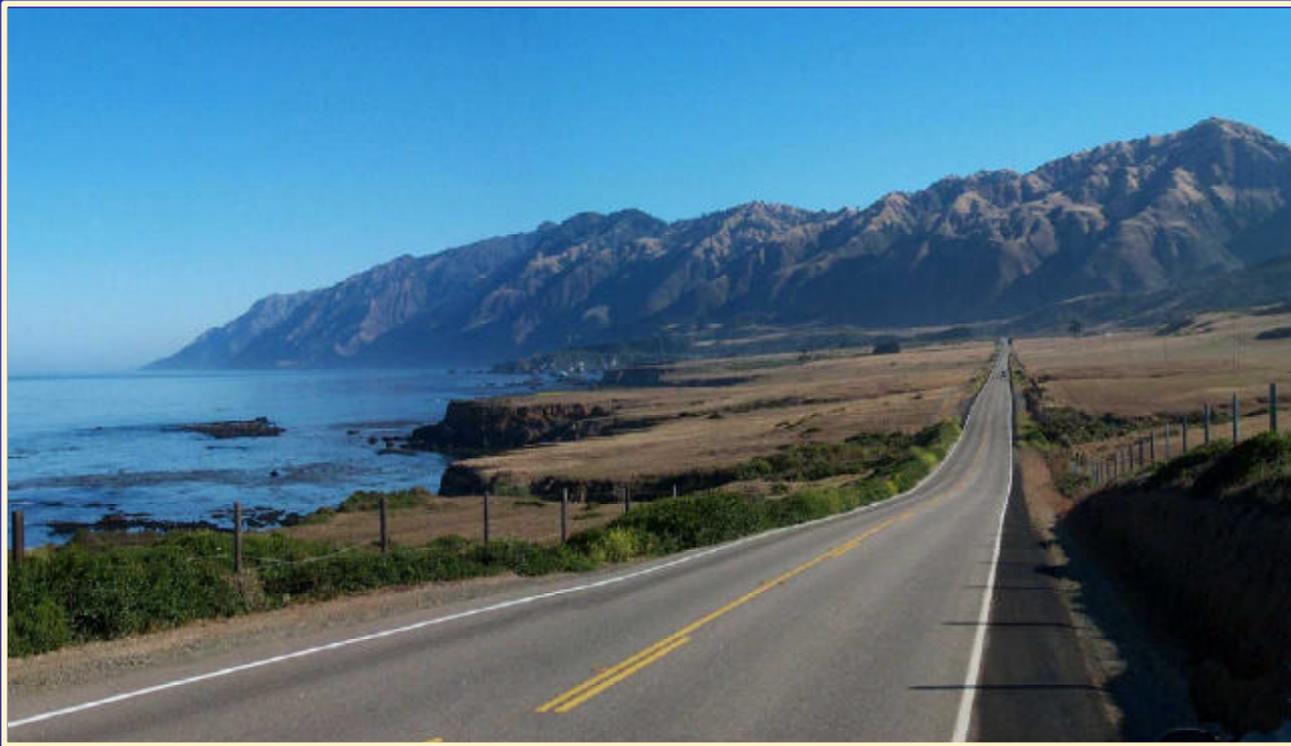
- California Resources Agency leads the effort on the overall plan for the 82,000 acre ranch.
- Caltrans leads the effort for the transportation-related scenic protection.

# Goal of this TE application

## Scenic viewshed protection on the Hearst Ranch

Protect in perpetuity the views from  
Highway 1 as they are seen today.

# Scenic Viewshed Protection



**LEGEND**

-  Transportation Enhancement (TE) Viewshed Protection Acquisition Area - Approximately 1,400 ac
-  Proposed Hwy 1 Realignment Area and Existing Right of Way Protection Area - Approximately 690 ac

**Total Transportation Component - Approximately 2,090 ac**

**Other Lands**

-  Other Hearst Lands to be Subject to Overall Conservation Transaction - Approximately 79,760 ac
-  Existing Public Lands
-  Other Private Lands

Note: All acreages are approximate.

GRAPHIC SCALE  
0 100 200 Feet  
April 28, 2024

# Hearst Ranch

SAN LUIS OBISPO COUNTY, CALIFORNIA

## Transportation Conservation Component



# Scenic Protection

Prevent

visually incompatible  
development  
and  
intensification of  
agricultural activities



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# Scenic Protection



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Will not determine land ownership or management responsibilities or activities

Will not preclude establishment of passive recreational use

# Action Steps

- 1) Federal Authorization
- 2) Fund Allocation
- 3) Acquisition

# Support

- Local support for the project is reflected by the unanimous vote from the SLOCOG Board
- Timely programming of TE funds is essential