



MEMORANDUM

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| Date: February 22, 2022 | |
| To: Christy Fischer | Organization: Trust for Public Lands |
| From: Brian Hannegan | Title: Manager of Landscape Architecture |
| Project Name: Yellow Bank Trailhead | Project Number: |
| Topic: Concept design of the Yellow Bank Trailhead on Bureau of Land Management Property | |

The concept design for the Yellow Bank parking lot is designed to accommodate up to 77 vehicle parking spaces, 3 accessible parking spaces and 5 pull-through equestrian trailer spaces. The overall parking lot and access road requires roughly 2 acres (87,000sf) of space. The proposed trailhead parking will provide opportunity access to the Bureau of Land Management's (BLM) Cotoni Coast-Dairies National Monument property. The trailhead concept design also includes Hwy 1 modifications to include left turn lanes, deceleration and acceleration lanes, and the entrance to the proposed parking area off Hwy 1 across from the proposed Panther parking lot. (See attached preliminary traffic assessment and access evaluation)

The Yellow Bank parking lot is situated approximately 8 to 10 feet above Hwy 1 at the north end of the agriculture field. The grades gently slope down to the west and will provide opportunities for the storm water to be captured on site within the parking area footprint with infiltration areas adjacent to the parking access lanes and parking spaces. New modified fencing is also proposed to allow for continued agricultural operations and fence barriers for current cattle operations on the upper coastal terraces. The proposed primary trail alignment options accommodate for mountain bike access to the current and proposed Cotoni Coast-Dairies trail network. The proposed trailhead design explores options to include ADA accessible trail alignment options to the upper coastal terrace.