DRAFT

PIGEON POINT LIGHT STATION STATE HISTORIC PARK

General Plan and Initial Study/Mitigated Negative Declaration (IS/MND)

Preferred Alternative

May 5, 2016

PLACEWORKS

DRAFT

PIGEON POINT LIGHT STATION STATE HISTORIC PARK
General Plan and IS/MND

DRAFT PREFERRED ALTERNATIVE

The Preferred Alternative design concept serves as a preliminary illustration of park uses and layout that will be included in the Pigeon Point Light Station State Historic Park (SHP) General Plan and Initial Study/Mitigated Negative Declaration (IS/MND). The General Plan and IS/MND will serve as a long-range management tool that will provide guidelines for achieving the vision of the park. The Preferred Alternative is not intended to specifically direct the design of the park but rather to provide conceptual parameters and a reasonable range of possibilities for future management actions. In addition to the table below that outlines the features of the Preferred Alternative, following are graphic renderings of the Preferred Alternative, including a full site plan and enlargements of the Bolsa Point Parcel and the Historic Core area.

Specific actions may require subsequent data collection and environmental review, as well as partnerships and dialogues with adjacent property owners, public agencies, and non-profit groups.

SUMMARY OF PREFERRED ALTERNATIVE

Light Station Parcel	
Key Features	▪ Lighthouse tower restored and re-opened to the public. ▪ Gateway at entrance to main access path with bollards to prevent vehicular access. ▪ Two picnic areas on either side of main access path. ▪ Existing parking lot reconfigured to accommodate accessible parking, a new restroom, a small concessions station, and a ticket booth for lighthouse tours. ▪ Outdoor education area north of the hostel at the top of the beach access point to tide pools. ▪ Formalized beach access to tide pools. ▪ Bicycle parking along main access path. ▪ Fence between the parking lot and the hostel removed. ▪ Expanded viewing deck adjacent to the Fog Signal Building. ▪ Relocated hot tub.
Access and Circulation	▪ Use of Pigeon Point Road as park road. ▪ Pigeon Point Road converted to one-way with entrance located at southern end.* ▪ Main parking for approximately 40 cars located east of Pigeon Point Road regulated with timed fee parking. ▪ Small parking lot for 10-12 cars on shoulder of Pigeon Point Road near Pistachio Beach. ▪ Separated, multi-use spur of Coastal Trail. ▪ Hiking spur of Coastal Trail along the bluff between Pistachio Beach and the Historic Core along the west side of Pigeon Point Road. ▪ Loop trail from main parking lot, along fence north of the hostel, and around main access path.
Restoration/ Landscape Enhancement	▪ Targeted removal of ice plant within Historic Core and along bluff respective of historic landscape per future Historic Landscape Study.
Interpretive	▪ Ticket booth for lighthouse tours located in Fog Signal Building. ▪ Mounted binoculars at key viewpoints. ▪ Interpretive Loop Trail connecting through zones from parking lot. ▪ Tidepool interpretation. ▪ Coastal Trail clearly delineated in the Historic Core. ▪ Interpretive zones within Historic Area:

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	» Life of a Lightkeeper. » Navigation. » Whaling and Shipwrecks. ▪ Maritime History Interpretive Area: » Stylized map of the Central Coast with paving medallions indicating the location of historic shipwrecks embedded in paving. The detail of the map and medallions should be minimalist so as not to distract from the view of the lighthouse but serve as a landscape-based interpretive element. » Shipwreck relic relocated from Año Nuevo State Park. » Interpretive shelter/trellis that does not block views to lighthouse. » Reclining deck chairs and picnic tables allowing views of the tower.
Bolsa Point Parcel	
Key Features	▪ Day use beach: » Beach access via stairs at northern end. » Accessible trail to beach at center of the site. ▪ Minimalist picnic area along bluff with vegetated wind protection. ▪ Two campgrounds: » Family Campground[1] with approximately 10-20 sites or Alternative Camping, such as rentable cabins, tent cabins, or Airstream campers.[2] » Environmental Campground[3] with approximately 8-12 campsites for hike/bike campers. ▪ Vault toilet at parking area and in campgrounds. ▪ New water connection and leach field.
Access and Circulation	▪ Parking and staging area for approximately 20 cars (with restroom) near Highway 1. ▪ Small network of hiking trails. ▪ Multi-use Coastal Trail ▪ Potential future trail connections outside of the park. ▪ Hiking loop trail connecting to the beach. ▪ Bridge to cross Spring Bridge Gulch.
Interpretive	▪ Interpretive signage along trails.
Restoration/ Landscape Enhancement	▪ Restoration of riparian area around Spring Bridge Gulch. ▪ Restoration of coastal prairie habitat where no proposed recreational use.
Easement	
	▪ Implementation of Water System Improvements per proposed schematic drawings. » Three new wells. » New water treatment facility. » New water lines.

[1] Definition of "family campground," per California State Parks: "Family campsites accommodate up to 8 people. They are developed campsites with amenities that vary from park to park, and may include fire pits or fire rings, picnic tables, showers, a water supply, and a cleared area for a tent."

[2] Campsites could be equipped with Airstream camper, similar to the style of the Holidays campground at San Clemente State Beach. This facility is run by a concessionaire who manages the campground facilities, including waste management of the campers.

[3] Definition of "environmental campground," per California State Parks: "Environmental campsites are located in relatively undisturbed natural settings. Each site has a table, a clearing for your tent, and a primitive toilet nearby. Environmental campsite fees and hike-in distances vary between parks." (http://www.parks.ca.gov/?page_id=1029)

SUMMARY OF PREFERRED ALTERNATIVE

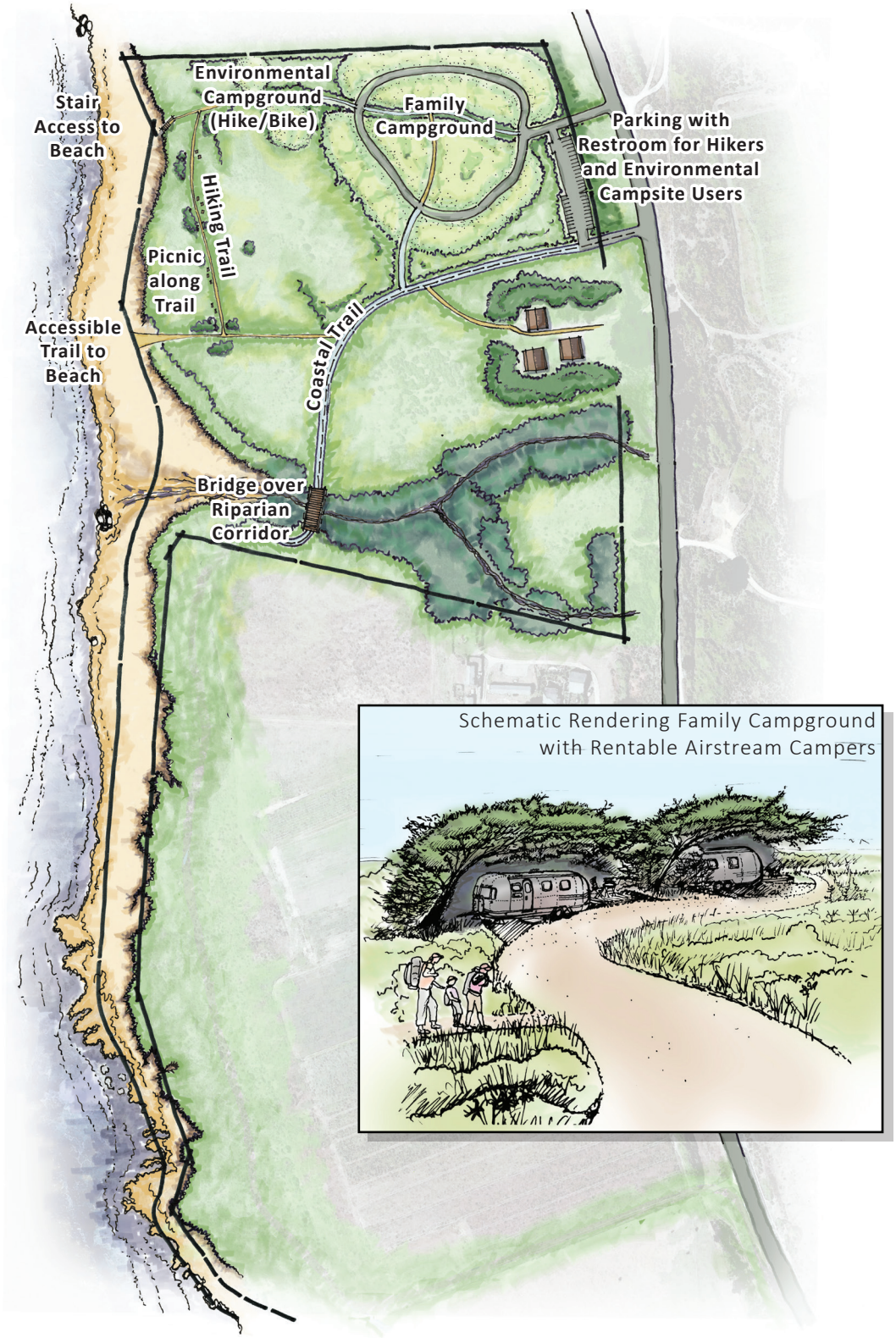
» New water storage tanks.

* The Preferred Alternative graphic illustrates a second approach to Pigeon Point Road that partially closes the road north of the Historic Core and utilizes the right-of-way for a multi-use trail. This option has a single entrance with a fee kiosk.

Site Plan

BOLSA POINT PARCEL
Coastal Prairie Restoration
Creek Crossing
Riparian Restoration
Highway 1
LIGHT STATION PARCEL
Pistachio Beach
Optional: Partial Closure of Pigeon Point Road
Road Continues as Multi-use Trail
End of Vehicular Access on Pigeon Point Road
Fee Kiosk
One Way Access on Pigeon Point Road
New Wells
#3
#2
#1
Timed Fee Parking
Lighthouse Tower
Legend
Pigeon Point Light Station State Historic Park
Multi-use Trail
Hiking Trail
Overlook
Picnic Area with Parking
Environmental Education Node
Staging Area with Parking
Restroom
Beach Access
Key Interpretive Area
Environmental Campground (Hike/Bike)
Family Campground
Area Closed to Public
0 300 600 1,200
Feet

Bolsa Point Parcel



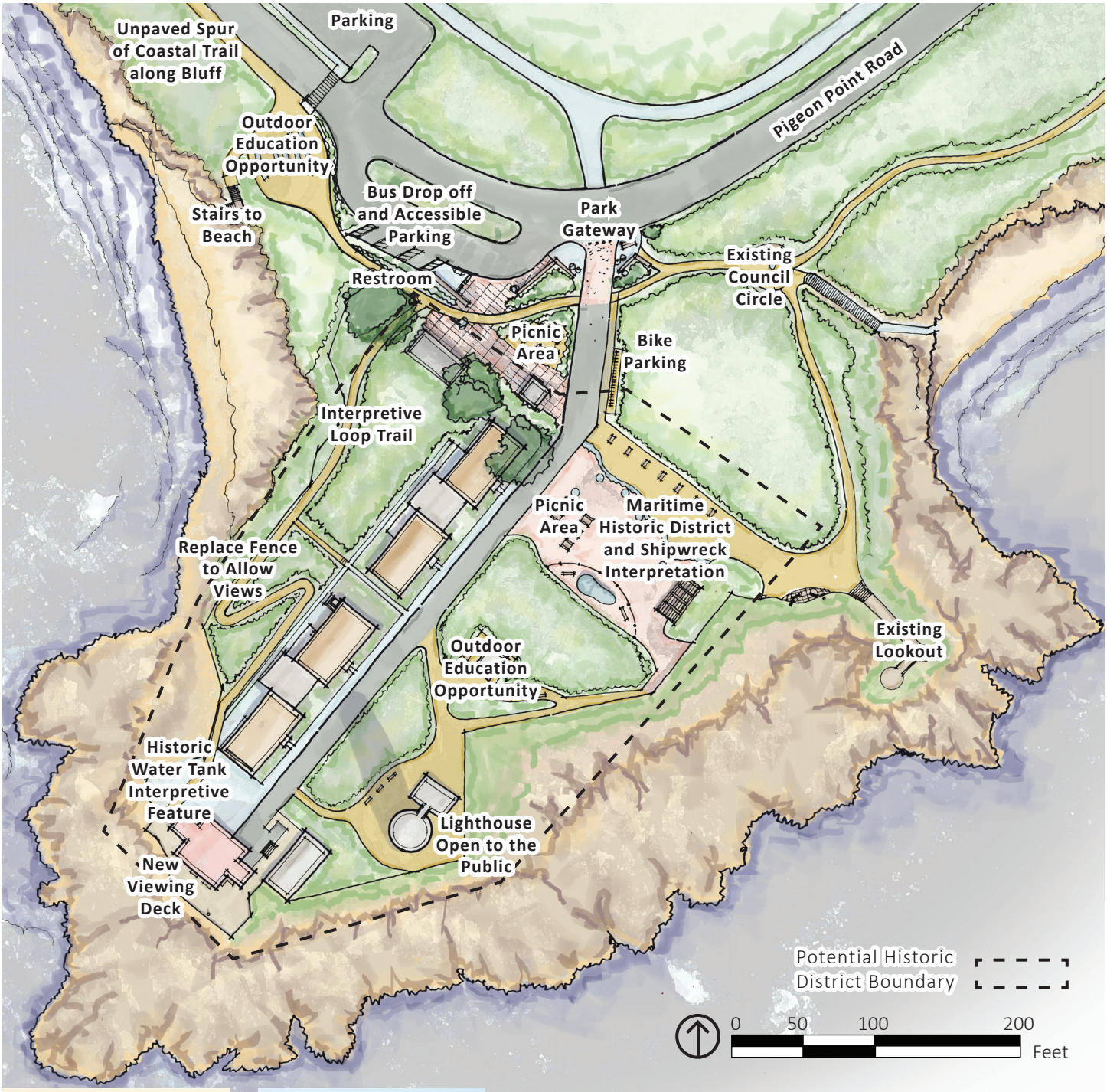
Trail Bridge
Half Moon Bay
Source: http://svcrazylove.com/2013-08-07_Santa_Cruz_to_Half_Moon_Bay.html

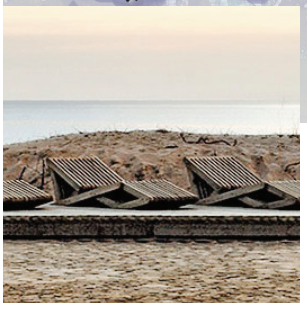
Environmental Campsite
Andrew Molera State Park
Source: http://thehungrywanderingsurfer.com/2014/07/29/big-sur-camping-and-hiking/

"The Holidays" Camp
Community,
San Clemente State Beach
Source: http://www.theholidaysca.com/

Bluff Picnic Area
MacKerricher State Park,
Fort Bragg, CA

Alternative A: Historic Core

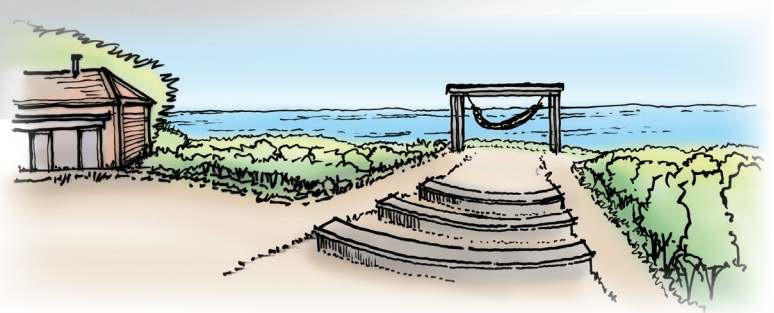




Deck Chairs

Source: http://www.landezine.com/index.php/2014/12/sea-park-by-substance/

Stairs to Beach
MacKerricher State Park,
Fort Bragg, CA



Schematic Rendering of
Outdoor Education Space