



Carmel Area State Parks General Plan/EIR

Public Workshop 2: Proposed Alternatives

Background Information and Alternatives

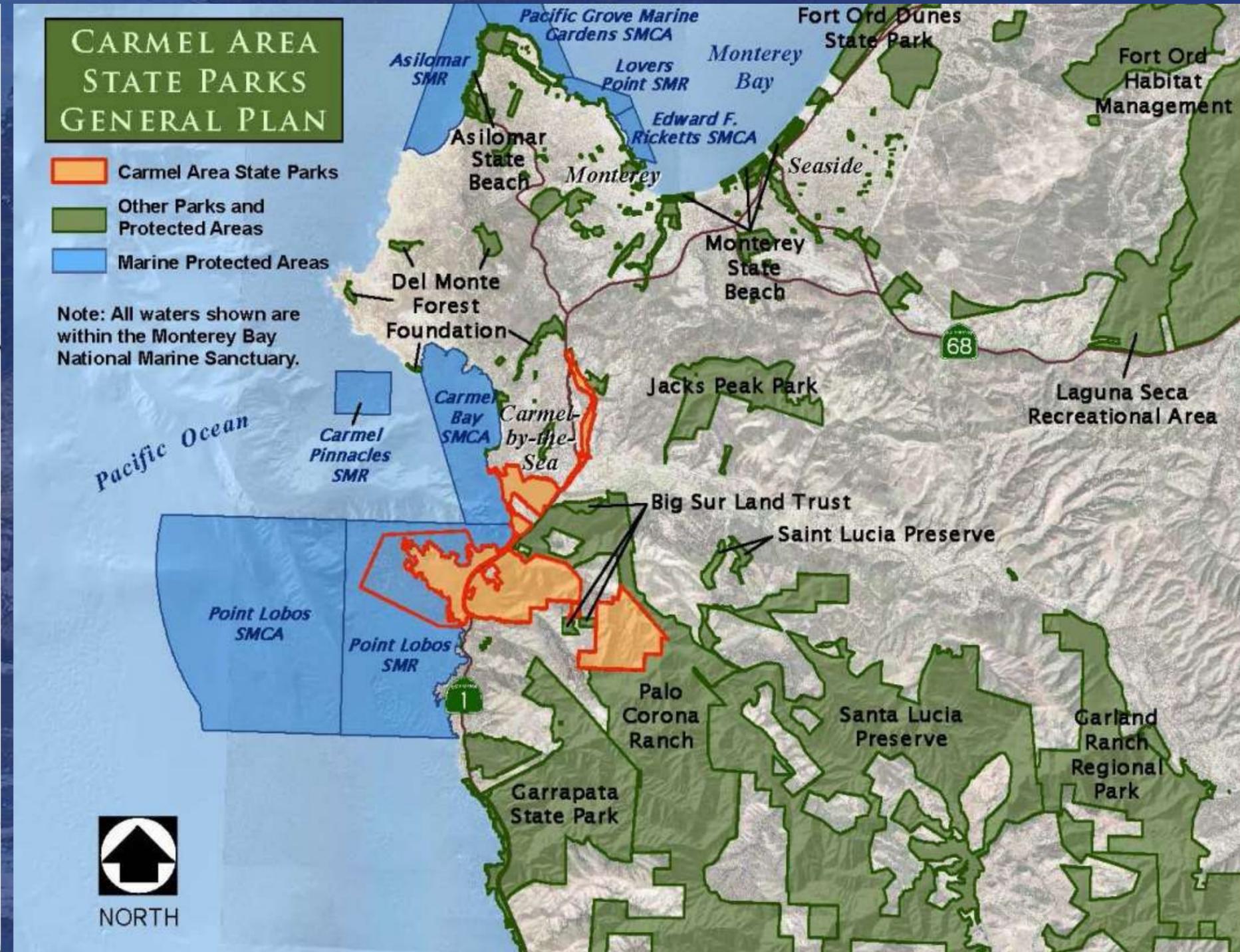
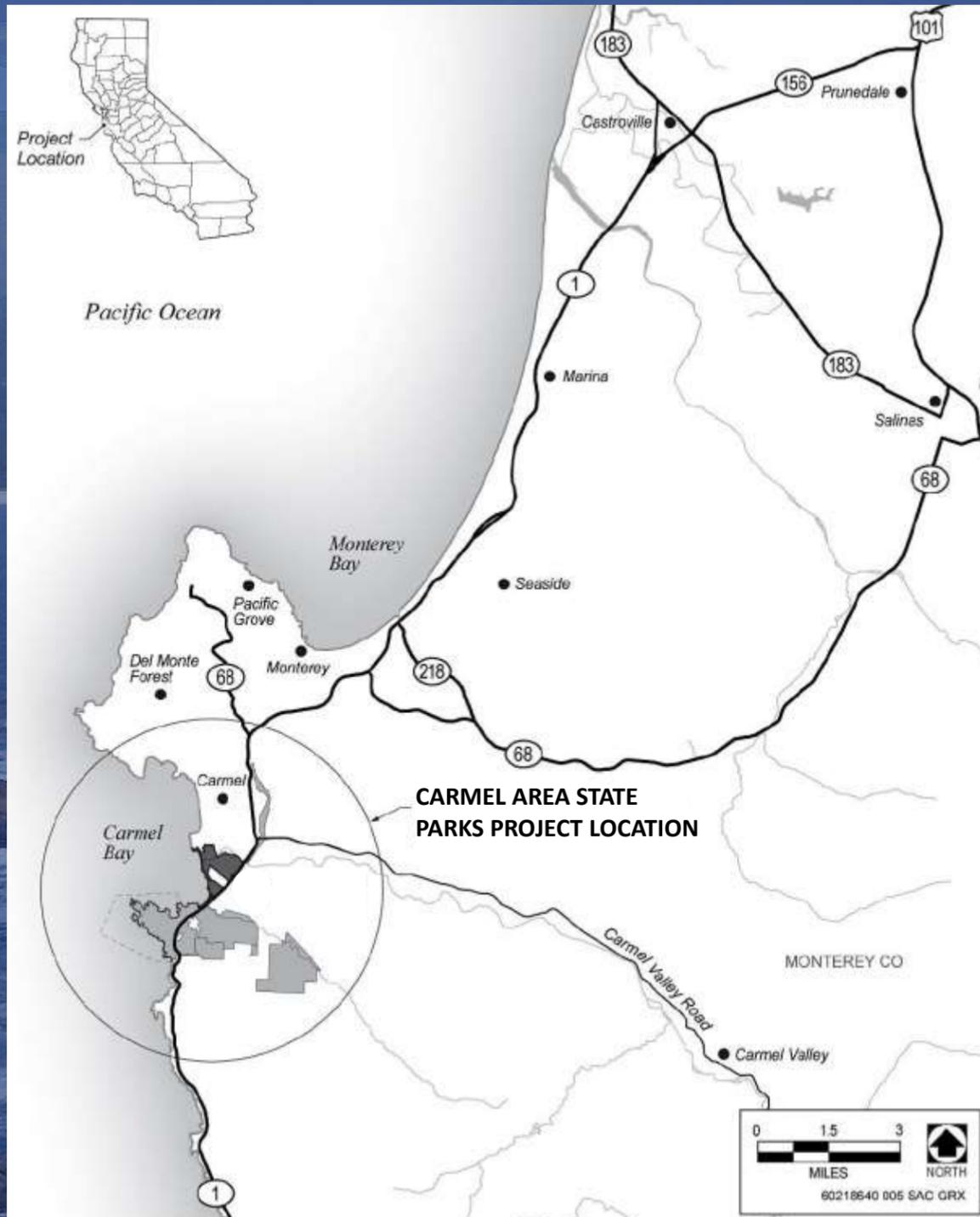
July 22, 2015



Table of Contents

- Carmel Area State Parks Regional Context
- State Parks Mission Statement
- CASP Unit Information and Statistics
- General Plan/EIR and Project Timeline
- Draft Vision
- Issues and Opportunities
- Special Studies
- Draft Alternatives Overview
- Next Steps for the Workshop

Carmel Area State Parks Regional Context



- Strategic “gateway” to the region
- World Heritage–class resources at PLSNR
- Significant piece of a regional park and open space network
- International visitors to PLSNR
- Important regional partnerships



Mission Statement

To provide for the health, inspiration and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation.

CASP Unit Information and Statistics

CRSB (1953)

Size: 297 Acres
Annual Visitors: 134,250¹ (approx.)
Current Uses: Day Use, Beach Activities, Diving, Hiking, Bird Watching, Weddings, Filming, Dog Walking, and Surf Fishing.
Facilities: Historic Farm Complex (Barn, Former Residence, Blacksmith Shop, Creamery), 2 Beach Access Stairs, 2 Miles of Trail, Restrooms, and Parking for Approximately 100 Vehicles (Smaller Capacity Due to Erosion).
Special Considerations: Parking, Wetland Habitat, Caltrans Mitigation Bank, Lagoon and Sand Bar Management, Historic Farm Complex, Bird Watching, Special-Status Species, Aquatic Safety, Steelhead Habitat, Monastery Beach, Cultural Preserve, Natural Preserve, and County and Caltrans Hwy 1 Causeway Project.
¹CA State Parks System Statistical Report 2013/2014

PLSNR (1933)

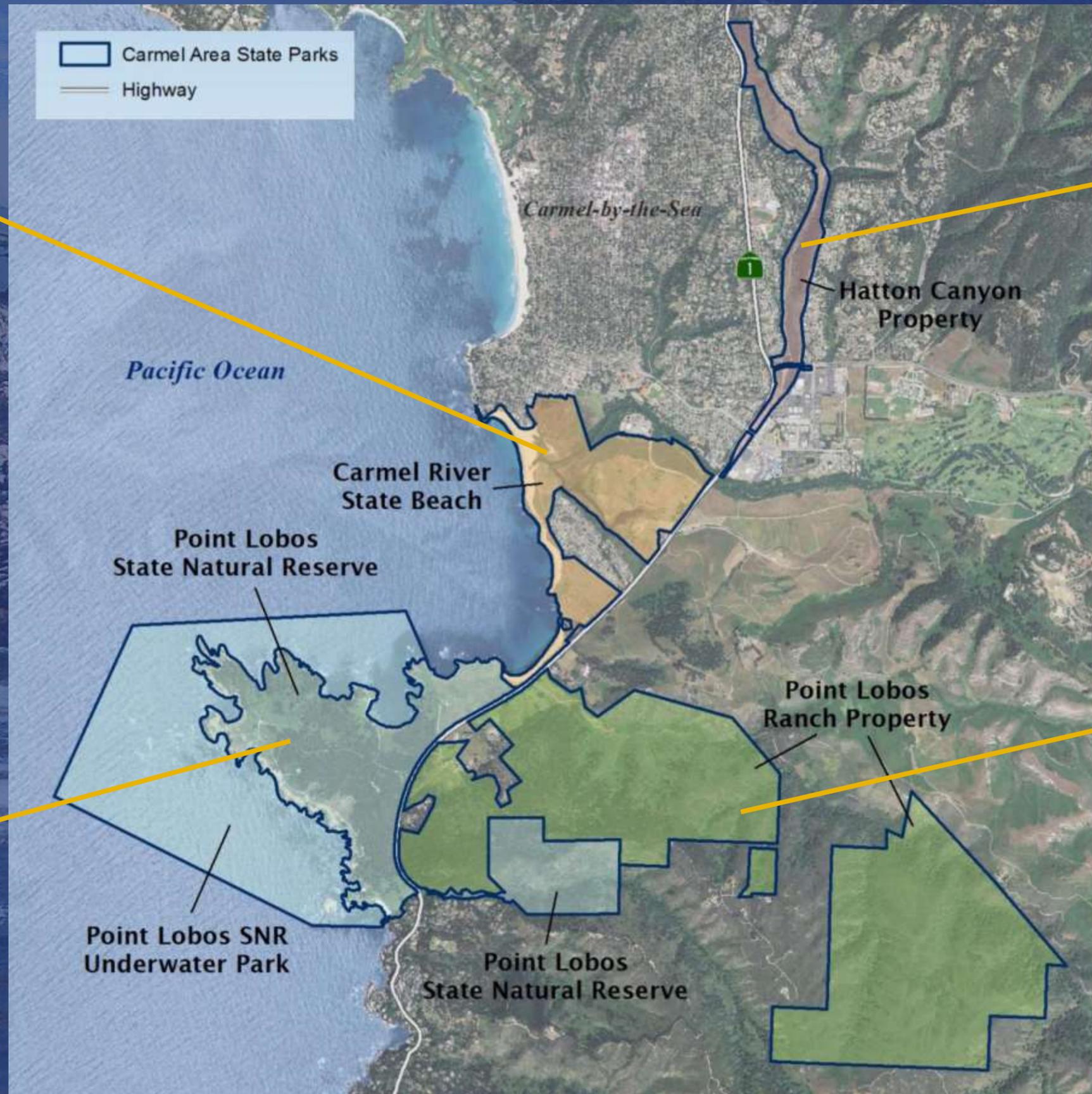
Size: 1,324 Acres
Annual Visitors: 532,000¹ (approx.)
Current Uses: Day Use, Hiking, Scuba, Scuba Concession, Scientific Research, Photography, Painting, Museum, and Weddings.
Facilities: 4 Staff Residences, 1 Office, Entrance Kiosk, 5 Restrooms, 1 Museum, Information Station, 1 Small Boat Launch, 2 Boat Sheds, 1 Storage Area, 1 Paved Road, 15 Miles of Trails, 22 Picnic Sites, and Parking for 162 Vehicles.
Special Considerations: Significant Natural Resources, Spectacular Scenic Views, 180 Volunteer Docents, Financial Support from Point Lobos Foundation, Constraints of "Natural Reserve" Classification, Limited Parking, Trail Safety, and Native American Sites.
¹CA State Parks System Statistical Report 2013/2014

HCP – Unclassified (2001)

Size: 131 Acres
Annual Visitors: Unknown
Current Uses: Bicycling, Special Event Area (Staging for Big Sur Marathon, Pumpkin Patch, Christmas Tree Sales, Barnyard Shopping Village Events), and Dog Walking.
Facilities: Paved Multi-Use Trail, and Service Road/Unpaved Trail.
Special Considerations: Visibility and Access from State Route (SR) 1, Adjacent Residential Neighborhood, Off-highway Pedestrian Connection, Fire Concerns, and Potential Revenue.

PLRP - Unclassified (1998)

Size: 1,328 Acres
Annual Visitors: Not Open to the Public
Current Uses: Maintenance Material Storage, District Trail Crew Headquarters, Employee Housing, and Access to Private Residential Area.
Facilities: 7 Residences, 4 Barns, 1 Dirt Road, and 1 Paved Road.
Special Considerations: Public Access, Parking, Gowen Cypress Grove, Monterey Pine, Spectacular Views, Significant Native American Sites, and Historic Structures.



General Plan/EIR Project Timeline

	FALL 2011	2012 - 2013	FALL – WINTER 2014 - 2015	SPRING - FALL 2015	FALL – WINTER 2015	WINTER 2015 - 2016	SPRING 2016	SUMMER 2016
General Plan and EIR Preparation Steps	Start-up and Scoping	Existing Conditions, Develop Draft Vision and Issues Analysis	Define and Assess Park Vision/Agency Input	Develop Plan Alternatives	Develop Preferred Alternative	Prepare Preliminary General Plan and Draft EIR	Respond to Public Comments and Prepare Final EIR	Certify EIR and Approve General Plan
Public and Stakeholder Outreach Activities	Newsletter 1 Public Meeting 1 EIR Scoping Agency/ Stakeholder Meeting 1		Agency/ Stakeholder Meeting 2	Newsletter 2 Public Meeting 2 (Conceptual Alternatives)	Newsletter 3 Public Meeting 3 (Preferred Alternative) Agency/ Stakeholder Meeting 3	Notice of Availability/ Completion Public Review and Comment of Preliminary General Plan and Draft EIR		Park and Recreation Commission Public Hearing

Vision

Draft Unifying Vision Statement for CASP

The Carmel Area State Parks offer a world-class recreational experience on the central California coast for millions of local, regional, and international visitors. The spectacular scenery highlights the dramatic interface of land and sea, which has been an inspiration for artists, poets, photographers, and writers for many years. Managing the rich natural, scenic, and cultural resources of the parks with increasing visitor demand is a delicate balance, achieved through innovative adaptive management strategies. With the ever-changing forces that affect these complex landscapes and seascapes, the diverse resources, some unique to this area, are closely monitored to ensure that resources are protected and visitor use is accommodated. The parks are managed in conjunction with strategic partners who together seek to enhance public access and visitor experience and to manage resources in an integrated and balanced approach. These parks are key destinations and they play an important role in connecting people to many of the surrounding region's parks and open space lands.

A central gathering place orients visitors to the parks and the region, provides a gateway to the unique nature-culture experience offered here, and demonstrates the history of human settlement in the region and the natural and cultural resources that define the parks. Recreational uses are varied, including visitor facilities that provide opportunities to deepen the visitor's experience in the parks. Historic

buildings are protected for public education and interpretation and select structures are re-used in keeping with their significance and integrity, in celebration of the settlers who lived on this land. The rich archaeological resources are holistically managed resulting in a comprehensive understanding of the complex Native American presence in the region.

The park experience inspires people to appreciate, protect, and steward park resources. Park visitation is managed to protect sensitive resources and enhance visitor experience. Ecological and cultural restoration protects and enhances resource integrity. Improved public access encourages visitor safety and state-of-the-art transportation strategies are used to reduce vehicular traffic in the parks in order to enrich the visitor experience. Infrastructure improvements modernize facilities, support visitor needs, and ensure efficient park operations. Park staffing and facilities are designed to serve seasonal and annual visitor fluctuations while considering resource management. Managing the parks as a cohesive whole results in focused, efficient, and informed implementation of park directives, superior resource protection, and the highest-quality visitor experiences.



Issues and Opportunities



- ### Historic Resources
- Possible historic district designation at PLRP
 - Additional historic evaluation opportunities
 - Adaptive reuse potential of historic buildings
 - Stabilization of historic buildings



- ### Archaeological Resources
- Opportunities for new cultural preserve
 - Damage to archeological deposits (various)
 - Looting of resources



- ### Soil Loss and Compaction/Erosion
- Bluff access at PLSNR
 - Visitor capacity management
 - User created trails



(c) 2012 Charles M. Bancroft

- ### Natural Resources
- Resource protection
 - Ecological restoration opportunities
 - Invasive plant and wildlife species removal/control
 - Threats to rare, special-status flora and fauna and MPAs (PLSNR has been “loved to death”)
 - Wildfire prevention
 - Forest management
 - Foster and promote scientific research that informs local and regional resource issues



(c) 2012 Charles M. Bancroft

- ### Marine Resources
- Impacts of marine research
 - Unrestricted access to intertidal zone
 - Stormwater discharges to an Area of Special Biological Significance (ASBS)

Issues and Opportunities (cont' d)



Scenic Resources

- Protection/enhancement of scenic resources
- Scenic SR 1



Climate Change

- Threats to resources and facilities
- Long-term climate adaptation planning
- More frequent and intense flood events



Water Supply

- Limitations for new facilities
- Long-term drought planning



Education and Interpretation

- Robust programming and facilities at PLSNR
- Expand programming/facilities to PLRP
- Improve Native American interpretation
- Opportunities for regional collaboration with Lobos-Corona Parklands Project MOU
- Interpretive prospectus needed



Recreation and Trails

- New, expanded uses/trails
- Regional connections
- Close trails that degrade resources
- Open new areas for public access (PLRP)
- Beach access (stairways)

Issues and Opportunities (cont' d)



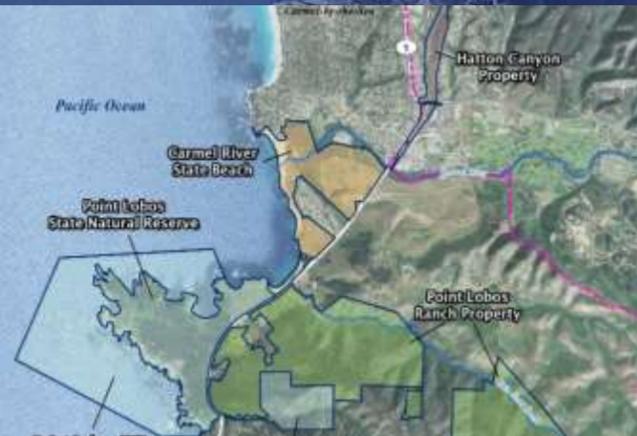
Facilities

- Opportunities for a range of new facilities, including science/environmental camp, visitor center, new day use area
- Reuse existing buildings or design new structures
- Facility improvements (e.g., Whalers Cove ramp too steep)
- Assess erosion and sediment delivery to ASBS



Public Safety

- Dangerous surf
- SR 1 parking and pedestrian crossing
- Trail safety



Unit Classification

- Classification scenarios, including the possibility of combining all park units
- Reclassification of all or part of the park units/properties
- Potential for divesting all or part of HCP



Utilities and Infrastructure

- New facility limitations based on utility capacity
- Upgrades needed for old systems
- Complex sewer systems
- High visitor demand
- Water limitations
- Coastal erosion at CRSB
- Stormwater regulatory requirements



Overnight Accommodations

- Opportunities to provide overnight experience
- Wide range of options: camping, cabins, lodge, primitive backcountry camps
- Opportunity for revenue generation balanced with resource protection

Issues and Opportunities (cont' d)



Operations and Maintenance

- Safety and hazard reduction
- Staffing needs and facilities
- Security (i.e. Whalers Cabin)
- Illegal access
- Opportunities for revenue generation
- Population and demographics
- Visitor data collection
- Stakeholder outreach



Concessions and Events

- How can concession and events improve park experience and management?
- Opportunities to increase revenue with existing and/or new events and concessions



Fee Systems

- Metered parking or pay stations
- Entry fee capture
- Seasonal fee structure



Vehicular Access and Parking

- Safety improvements along SR 1
- Odello West access from SR 1
- Visitor capacity issues at PLSNR
- Staging area at CRSB adjacent to Bay School
- Shuttle system opportunities
- Parking at PLRP

Special Studies

Parking and Circulation Study (Fehr & Peers)

Existing Conditions

- Peak parking demand: 380 vehicles at 2:30 pm (average vehicle occupancy = 3 people)
- Many formal and informal paths and trails
- 200 pedestrians observed crossing SR 1 (22-55 pedestrians per hour)
- Poor bicycle access (and fewer than five bicyclists observed)

Transportation Planning Themes

- Reduce vehicles within PLSNR while accommodating future demand of 500-700 spaces
- Provide undisrupted access across SR 1
- Create opportunities for revenue from parking

Option 1—Dispersed Parking & Access

- Spread distribution of parking across several units to accommodate future demand
- Increase safety with pedestrian tunnel under SR 1

Option 2—PLRP Centralized Parking

- Pay station(s) for on-highway parking (west side only)
- Parking lot at PLRP (300+) with Formalized path parallel to SR 1 into PLSNR and pedestrian tunnel

Option 3—Coastal Trail Connection

- Internal PLSNR roadways restricted to a shared use path and closed to auto traffic (except ADA)
- Small parking lot at PLR and increase cost to park at PLSNR

Option 4—Shuttle Access with Remote Parking

- Shuttle stops at Lower Hatton Canyon (Crossroads Shopping Center), CRSB (Odello West), and Big Sur
- Large parking lot at CRSB (Odello West)

Economics Study (New Economics Advisory)

Rustic Cabins

- Positive 10-year internal rate of return (over 50% for large-scale)
- Unlikely to attract concessionaire with fewer than 25 cabins

Science School

- Negative 10-year internal rate of return
- CDPR does not collect rent or revenue from science schools

Employee Housing Conversion to Private Rentals

- Phase 1 = 10 existing cottages; Phase 2 = 4 future cottages
- Positive 10-year internal rate of return for Phase 1 (over 30% depending on occupancy)
- Phase 2 would require 3-10 years to break even

Parking Lot Expansion

- 350-700 space parking lot
- Positive 10-year internal rate of return (over 40%)
- Highly sensitive to cost of pedestrian tunnel
- Assumes no on-highway parking

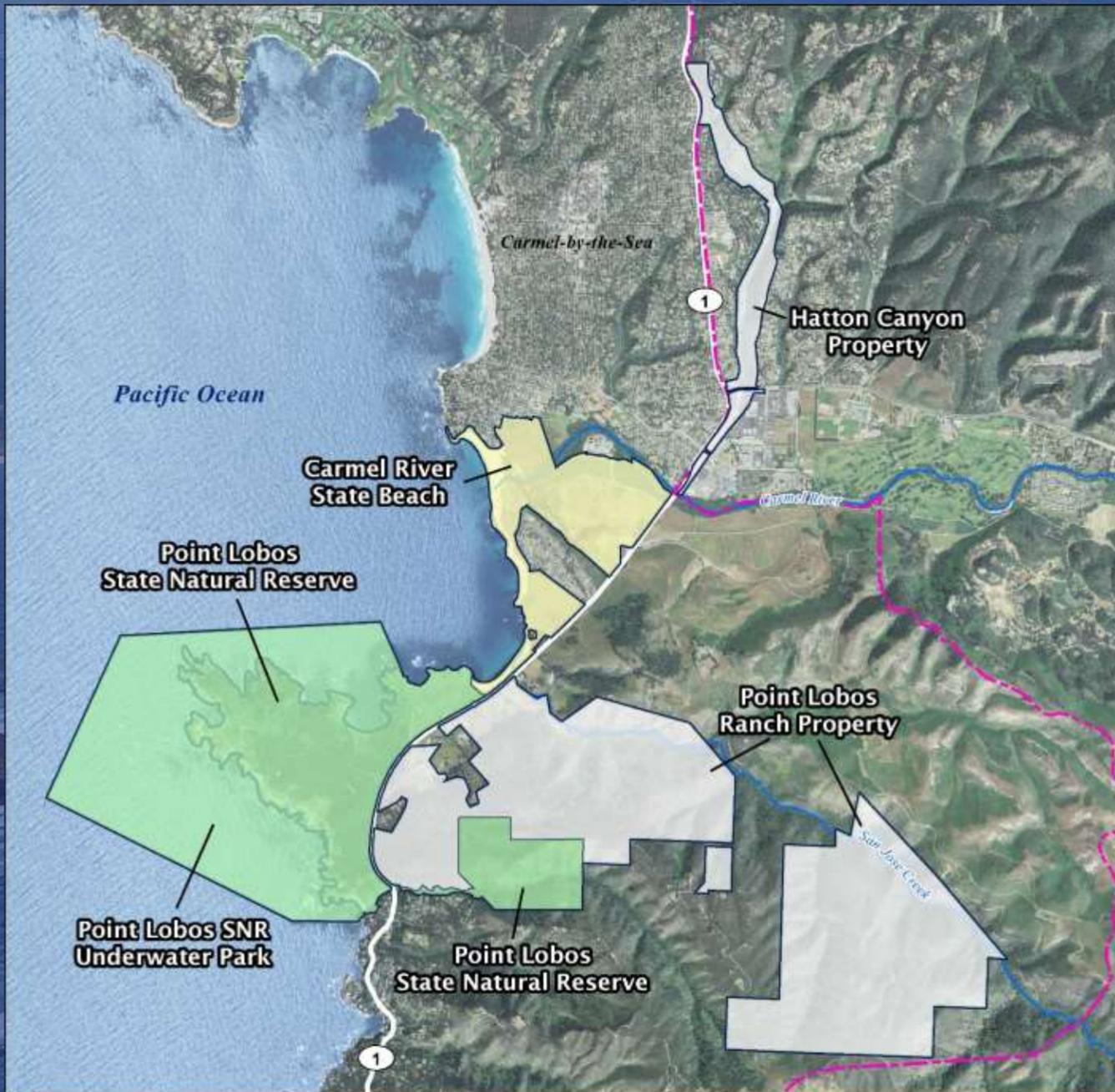
Visitor Center with Retail Merchandise and Café

- Positive 10-year internal rate of return (less than 20%)—break even in 30+ years
- Location and access is critical for revenues and costs

Shuttle Service

- Positive 10-year internal rate of return (less than 30%)
- Results are sensitive to fee collection method and parking lot locations
- Detailed feasibility study would be necessary

Existing Unit Classification



Carmel Area State Parks General Plan

Classification: Existing Conditions

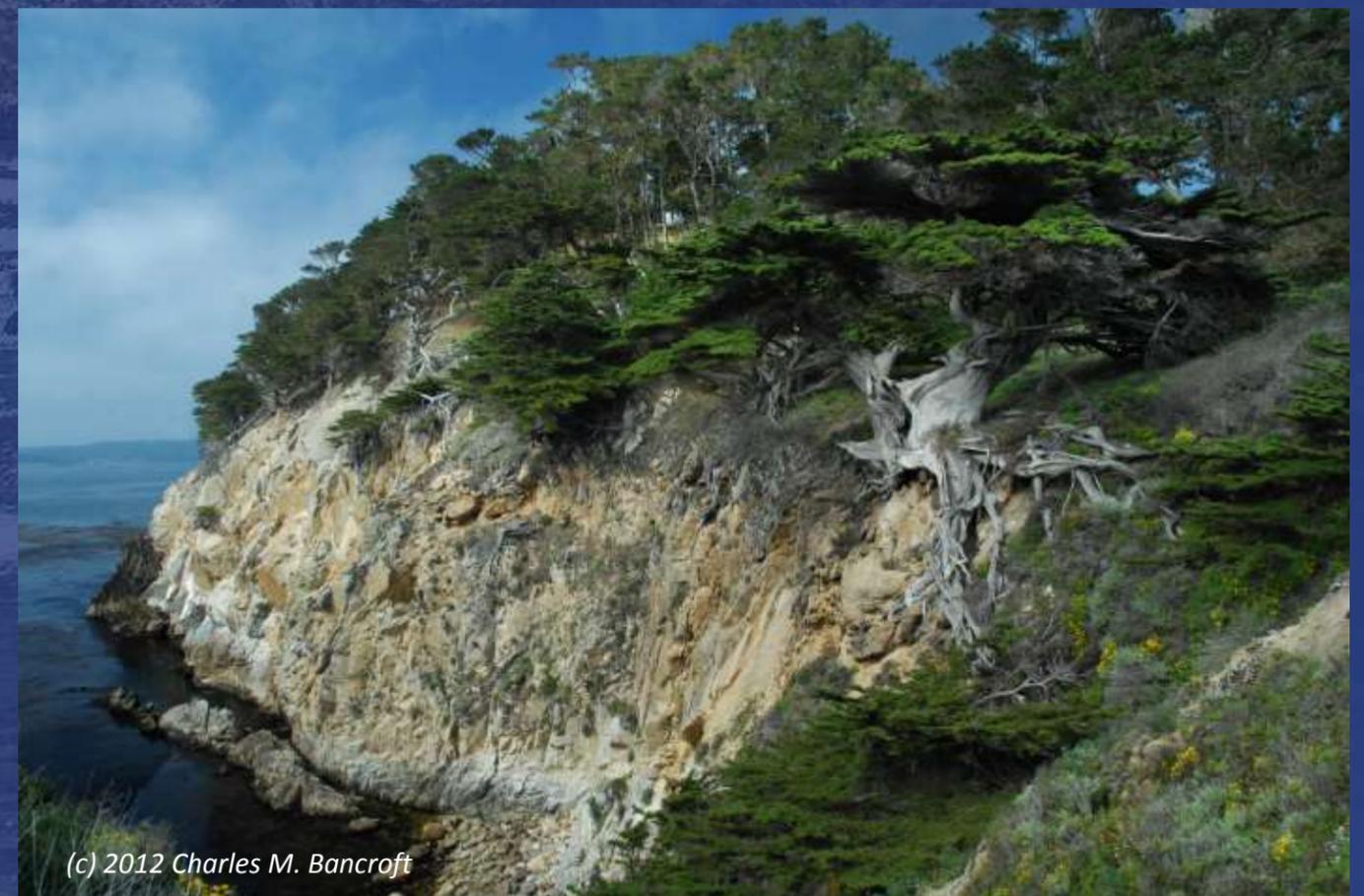
Legend	
	Highway
	Coastal Zone Boundary
	Creek/River
	Unclassified
	State Beach
	State Natural Reserve



Parcel boundaries are approximate and should not be considered legal descriptions. Maps are intended for study purposes only.
Source: DPR 2012, CalTrans 2010
Aerial: NAIP 2012 G13010017.01.000.dk

Criteria Considered for Unit Classification

- Level of protection warranted for resource values (natural, scenic, and cultural)
- Outdoor recreation opportunities
- Contiguity of properties
- Management and operational efficiency
- Purpose of property acquisition (including funding source)
- Facility and infrastructure availability, including roads
- Visitor perception/clarity of unit purpose
- Existing deed restrictions or requirements



(c) 2012 Charles M. Bancroft

Unit Classification: Alternative 1

CRSB

Classification: State Beach (Same as Existing)

Rationale:

- Allows focus of management on marine/coastal resources and uses beach-oriented recreation activities

PLSNR (West of SR 1)

Classification: Natural Reserve (Same as Existing)

Rationale:

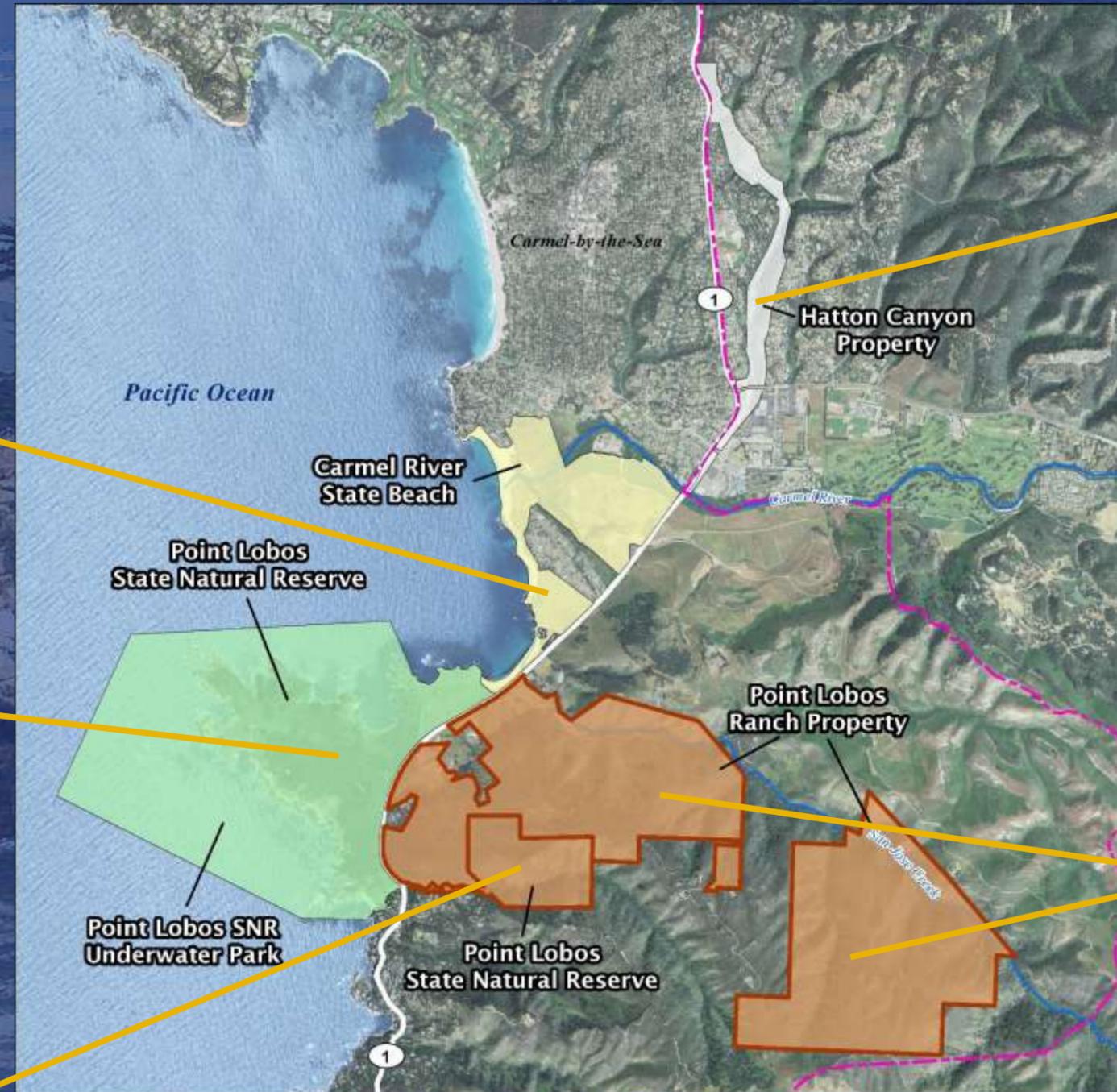
- Integrity and quality of resources warrants keeping reserve status
- Strong support

PLSNR (Parcel East of SR 1)

Classification: State Park (Reclassified from State Natural Reserve)

Rationale:

- Unify management protocol with adjacent PLRP
- Create natural preserve sub-classification to further manage and protect significant resources



HCP

Classification: Maintain as Unclassified

Rationale:

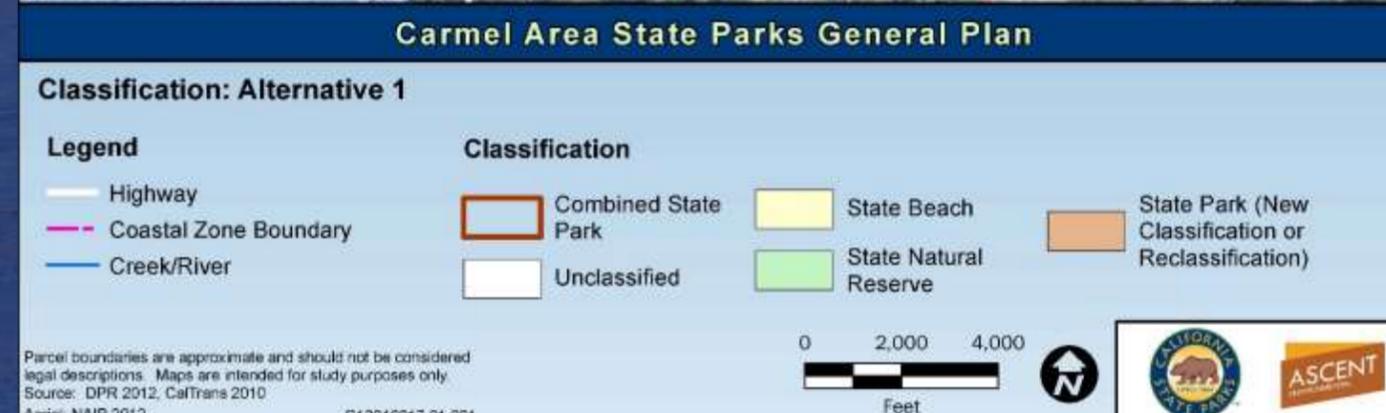
- Ease of future transfer to local agency
- No need to “de-classify” if transferred

PLRP

Classification: State Park (New Classification—Currently Unclassified)

Rationale:

- Size, character and resources warrant a balance of focused improvements and visitor facilities in areas of historic settlement and protection and managed use of remote areas over steep terrain



Unit Classification: Alternative 2

CRSB

Classification: State Park (Re-Classified from State Beach)

Rationale:

- Reclassify as State Park combined with PLRP for a holistic approach and to unify management protocol

PLSNR (West of SR 1)

Classification: Natural Reserve (Same as Existing)

Rationale:

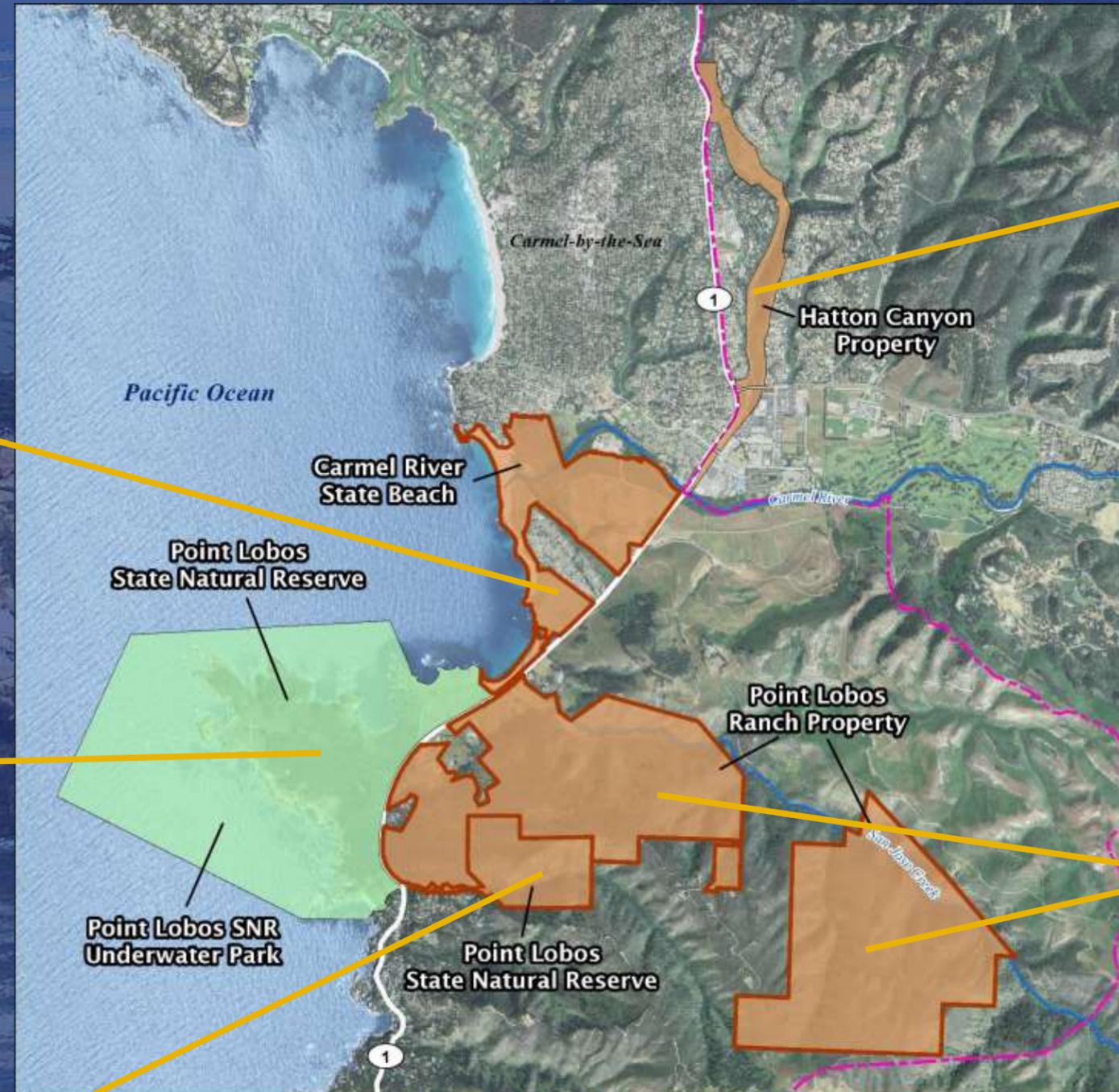
- Integrity and quality of resources warrants keeping reserve status
- Strong support

PLSNR (Parcel East of SR 1)

Classification: State Park (Reclassified from State Natural Reserve)

Rationale:

- Unify management protocol with adjacent PLRP
- Create preserve sub-classification to protect resources



HCP

Classification: State Park (New Classification—Currently Unclassified)

Rationale:

- Allows interim “classified” management that is consistent with PLRP and CRSB
- Allows for possible future transfer without the need to separate from larger unit

PLRP

Classification: State Park (New Classification—Currently Unclassified)

Rationale:

- Size, character, and resources warrant a balance of focused improvements and visitor facilities in areas of historic settlement and protection and managed use of remote areas over steep terrain

Carmel Area State Parks General Plan

Classification: Alternative 2

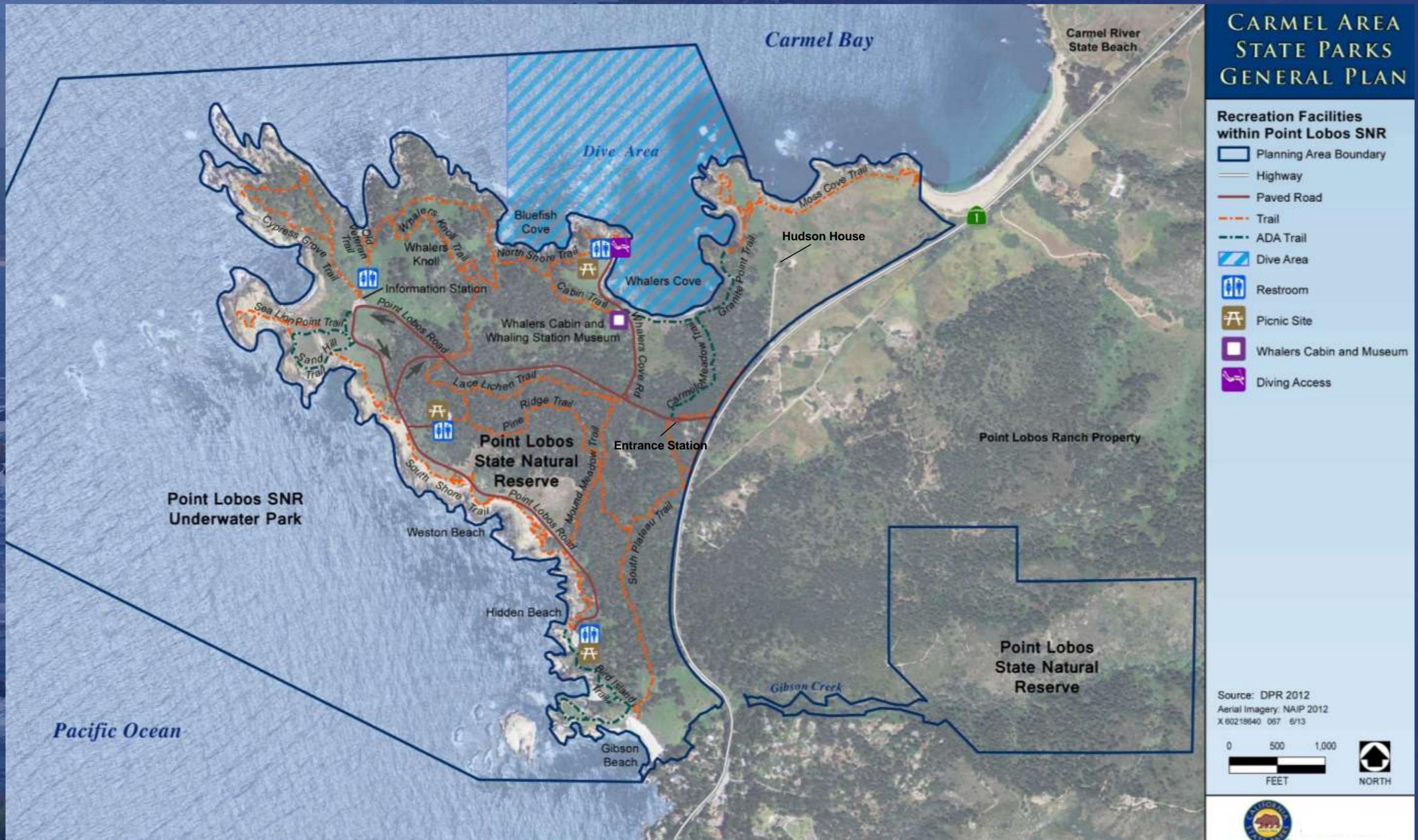
Legend

Highway	State Natural Reserve	Combined State Park
Coastal Zone Boundary	State Park (New Classification or Reclassification)	
Creek/River		

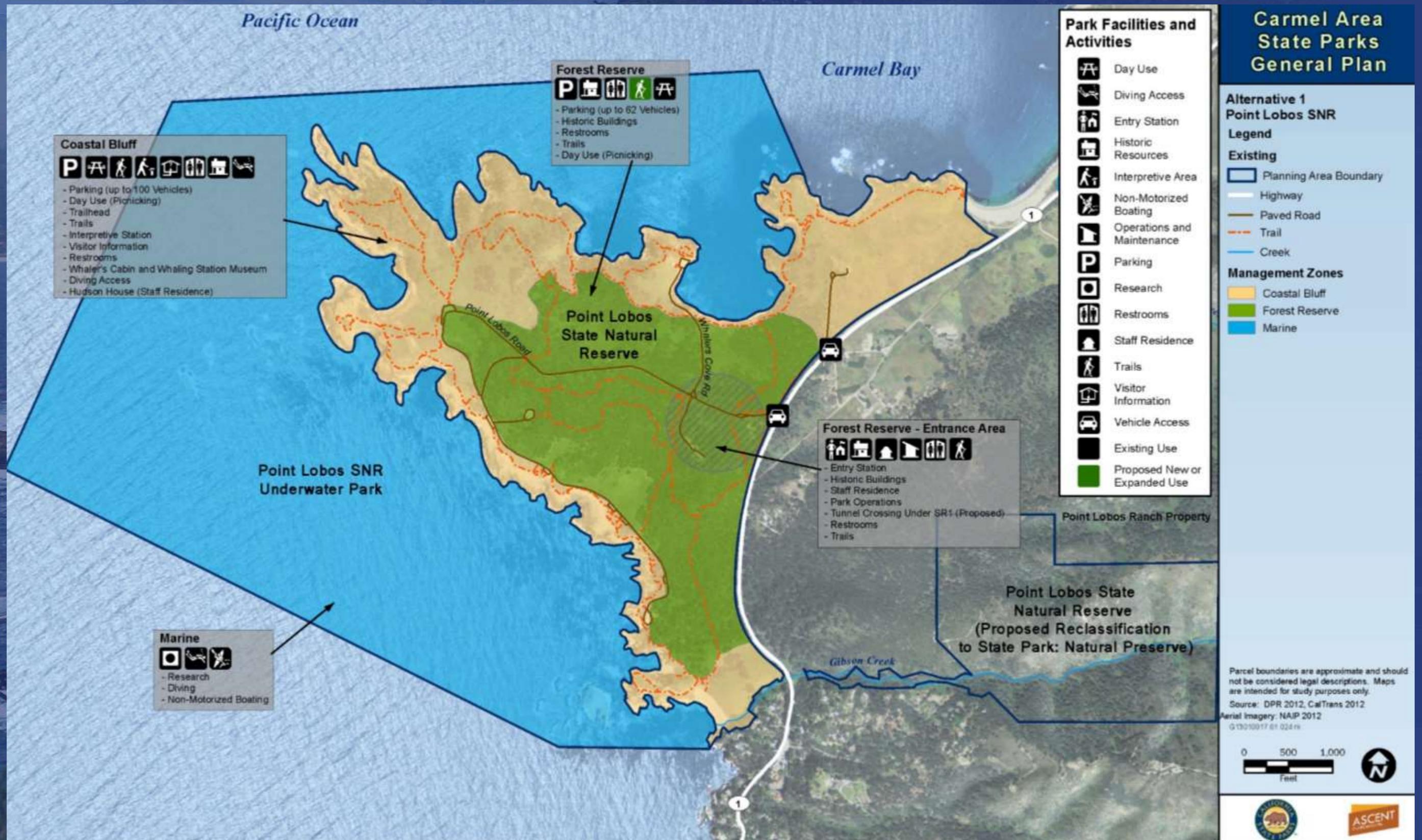
Parcel boundaries are approximate and should not be considered legal descriptions. Maps are intended for study purposes only.
Source: DPR 2012, CalTrans 2010
Aerial: NAIP 2012 G13010017.01.032_rk



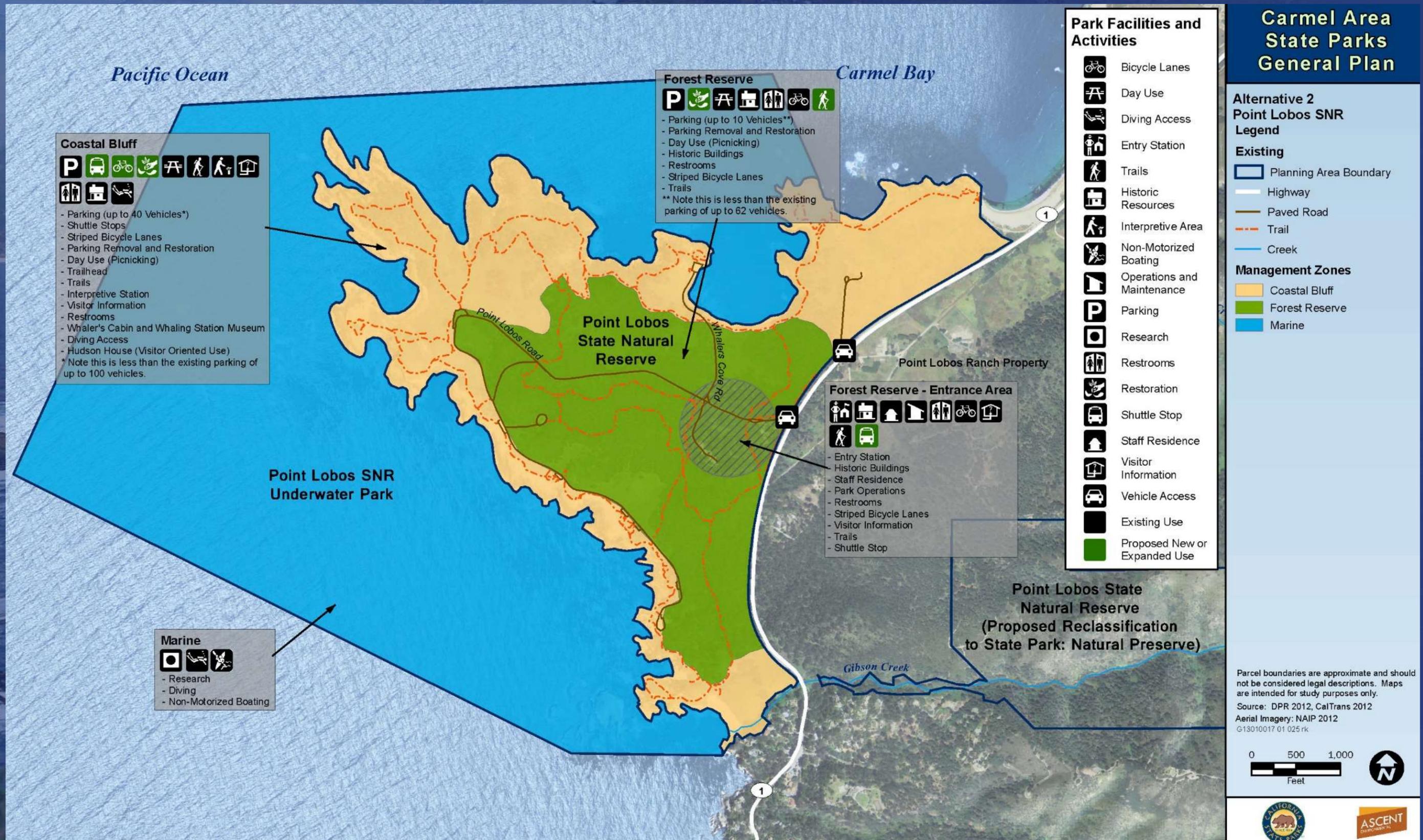
Existing Features – Point Lobos State Natural Reserve



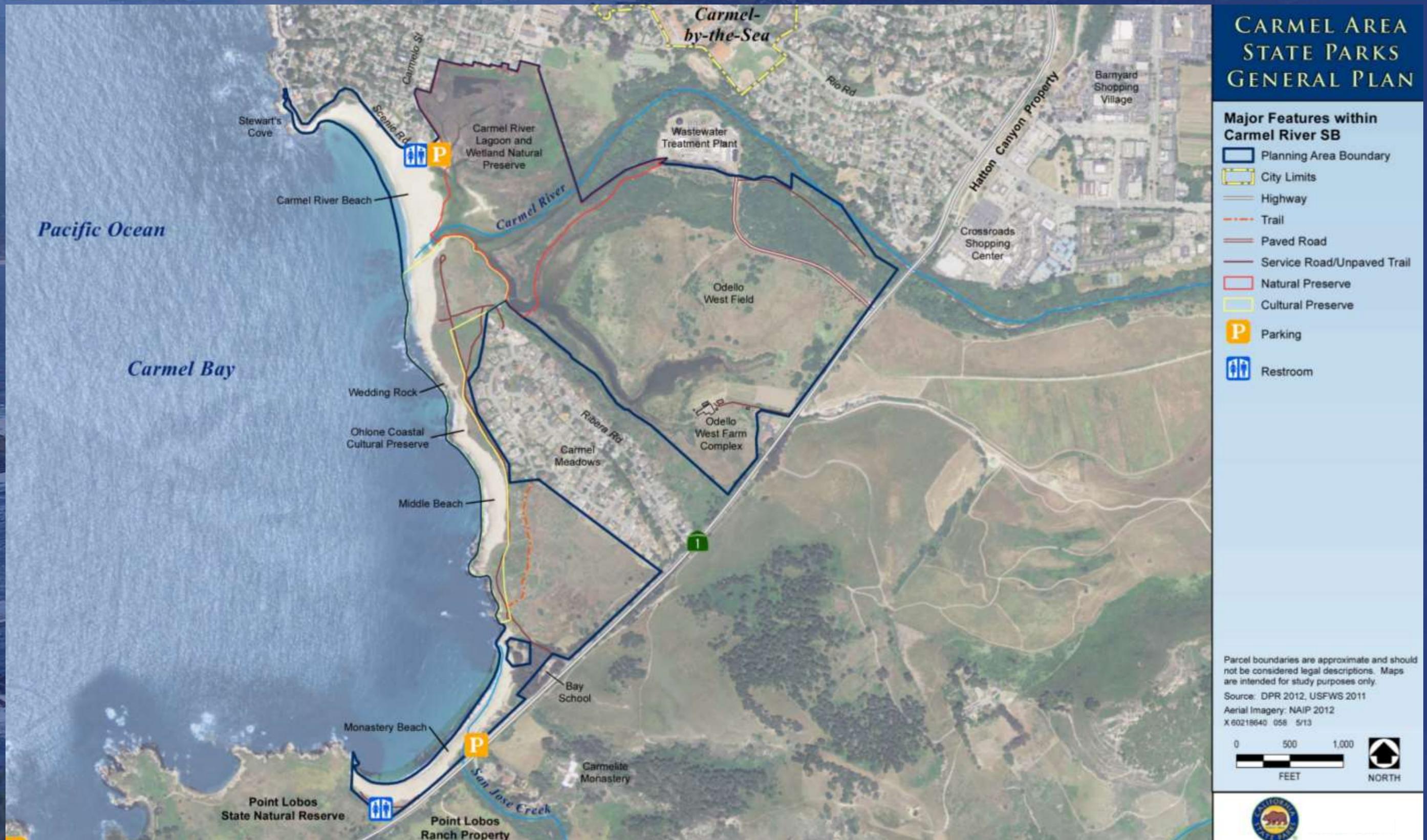
Alternative 1 – Point Lobos State Natural Reserve



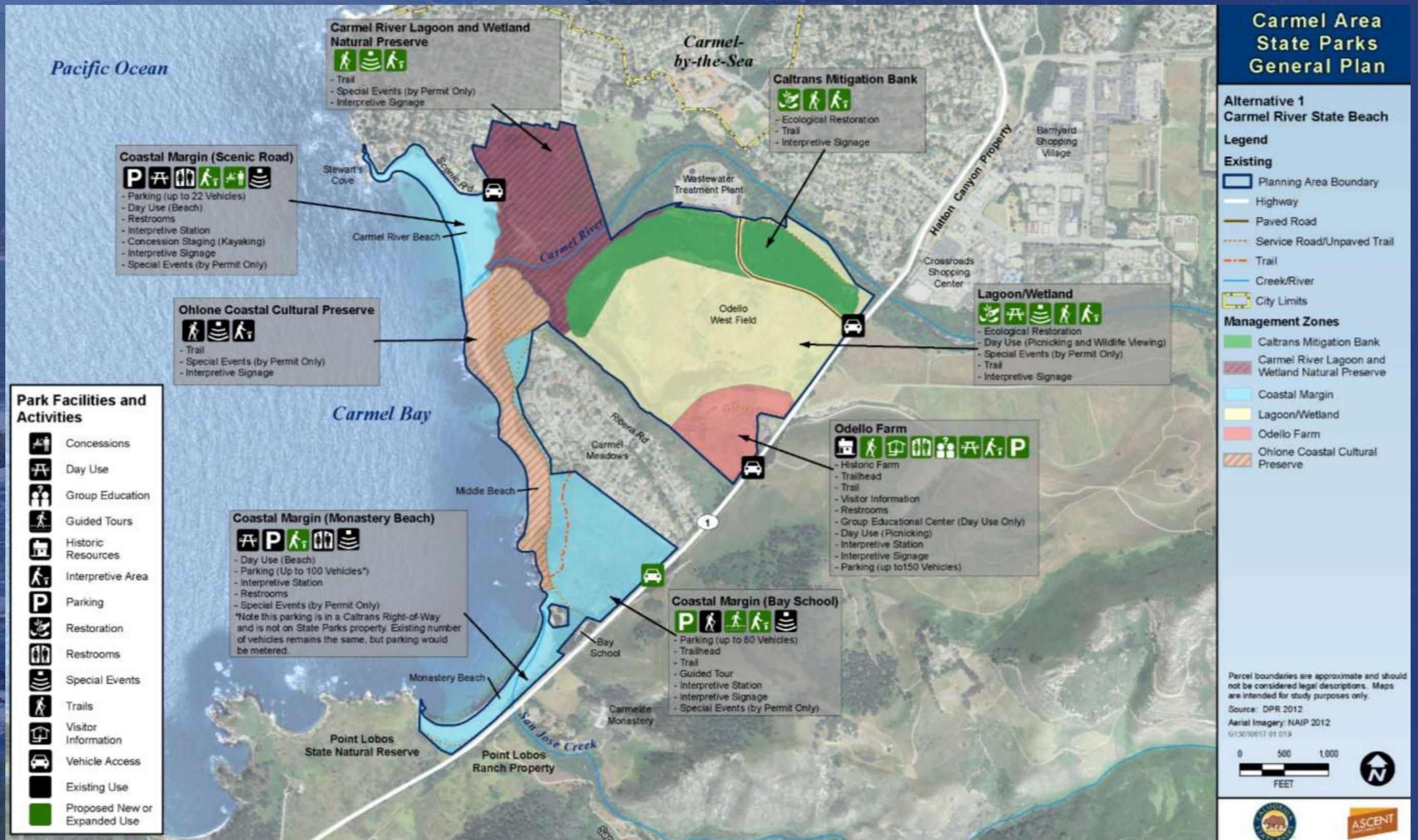
Alternative 2 – Point Lobos State Natural Reserve



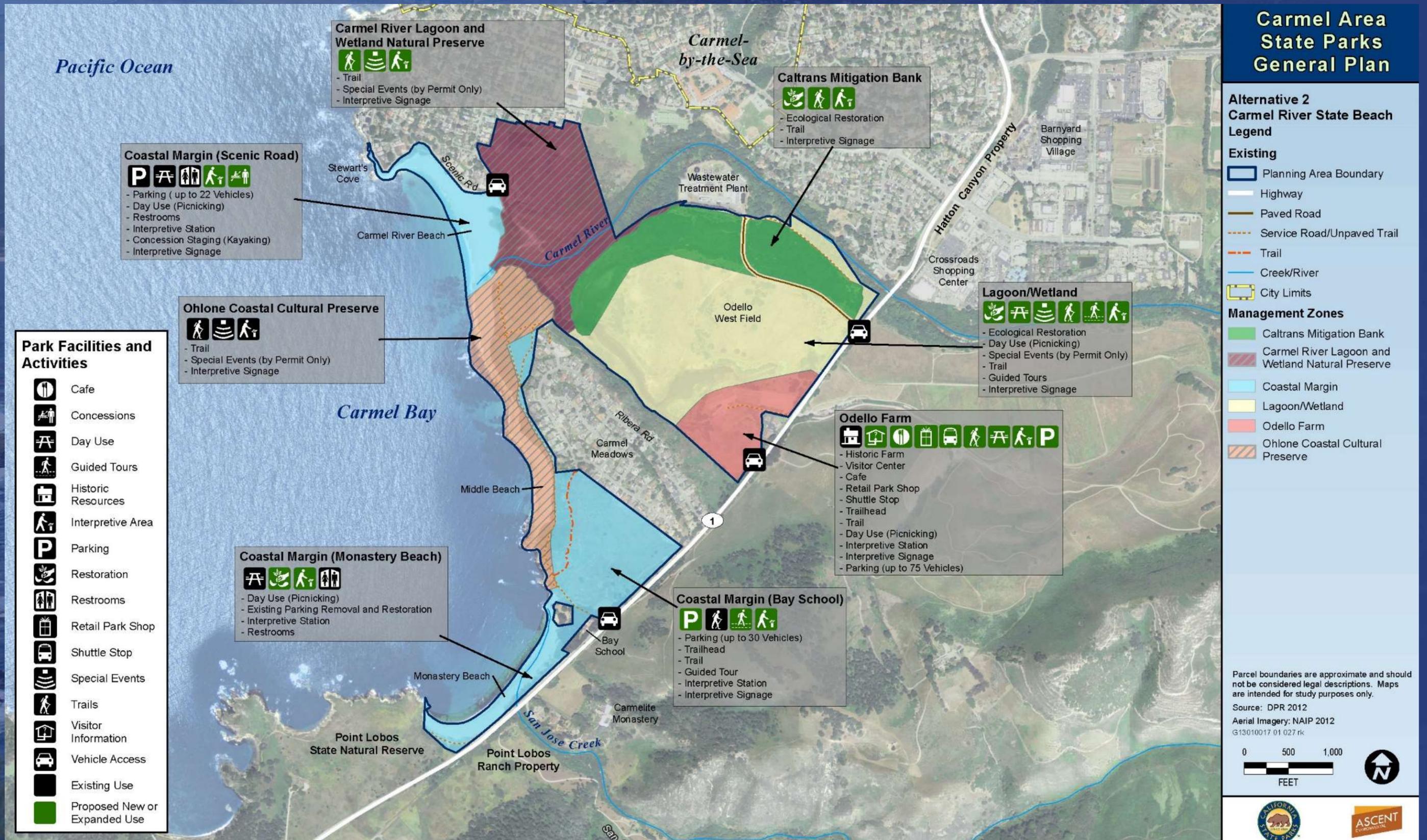
Existing Features – Carmel River State Beach



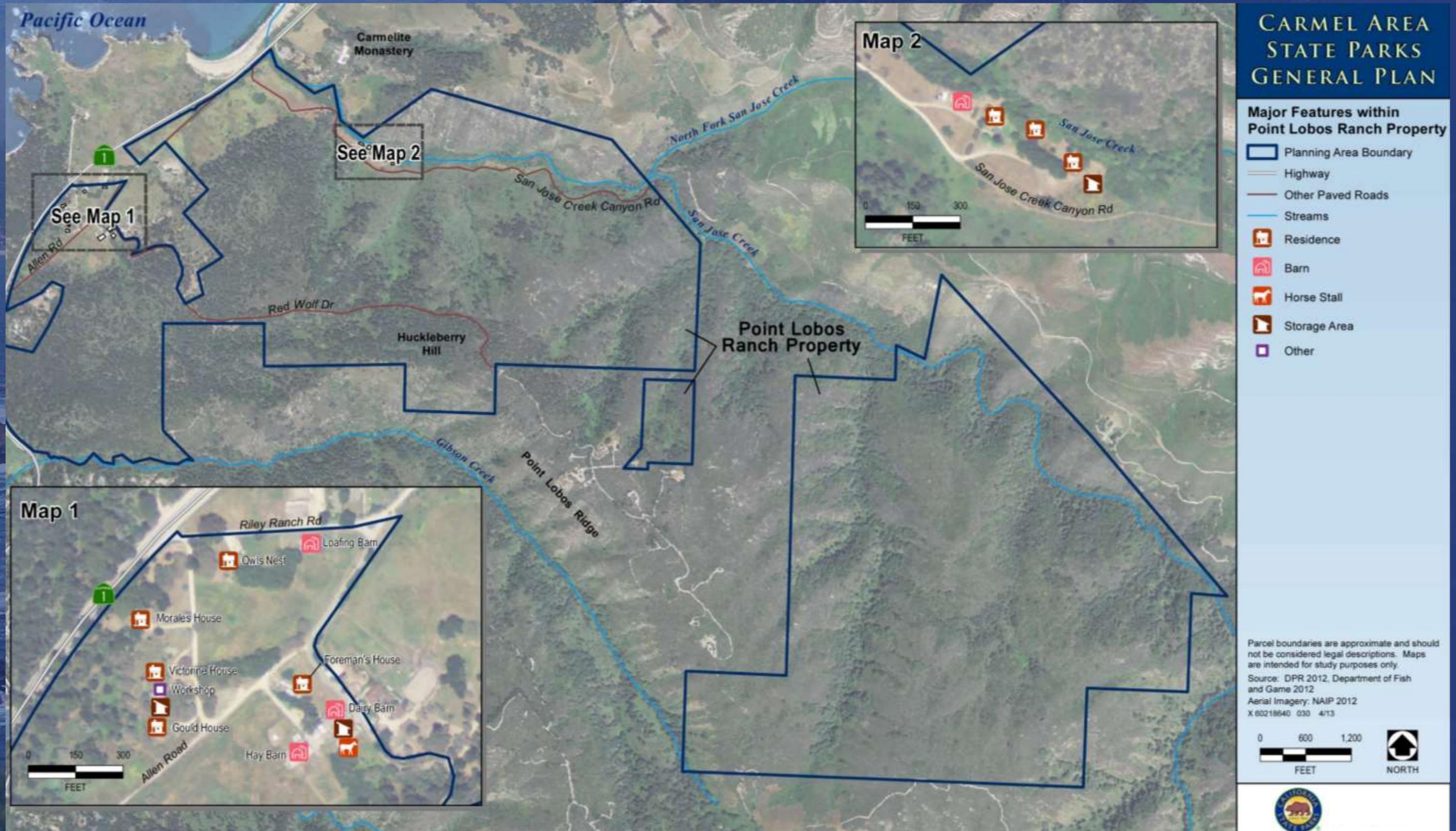
Alternative 1 – Carmel River State Beach



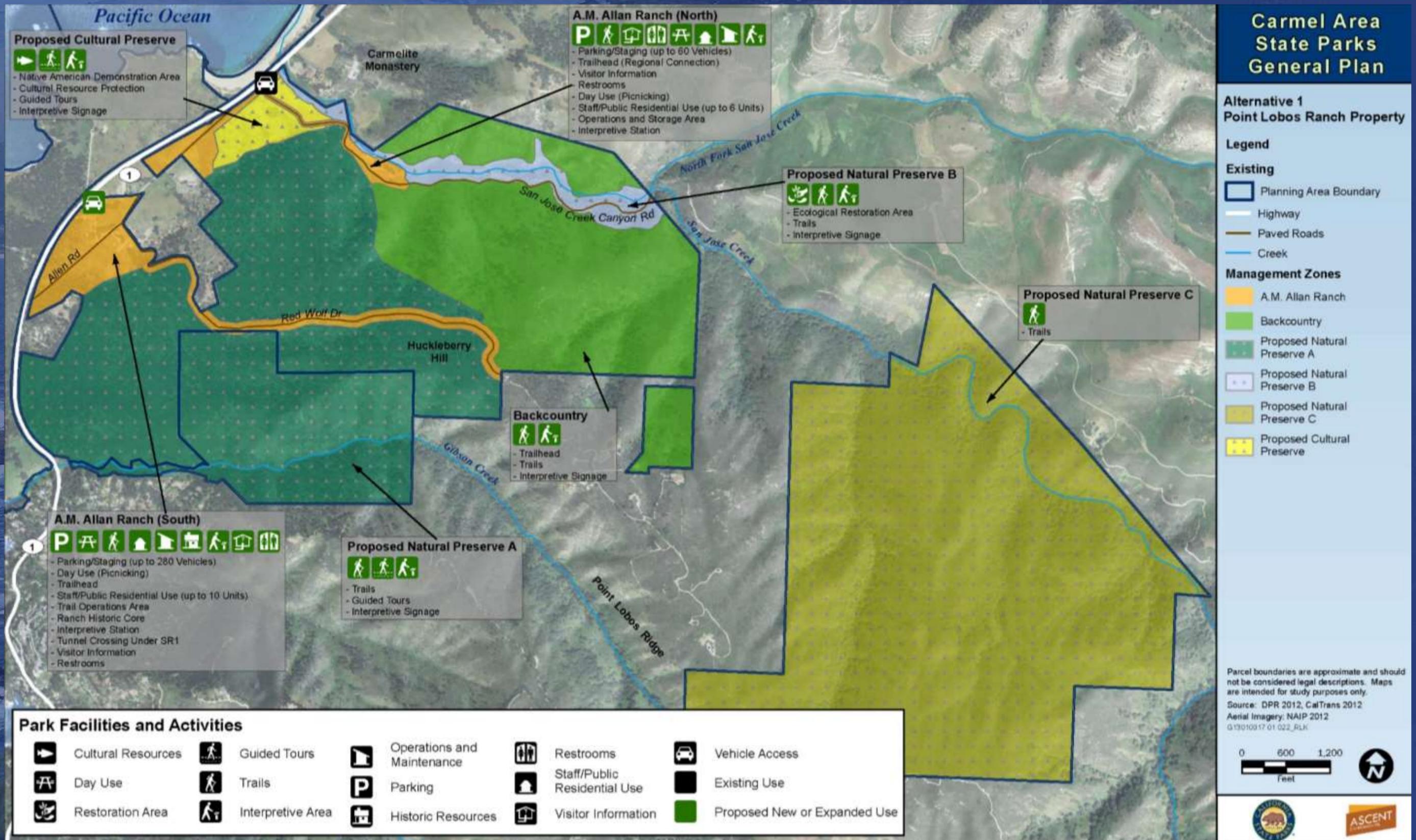
Alternative 2 – Carmel River State Beach



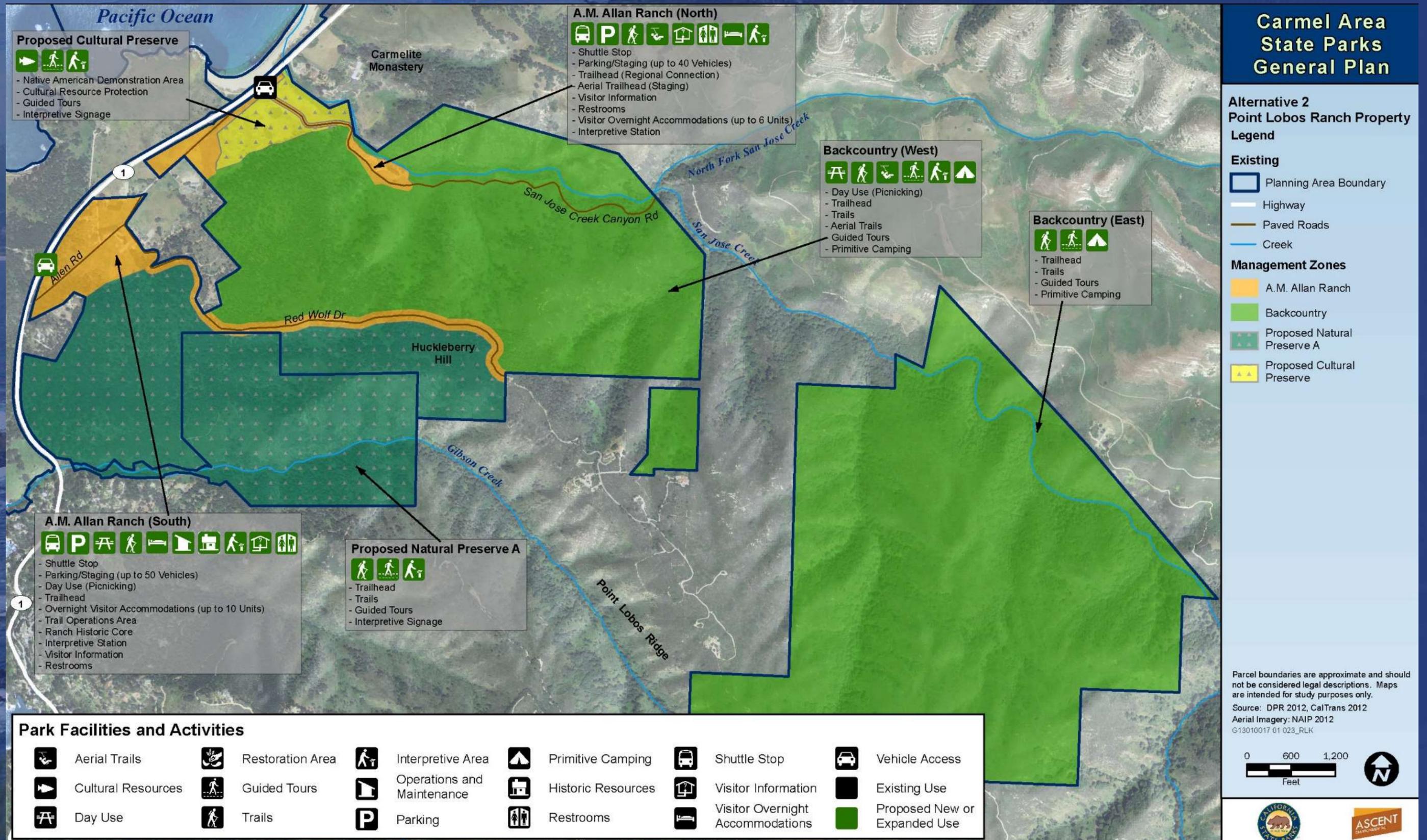
Existing Features – Point Lobos Ranch Property



Alternative 1 – Point Lobos Ranch Property



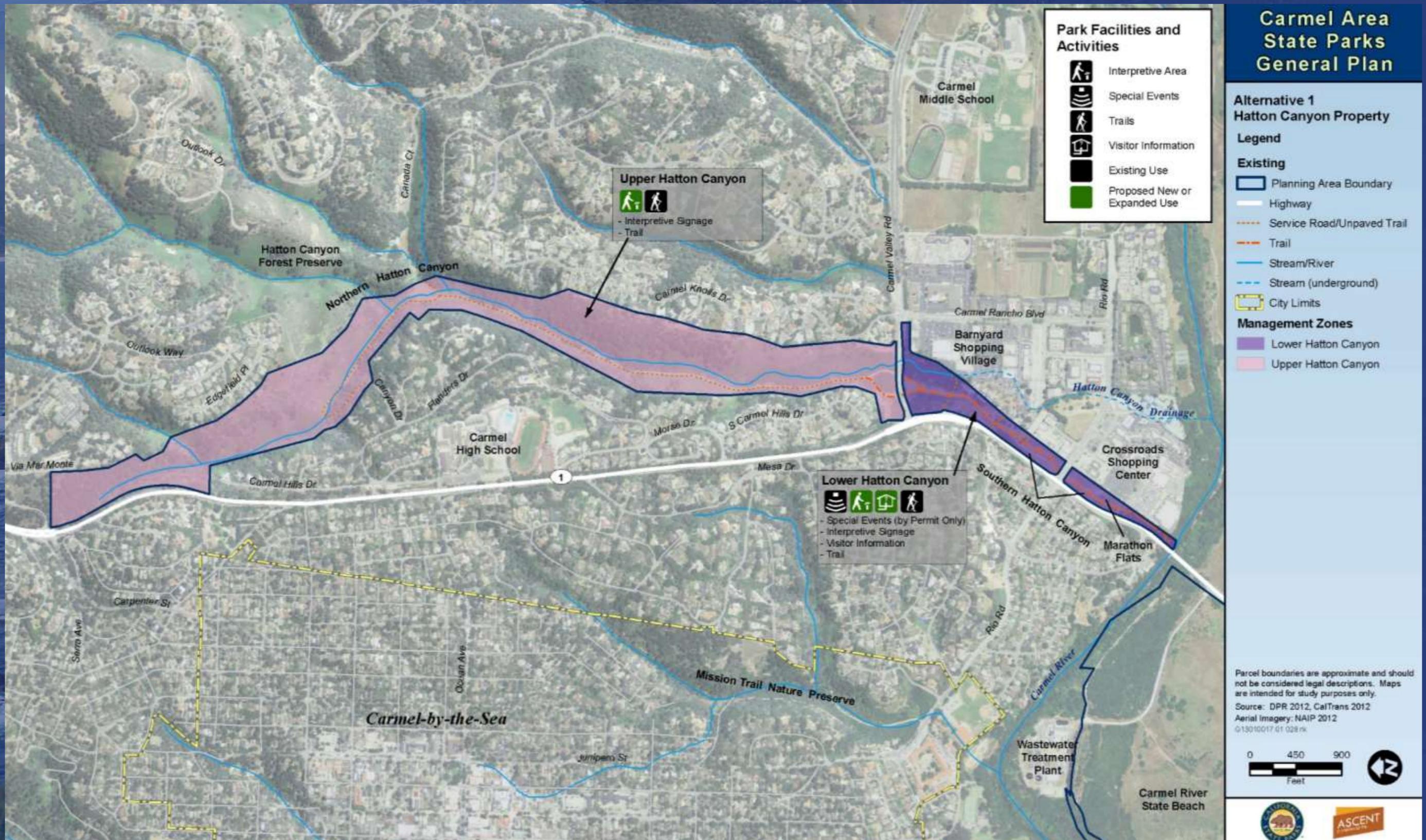
Alternative 2 – Point Lobos Ranch Property



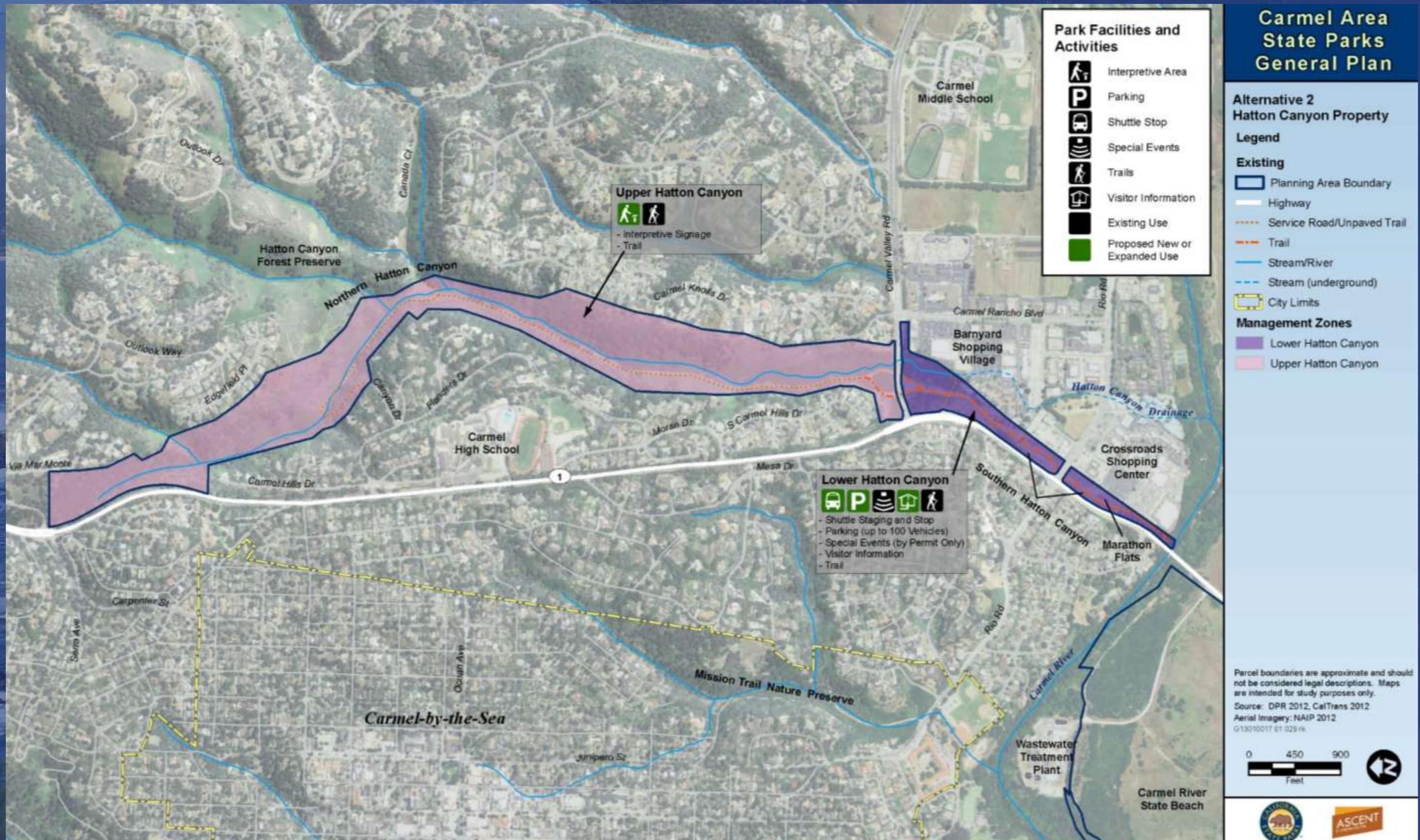
Existing Features – Hatton Canyon Property



Alternative 1 – Hatton Canyon Property



Alternative 2 – Hatton Canyon Property





Workshop Input Opportunity

- Alternatives Input: Break-Out Stations and Rating Exercise
- Station and Rating Summaries by Facilitators
- Wrap-up, Next Steps, and Adjourn

Thank you!