

Explore the Coast Overnight

An Assessment of Lower-Cost Coastal Accommodations

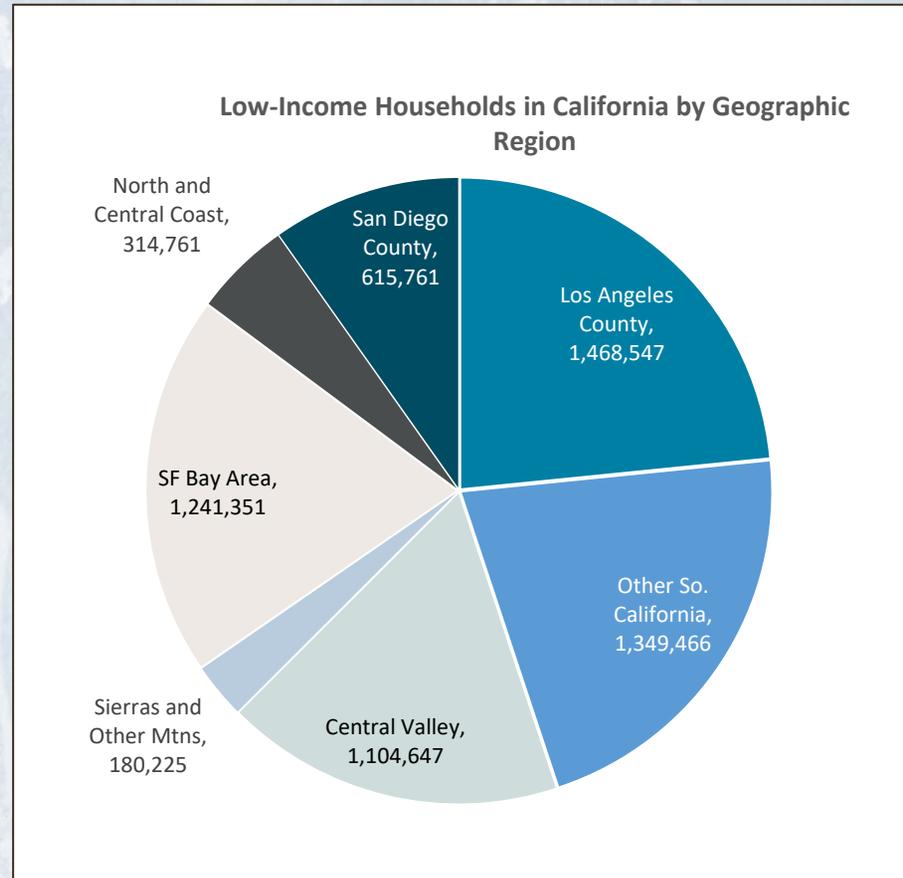


AB 250 calls for the Conservancy to:

- Prepare an Assessment to identify and analyze opportunities along the coast for additional or expansion of lower-cost coastal accommodations (LCCA)
- Consult with the Coastal Commission, Department of Parks and Recreation (DPR), landowners, community groups, and other stakeholders when exploring LCCA opportunities
- Implement our Explore the Coast Overnight Program

Goals of the Program:

- Help improve existing and develop new LCCAs
- Ensure that new or renovated coastal accommodation projects supported by this program will be affordable and available
- Ensure that LCCAs will be affordable and available to NGOs and public entities
- Support innovative pilot projects
- Create and preserve a variety of LCCAs
- Maintain and increase the stock of LCCAs on coastal public lands and land owned by NGOs



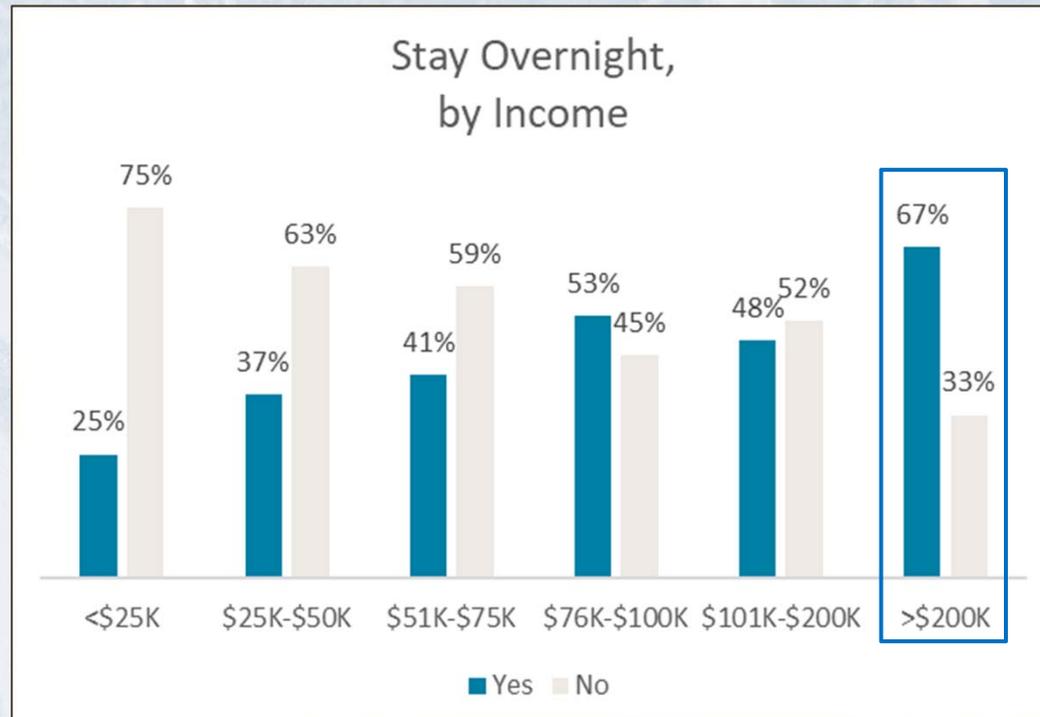
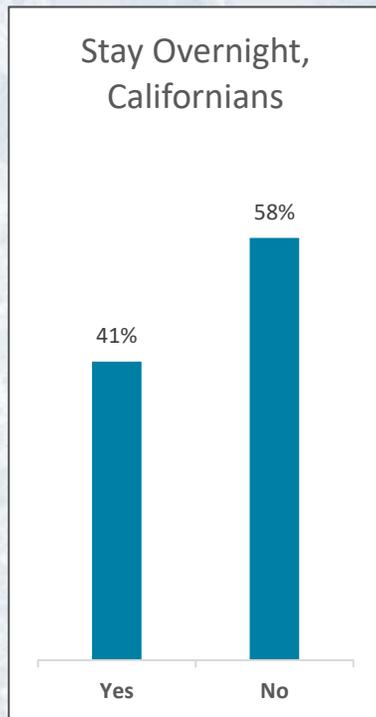






Photo by Jug Handle Creek Farm



Photo by Crystal Cove Cottages



Photo by MRCA



Photo by SCC



Photo by Jug Handle Creek Farm

Economic Cost Barriers

Flexible fee programs
Programs to provide camping equipment

Operational Barriers

Reservation system improvements and set-asides
Transportation programs
Outdoor Recreational programs

Cultural and Social Barriers

Outdoor and environmental education programs
Employment, internship, and job programs
Leadership training programs
Cultural Sensitivity Training

Facility

Proximity
Overnight rates
Population served
Accessibility
Demand and Supply
Quality
Number of accommodations
Diversity
Operations Plan
Financial Feasibility
Innovativeness



Program

Number of people
Quality
Cost-effectiveness
Program management
Program model
Partnerships

Prop 68

- \$30 million for Coastal Conservancy and \$30 million for DPR
- Includes funding for community engagement
- Ongoing request for proposals
- Funding may be available starting fiscal year 2019/2020

Other Public Funds

- Coastal Commission in-lieu fees
- Environmental License Plate Fund
- Federal and local

Private Funds

- Philanthropy and Foundations

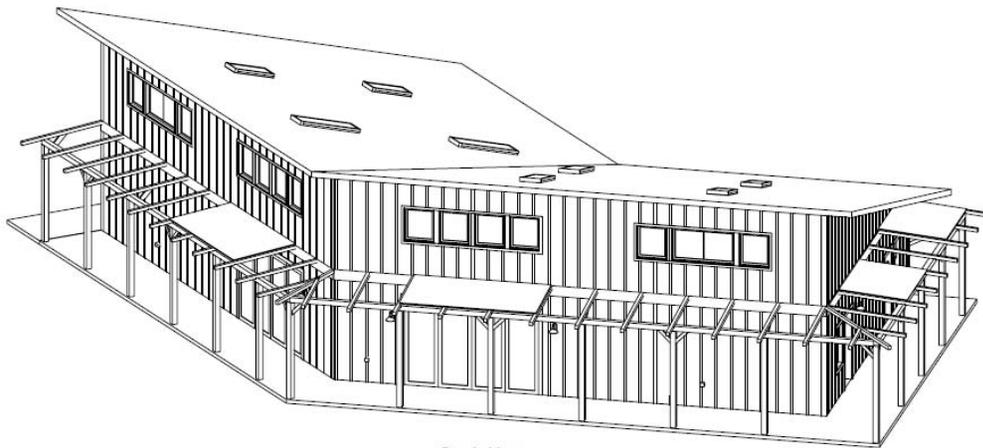




transportation
Local Coastal Program Compliance
Visitor Zoning Coastal Act Historic Cultural and Preservation Act
capacity Site **Americans with Disabilities Act**
CEQA Sensitive habitats planning Permitting Flooding NEPA access
utilities Coastal erosion **Community support** budget
Construction ESHA Funding Sea level rise Tsunami hazards water
costs marketing Business operations
Coastal development permits Fire Marshall Requirements
Environmental Review Funding Capital Maintenance Cost per unit
Organization buy-in Environmental conditions
Prevailing wage Strategic planning

- There are many types of projects that can be planned and implemented to meet the goals of SCC's Explore the Coast Overnight program
- Some of the projects in the assessment are already in-progress and some are in the preliminary exploration stage only but none of these have been assessed as part of the program
- Meeting the prioritization criteria described in the assessment does not guarantee approval or funding of any specific project, and does not indicate a project's potential feasibility
- Having a project featured in the assessment does not guarantee funding
- The projects listed are mainly for illustrative purposes of the wide range of possibilities

Jug Handle Creek Farm and Nature Center Bunkhouse Expansion



Bunk House

Photo by Jug Handle Creek Farm



Photo by Jug Handle Creek Farm



Photo by Jug Handle Creek Farm



Model Wedge Cabin
at the Pfeiffer Big Sur
Campground



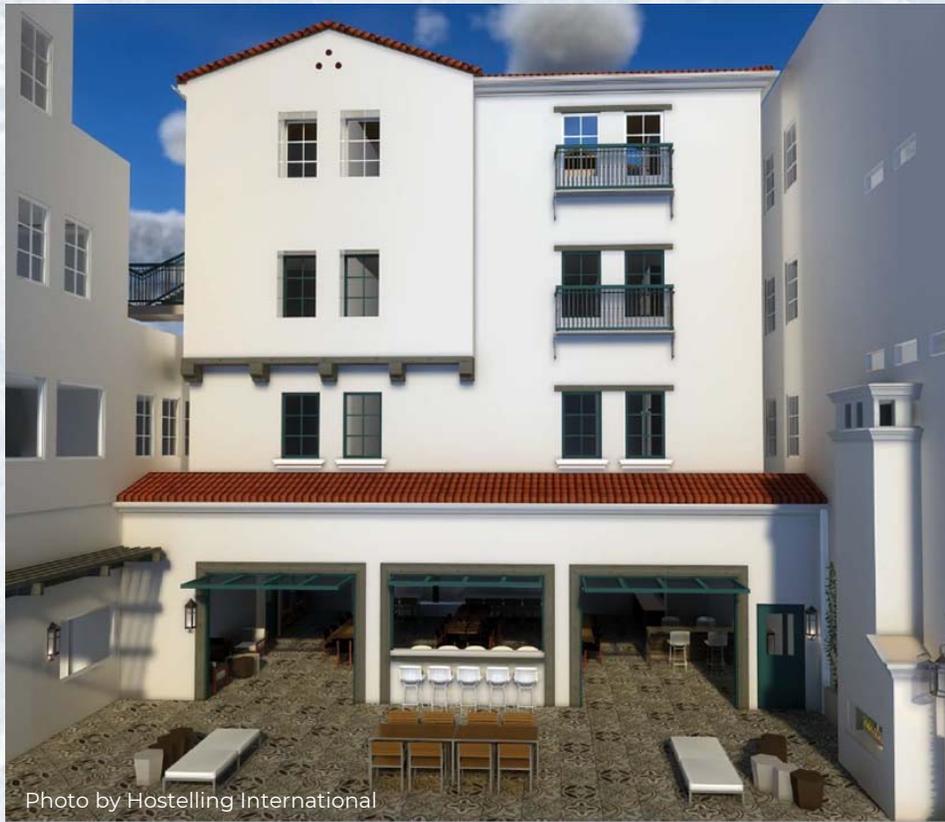


Photo by Hostelling International

Expansion of Hostelling International's Santa Monica Hostel



Photo by SCC



Crystal Cove Cottages at Crystal Cove State Beach



We welcome anyone to submit a potential project ideas to be included in the final version of this assessment. To do that, here are some things you will need:

- ✓ A landowner consultation
- ✓ Email [**etcovernight@scc.ca.gov**](mailto:etcovernight@scc.ca.gov) with the following information:
 - ✓ Project name, location, landowner, and organizations involved
 - ✓ A description of the project, including current status, completion date (if in process), and operation plan
 - ✓ Maps, photos and/or plans

Q&A



Coastal
Conservancy
STATE of CALIFORNIA

Thank you

Submit comments or questions on
the draft assessment to **etcovernight@scc.ca.gov**
by January 25th, 2019



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Conservancy
STATE of CALIFORNIA

Q&A Report: Explore the Coast Overnight Assessment Webinar

Webinar ID 894-657-851
Actual Start Date/Time 1/8/19 9:12 AM PST

Q&A

First Name	Question Asked	Question Asked Date/Time
Ben	When considering supply and demand for LCCAs its important to consider heavy use and demand from out of state visitors. Is there a legal way by which the state can give priority to California residents to LCCAs?	10:22 AM PST
Amy	PowerPoint Q: just wondering if we can have that PPT for download?	10:28 AM PST
Joel	FYI, the Jughandle project is almost completed. Bunkhouse is framed and roofed and everything should be done by spring.	10:28 AM PST
Amy	I haven't read the assessment yet, so this may be addressed, but are there funds avail to purchase property for a project? Real estate prices often preclude allowing a project to be affordable.	10:29 AM PST
Grey	We have a project that would provide low cost accommodations for only a part of the operation...scheduled dates/times and only for planned activities (programs) targeted for those audiences- might this type of thing work?	10:29 AM PST
Grey	Where do we find the assessment for more details?	10:30 AM PST
Tara	Are LCCA's designed more for specific programs rather than the general public?	10:30 AM PST

Jill	Can you talk any more about potential improvements to the reservation system? Is there any work being done on that front? I was very disappointed last year when CA changed its online system and got rid of the function that let you sign up for potential cancellations. The lack of a system to snag cancellations makes it very difficult to get a place unless you're extremely on top of your planning.	10:32 AM PST
Amy	Are you taking proposals starting now? On a rolling basis. Can you describe how the process of review and acceptance might be?	10:33 AM PST
Ben	Do you know if DPR has included all of their priority LCCAs projects for inclusion in this assessment? Will they be doing their own assessment?	10:33 AM PST
Janet	Is there attention to the relationship (potential synergy) of long distance trails (such as the Coastal Trail) and overnight accommodations?	10:33 AM PST
Peter	How far from the coast does a low cost lodging project qualify for funding	10:33 AM PST
Smmy	Related to regional poverty data you referenced do you have regional access data? As a resident in Stockton/Northern San Joaquin Valley we are recognized as one of the poorest in the state how many/folks from our region actually access the coast? Are there strategies to increase the accessibility for specific regions that have higher than average poverty rates?	10:33 AM PST
Danielle	Hi! Thank you for this webinar. What is the timeline expectation for an RFP for grant applications?	10:34 AM PST
Amy	I think that you answered this, but just want to make sure that Proposals from private, for-profit applicants are acceptable. That is, we don't have to be working with a non-profit to participate in the program, is that correct?	10:39 AM PST
Amy	Assuming that CoCo gets funding, once a proposal is submitted, how long do you think the review/acceptance process would take?	10:42 AM PST

Helene	Have you looked at the challenges for staffing and maintenance when visitor accommodations are kept very low cost? Will there be enough revenue to support staffing and maintenance? Is assistance available for those in the future?	10:42 AM PST
Sierra	Could you possibly include the question and answer session in the email as well (in text format)?	10:46 AM PST