

COASTAL CONSERVANCY

Staff Recommendation  
September 14, 2023

**GARRAPATA STATE PARK RESTROOMS  
AUGMENTATION**

Project No. 21-003-01  
Project Manager: Tim Duff

**RECOMMENDED ACTION** Authorization to disburse up to \$400,000 to augment the Conservancy grant previously authorized on May 27, 2021, up to a total of \$460,000, to the California Department of Parks and Recreation to prepare plans, environmental review documents, and permit applications for two new restrooms in Garrapata State Park in Big Sur, Monterey County.

**LOCATION:** Garrapata State Park, Big Sur Coast, Monterey County

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EXHIBITS

Exhibit 1: [Project Location Map](#)

Exhibit 2: [May 27, 2021 Staff Recommendation](#)

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**RESOLUTION AND FINDINGS**

Staff recommends that the State Coastal Conservancy adopt the following resolution and findings.

Resolution:

The State Coastal Conservancy hereby authorizes the disbursement of an additional four hundred thousand dollars (\$400,000) to the California Department of Parks and Recreation (“the grantee”) to augment the Conservancy grant previously authorized on May 27, 2021, for a total authorized amount of four hundred sixty thousand dollars (\$460,000) to prepare plans, environmental review documents, and permit applications for two new restrooms in Garrapata State Park in Big Sur, Monterey County, subject to the conditions of the May 27, 2021 authorization.

Findings:

Based on the accompanying staff recommendation and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization remains consistent with Chapter 9 of Division 21 of the Public Resources Code, regarding System of Public Accessways.
2. The proposed project remains consistent with the current Conservancy Project Selection Criteria.

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## **STAFF RECOMMENDATION**

### **PROJECT SUMMARY:**

Staff recommends the Conservancy authorize a \$400,000 augmentation to its existing authorization for a new total authorized amount of up to \$460,000 to the California Department of Parks and Recreation (State Parks) to prepare plans, environmental review documents, and permit applications for two new restrooms in Garrapata State Park in Big Sur, Monterey County. The original amount was authorized by the Conservancy on May 27, 2021 (Exhibit 2). As described in Exhibit 2, the urgent need for additional restroom facilities along the entire Big Sur Coast is greatest at Garrapata State Park due to its proximity to the highly popular tourist destinations on the Monterey peninsula. Additionally, a Monterey County coastal development permit issued to State Parks prohibits State Parks from obtaining future county coastal development permits for new public access and recreation facilities located south of Granite Creek in Garrapata State Park until one or more restrooms are installed in the park. The dramatic increase in visitation over the last decade and the county's prohibition on any other new access facilities make completion of the restroom project critical to protecting the region's sensitive coastal habitat and improving the user experience of Big Sur's world-famous coastline.

One of the two planned restrooms is located west of Highway One above Garrapata State Beach, and thus subject to Monterey County's Local Coastal Program policies for Big Sur that require new development west of the highway to avoid significant impacts to ocean views. Since May 2021, State Parks has refined project cost estimates to more accurately reflect the engineering studies and technical analyses needed to design the restroom located west of the highway and ensure it complies with these local planning policies. Based on estimates, State Parks anticipates needing an additional \$400,00 to complete this work.

Other than the increase in project costs, there are no other changes to the project as described in the May 27, 2021 staff recommendation.

**Site Description:** See Exhibit 2.

### **CONSISTENCY WITH CONSERVANCY'S PROJECT SELECTION CRITERIA:**

The proposed project is consistent with the Conservancy's Project Selection Criteria, last updated on September 23, 2021, in the following respects:

**Selection Criteria**

**1. Extent to which the project helps the Conservancy accomplish the objectives in the Strategic Plan.**

See the “Consistency with Conservancy’s Strategic Plan” section below.

**2. Project is a good investment of state resources.**

The proposed project is a good investment of state resources because (1) it will serve greater than local interests as the Big Sur region attracts thousands of daily visitors from throughout the state, the country and the world, many of whom seek to access and enjoy the region’s coastline and beaches; (2) it will facilitate safe and sanitary public access to the bluffs and beaches along the Big Sur Coast and thereby advance the California Coastal Act goals to provide maximum access and recreational opportunities for all people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse; and (3) it will fulfill goals and objectives framed in the Lobos-Corona Parklands Project, a collaborative effort by State Parks, Monterey Peninsula Regional Park District, Point Lobos Foundation, and the Big Sur Land Trust to enhance regional public recreation.

**3. Project benefits will be sustainable or resilient over the project lifespan.**

The two proposed project restroom sites will be located between 80 and 130 feet above mean sea level and as such will not be vulnerable to sea level rise.

**4. Project delivers multiple benefits and significant positive impact.**

When constructed, the two new restrooms will serve to both enhance the public’s coastal recreation experience and protect environmentally sensitive habitat areas and water quality.

**PROJECT FINANCING**

<b>Coastal Conservancy (proposed augmentation)</b>	<b>\$400,000</b>
Coastal Conservancy (previous authorization)	\$60,000
California Department of Parks and Recreation (previous authorization)	<u>\$40,000</u>
<b>Project Total</b>	<b>\$500,000</b>

The anticipated source for the Conservancy funds for this project is an appropriation from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006, Public Resources Code Section 75001 *et seq.* (Proposition 84). The proposed project remains consistent with the use of Proposition 84 funds as described in the May 27, 2021 staff recommendation.

**CONSISTENCY WITH CONSERVANCY'S ENABLING LEGISLATION:**

The proposed project remains consistent with the Conservancy's Enabling Legislation as described in the May 27, 2021, staff recommendation (Exhibit 2).

**CONSISTENCY WITH CONSERVANCY'S [2023-2027 STRATEGIC PLAN](#):**

Consistent with **Goal 2.5 Recreation Facilities & Amenities**, the proposed project includes planning for recreational facilities and amenities that support public access including restrooms and parking facilities.

**CEQA COMPLIANCE:**

The project elements have not changed since the May 27, 2021, authorization, and there have been no changed circumstances or new information that triggers the requirement for additional documentation under the California Environmental Quality Act (CEQA). Therefore, no further CEQA review is required.