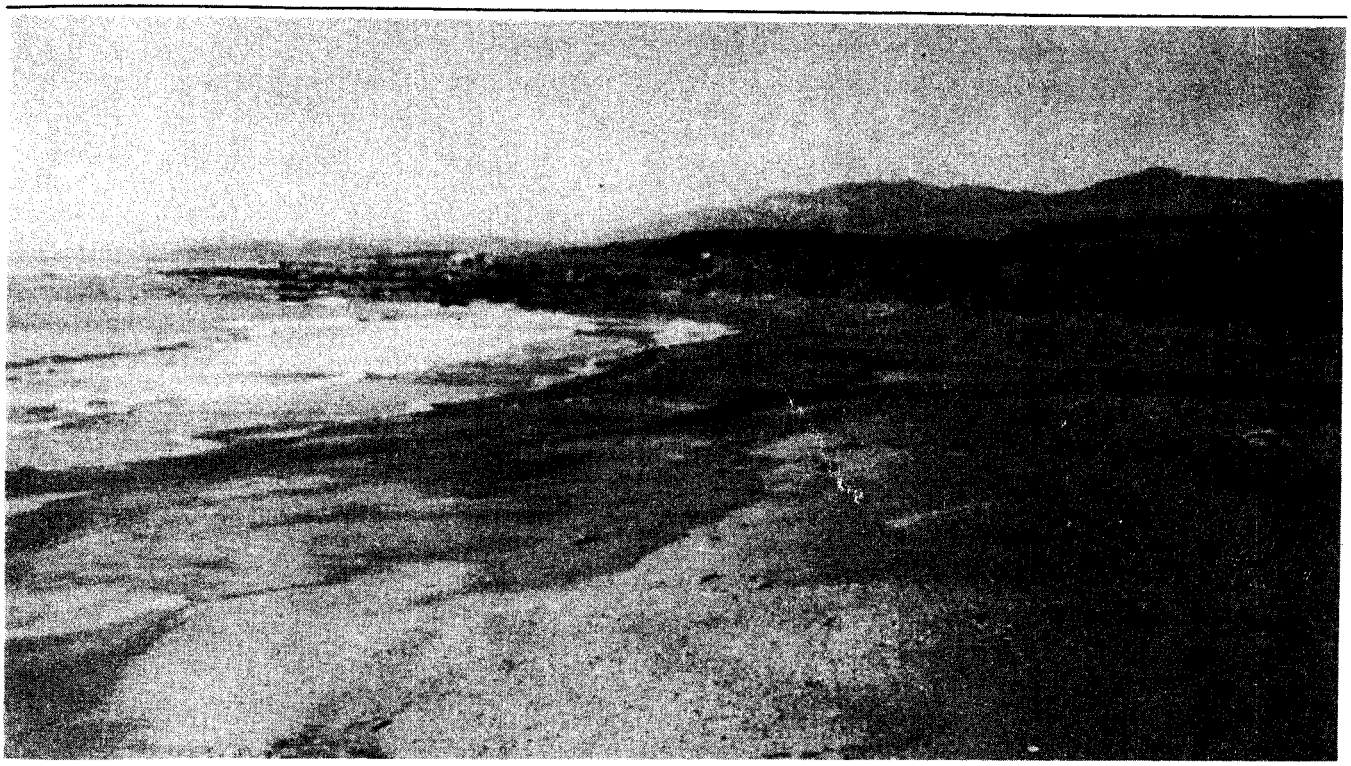
~~Preliminary~~ Final

GENERAL PLAN



SAN SIMEON STATE BEACH

State of California – The Resources Agency
DEPARTMENT OF
PARKS AND RECREATION
SEPTEMBER 1979

PREPARED BY:

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Francis A. Riddell	Supervisor, Cultural Heritage Section
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WITH THANKS TO:

* The many citizens who have helped guide this plan through their participation in the planning workshops, meetings, correspondence, and interviews.

* The individuals with federal, state, county, and local public agencies who have cooperated in development of this plan.

STATE OF CALIFORNIA—THE RESOURCES AGENCY

EDMUND G. BROWN JR., Governor

DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 2390

CRAMENTO 95811

(916) 322-7505

9-16-81

On December 14, 1979, the State Park and Recreation Commission approved the General Plan for San Simeon State Beach, subject to provisions of State Park and Recreation Commission Resolution 60-79. This supplement contains that resolution and the Department of Parks and Recreation's response to the resolution. In the interest of economy, the General Plan is not being reprinted. With this supplement, the Preliminary General Plan should be considered the final plan.

The supplement contains: Commission Resolution 60-79, response to the resolution, comments and responses on the plan's Environmental Impact Element, and a list of minor adjustments. If you have a copy of the Preliminary General Plan, please attach this supplement and replace the word "preliminary" on the cover with the word "final".

Sincerely,

Richard L. Humphrey
Senior Landscape Architect

B-9876D

Attachment

STATE OF CALIFORNIA—THE RESOURCES AGENCY

DEPARTMENT OF PARKS AND RECREATION

BOX 2390
AMENTO 95811

EDMUND G. BROWN JR., Governor

Resolution 60-79
Resolution adopted by the
CALIFORNIA STATE PARK AND RECREATION COMMISSION
at its regular meeting in San Luis Obispo
December 14, 1979

WHEREAS, the Director of the Department of Parks and Recreation has presented to this Commission for approval the proposed General Plan for San Simeon State Beach; and

WHEREAS, this reflects the long-range development plan as to provide for the optimum use and enjoyment of the unit as well as the protection of its quality;

NOW, THEREFORE, BE IT RESOLVED that the State Park and Recreation Commission approves the Department of Parks and Recreation's General Plan for San Simeon State Beach, preliminarly dated September 1979, with the following amendment:

1. Add to the General Plan a discussion of the relationship between the San Simeon State Beach users and to the Hearst Castle visitors and include any surveys that may be necessary or available.

2. Prepare an allowable use intensity statement.

3. Clarify the Department's plan to relocate or phase out overflow camping facilities.

4. Add a description of mitigation measures that will be taken to protect wetlands from erosion, siltation, and other pollution due to proposed upstream development.

5. Explore the possibility of access to the Whitaker Ranch Campground via the County service road (San Simeon Creek Road).

6. Clarify the impact of new development on local utility services.

7. Explore future acquisition of beach frontage property.

8. Encourage private development of camping facilities in the area.

9. Emphasize screening of comfort stations and parking areas.

And such environmental changes as the Director of Parks and Recreation shall determine advisable and necessary to implement carrying out the provisions and objectives of said plan.

SAN SIMEON STATE BEACH

DEPARTMENT OF PARKS AND RECREATION RESPONSES
TO COMMISSION RESOLUTION 60-79

The resolution contained an amendment to the Preliminary General Plan. The amendment contained nine elements, which are listed below, followed by details of responses to the elements. (The nine elements are shown in capitals.)

1. ADD TO THE GENERAL PLAN A DISCUSSION OF THE RELATIONSHIP BETWEEN THE SAN SIMEON STATE BEACH USERS AND THE HEARST CASTLE VISITORS, AND INCLUDE ANY SURVEYS THAT MAY BE NECESSARY OR AVAILABLE.

   Related text is in the second paragraph on page 24. The response below is an expansion of the page 24 text:

Camping facilities at the unit are enjoyed by at least three categories of visitors: 1) Those visiting Hearst San Simeon State Historical Monument (spot checks by field staff during the summer season indicate that less than half of all campers are visitors to the state historical monument), 2) Those who remain to enjoy recreational resources and activities at the unit, and 3) Those who are enroute to other destinations and whose length of stay is short. A fourth category of overnight visitor is also indicated. Discussions with field staff show that a potential exists for increased camping use by organized groups when facilities for this are provided.

2. PREPARE AN ALLOWABLE USE INTENSITY STATEMENT.

   The following statement is now a part of the Resource Element, coming at the end of the section titled Resource Evaluation, page 16:

Allowable Use Intensity

The allowable use intensity of a given area may be defined as the determination of the human use intensities that are allowable without detriment to the sensitivity or fragility of the natural and cultural resources of the unit.

The allowable use intensity has been divided into three use classes--light, moderate, and heavy.

The allowable use intensity designations at San Simeon State Beach are shown in Figure 7.

For most of the unit, the sensitivity and fragility of the resources are high, and for this reason the designated use is light.

Moderate use intensity areas are indicated for the Whitaker Ranch area, 4.0 hectares (10 acres), and the inland site on the gently sloping grasslands near Leffingwell Creek, 2.4 hectares (6 acres).

Heavy use intensity would be allowable in the present camping area north of San Simeon Creek. Archeological constraints may apply to some of the undeveloped portions of this general area. Heavy use intensity now exists at the overflow area south of San Simeon Creek. This heavy use intensity should be phased out as it can be replaced and moved to the upland heavy-use area south of San Simeon Creek, an area of 12.1 hectares (30 acres) above the Whitaker Ranch site. The beach sands, primarily located near the mouths of San Simeon and Santa Rosa Creeks, can tolerate heavy allowable use without harm to the resource, but it is not anticipated that anything but light use will actually occur there.

As the overflow area is phased out, the adjacent wetland may be enhanced by such projects as: removing or covering the unnatural materials like the piles of old concrete and debris; removing an unnatural berm and ditch in the marsh area; improving the water channels in the wetlands, and planting riparian vegetation.

The upper area that is suitable for heavy use intensity may be improved by establishing additional vegetative cover. Where the soils are too shallow to support adequate native cover vegetation, mounding of soil is recommended.

3. CLARIFY THE DEPARTMENT'S PLAN TO RELOCATE OR PHASE OUT OVERFLOW CAMPING FACILITIES.

   Related text is on: page 17, paragraph 2 and 4 of Policy; page 20, paragraph 5; page 26, 4th item of Summary, and paragraph 2 of Proposals; and, on page 27, last paragraph. The response below is to be considered an expansion of the text on page 27, San Simeon Creeks day-use area:.

The present overflow camping use near San Simeon Creek will be gradually phased out and replaced with a small day-use development as permanent campsites are added at the Upper Campground.

4. ADD A DESCRIPTION OF MITIGATION MEASURES THAT WILL BE TAKEN TO PROTECT WETLANDS FROM EROSION, SILTATION, AND OTHER POLLUTION DUE TO PROPOSED UPSTREAM DEVELOPMENT.

   This was addressed in the Declaration of Purpose, page 17, and/or page 20 of the Preliminary General Plan.

5. EXPLORE THE POSSIBILITY OF ACCESS TO THE WHITAKER RANCH CAMPGROUND VIA THE COUNTY SERVICE ROAD (SAN SIMEON CREEK ROAD).

   Related text is on page 34 of the Preliminary General Plan. The response below would fit into the text on page 33 at the end of the Access section:

Access via San Simeon Creek Road has been reviewed at the site by planning staff, with input from the area manager. It has also been reviewed with county staff and with a representative of the Cambria Community Services District. The access would entail use of a county road to a point 3,600 feet east of the present park unit entrance, then construction of new road for 800 feet south across CCSD land and a crossing of San Simeon Creek to reach the Whitaker Ranch area. With this alternative access, there would be the

likelihood of high costs to widen the county road and to obtain access across CCSD land. The county road is narrow and has curves in its profile that limit drivers' sight distance. County staff indicates that adjustments to width and profile would be likely requirements to safely carry park unit traffic in addition to the traffic generated by the six ranches the road now serves. The cost of obtaining a road easement across CCSD land was estimated at $100,000, based on indications from CCSD staff.

An alternative access off San Simeon Creek Road would entail extra costs and problems inherent in the operation of an additional separate entry to the park unit. A controlled entry would be desirable, but it would not be feasible to provide staffing at an entrance station serving only 50 sites. Control of the area and collection of fees and public contact would be via patrol.

The above costs and operational problems appear prohibitive. Other costs that would be substantial include fencing which would be required along both sides of the road that would cross CCSD land; construction of the 800-foot road; and, construction of a crossing of San Simeon Creek. An all-weather crossing is estimated at $250,000. Temporary access with portable bridges, and pipes would limit access to the season after high stream flows of spring and before high flows of fall or winter.

The access shown on the General Plan would bring visitors to the Whitaker Ranch area through the main park unit entrance. This access would allow Whitaker Ranch camping to be used at any season. It would not be subject to seasonal closing by high waters of the creek. The planned access to Whitaker Ranch area is via a new road crossing San Simeon Creek, extending from the present park entrance to areas south of the creek, like the Whitaker Ranch. If that road is closed by high flows in the creek, another access is available off Highway 1 at a point south of the creek. This year-round access is an important point, since this should be the most popular camping area at the unit.

The conclusion is that the general plan should not be altered with regard to an alternate access to the Whitaker Ranch area.

6. CLARIFY THE IMPACT OF NEW DEVELOPMENT ON LOCAL UTILITY SERVICES.

Related text is on page 34, last paragraph; on page 35; and on pages 43 and 44, under Public Facilities and Utilities.

The response below would fit at the bottom of page 34:

Electric demand for all additional facilities is estimated as equivalent to the demand of five residences.

Two additional pay phones will be proposed for public use.

The response below belongs on page 35 after the paragraph on water supply recommendations:

Approximate consumption of water is 10,000 gallons per day on peak days. Projected consumption when the General Plan is implemented is 27,000 gallons per day on peak days. Present attendance (560,000 in 1980) is equivalent to

150 days per year of full facilities. Assuming new facilities are added as visitor demand increases, the figure of 150 days can be used for computations of future demand. At 27,000 gallons per day, the consumption would be 4,050,000 gallons per year.

The response below belongs on page 35 after the second paragraph on sewage disposal:

With full implementation of the General Plan, the sewage level is projected to be 27,000 gallons per day on a peak day. Assuming annual visitation equivalent to 150 days of peak use, the total sewage generated would be 4,050,000 gallons per year.

7. EXPLORE FUTURE ACQUISITION OF BEACH FRONTAGE PROPERTY.

Related text is on page 36. The following response would fit after the third paragraph on page 36:

Because public access to the coast for recreation is so important, the Department considered expansion of San Simeon State Beach to the south and north of present boundaries. At the south, San Simeon State Beach includes lands on both sides of the mouth of Santa Rosa Creek. South of the state lands is a developed county park. South of the county park is another 2,000 feet of San Simeon State Beach, a coastal strip in a residential area. Santa Rosa Creek forms the logical topographic boundary for the unit, so additional state acquisition to the south of the creek is not recommended.

At the north, the park unit extends along the shore about 1,300 feet north of San Simeon Creek. That property and the land just north of it are relatively flat, undeveloped marine terraces that extend north about five miles to the small community of San Simeon Acres. The terraces are mostly covered with grasses, coyote bush, and other typical marine terrace vegetation.

There is a ranch on the terrace within half a mile of the park unit. The ranch buildings, trees, and shrubs are an exception to the treeless nature of the terrace.

The terrace is separated from the ocean by steep bluffs. Two drainages that cross the area from east to west might lend themselves to the development of pedestrian access to the shore. However, provisions for parking would be difficult. The visual intrusion of parking on the open headlands would be a problem. Parking could conceivably be developed inland of the highway, which would have less visual impact, but this would present problems of pedestrian access across the highway.

In the five miles of shoreline, there are no large beaches. There are several small beaches and, at low tide, there is a narrow beach between the ocean and the base of the bluffs. The parking and beach near San Simeon State Beach provide ample access to shoreline areas near the park unit for the foreseeable future.

If development continues in this area, such accesses may be valuable enough to warrant acquisition for public use. The acquisition does not appear needed for the establishment of the topographic integrity of the park unit nor to

meet any current need. However, for long-range access needs and for preservation of scenery, the Department should consider acquisition of areas north of San Simeon Creek.

8. ENCOURAGE PRIVATE DEVELOPMENT OF CAMPING FACILITIES IN THE AREA.

The following response comes between the first and second paragraphs of page 26:

An evaluation of future needs for camping facilities indicates that the current demand for camping in this area exceeds the supply. The General Plan proposes that this camping demand can be partially met by upgrading existing campsites and by adding 225 new campsites at three locations south of San Simeon Creek. The Department also recommends that the private sector provide additional camping facilities in the area when this can be done without undue environmental impact.

9. EMPHASIZE SCREENING OF COMFORT STATIONS AND PARKING AREAS.

The following response is now the final paragraph of the Summary on page 26.

Native trees and shrubs will also be planted where needed for screening of buildings and other public support facilities.

COMMENTS AND RESPONSES TO THE DRAFT ENVIRONMENTAL IMPACT ELEMENT

The California Regional Water Quality Control Board, Central Coast Region, was the only agency to comment on the Draft Environmental Impact Element during the review required by the California Environmental Quality Act. The Central Coast Region recommends mitigation of sedimentation impacts to the wetlands (see attachment).

The Department of Parks and Recreation will designate specific mitigation measures when the specific site working drawings are prepared for budget proposals. The budget proposals will be reevaluated under the requirements of the California Environmental Quality Act, and the Central Coast Region will have the opportunity to review the impacts and mitigation measures specifically proposed for each development phase. The Department of Parks and Recreation will consider the implementation of sediment control measures such as outlined in the Erosion and Sediment Control Handbook of the Environmental Protection Agency and the California Department of Conservation (May, 1978).

MINOR ADJUSTMENTS TO PRELIMINARY GENERAL PLAN FOR SAN SIMEON STATE BEACH

Page

i There are references to a Preliminary General Plan. The word "preliminary" no longer applies.

Pete Dangermond is now Director of the Department of Parks and Recreation.

iv A new Figure 7 is now "Allowable Use Intensity, Drawing 16999, Sheet 6 of 6", an addition to the Resource Element old Figure 7 is now Figure 8 and should be added to the List of Figures and Tables. Its title: "Proposed Land Use and Facilities Plan, Sheet 1 of 1." (This plan was formerly Drawing 16999, Sheet 6 of 6. It was inappropriate to have this plan as part of the Resource Element set of plans.)

3 In the last sentence of paragraph two, delete the phase "on the property". The phrase was inappropriate, narrowing the focus to a specific property, whereas the message up to this point of the text is area-wide.

Under Project Description, in the fourth sentence of the first paragraph, the word "and" should repalace the comma after "frontage". In the last sentence of this paragraph, "beach" should become "beaches". (There are three beach areas.)

In the second paragraph of Project Description, second sentence, the word "unit" should be added after "park". Here, and elsewhere in text, this change is to be made because San Simeon State Beach is not a park; it is a unit of the State Park System.

20 In the next to last paragraph, "Creek" should be replaced by "State Beach". The reference is to an area near San Simeon Creek within San Simeon State Beach. It is not incorrect, but could easily be confused with the San Simeon Creek Day-Use Area.

24 In the first sentence, the word "campers" should be replaced by "camping vehicles". In saying "500-600 campers", we may be understood as saying "500-600 persons camping", which would be incorrect.

26 The word "beach", in the second sentence, should be changed to "unit". The reference is to the park unit, not to a beach.

In next to the last paragraph, Day-Use Areas, the first sentence should be changed to read: "In these areas, development will provide facilities ...".

27 In the first sentence, Upper Campground should be capitalized since it is the name of a specific area. The change will be consistent with the rest of the text.

Under Santa Rosa Creek Day-Use Area, this closing statement should be added: Special care will be taken in siting the facilities and in developing plantings to avoid visual impact on the coastal scene. (This is appropriate to reflect the Park Commission's concerns, which were paraphrased in item 9 of Resolution 60-79.)

Under San Simeon Creek Day-Use Area, delete references to an ocean vista; they are inappropriate. The view west toward the ocean is blocked by a highway embankment. A view of th beach can be obtained by looking under a highway bridge, but the plan is to plant trees for a wind and visual screen on the west side of the day-use area.

28 Under Whitaker Ranch Campground, delete the reference to a crossing of San Simeon Creek. The same crossing will serve all areas south of the creek, so to single out Whitaker Ranch may be misleading and may wrongly suggest there is a special crossing there.

34 In the last paragraph, the word "beach" should be replaced by "unit".

35 In the first paragraph, the second sentence should be omitted. The sentence refers to the well as a supplemental water source. The well is the only source now used.

In paragraph four, "Whitaker" should have just one "t".

36 The fifth line should have a comma after "slope".

In paragraph four, the fifth sentence is incorrect. It fails to note the development which occurs two miles south of Hearst San Simeon State Historical Monument. That development is noted in the sixth sentence, so correction can be achieved by merging the two sentences:

> "There is no development along any of this coastline on the outer or ocean side of Highway 1, except at the village of San Simeon (including William Randolph Hearst Memorial State Beach) and at the tourist services complex about two miles south of the Hearst San Simeon SHM staging area."

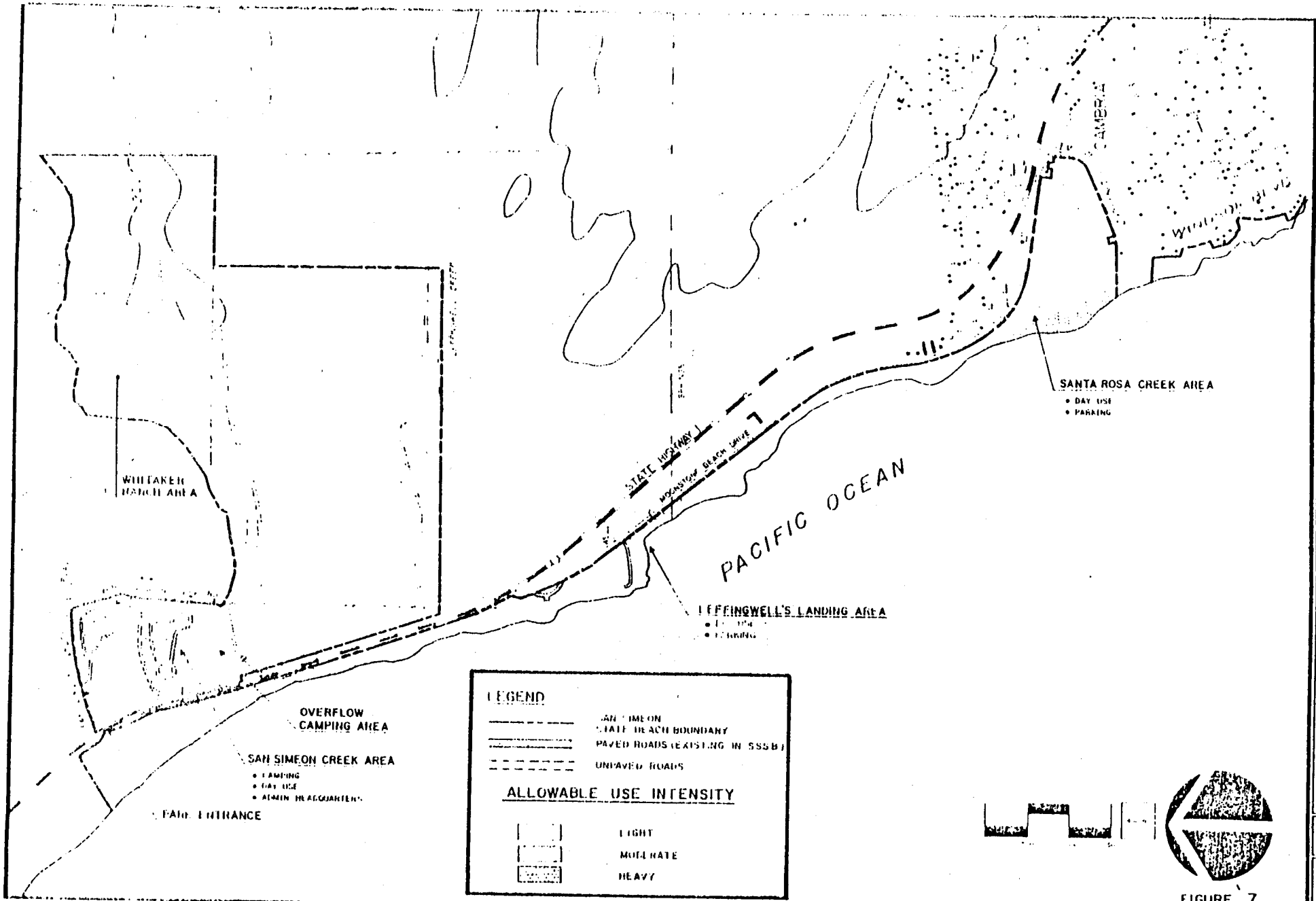

FIGURE 7

SAN SIMEON STATE BEACH
RESOURCE ELEMENT
ALLOWABLE USE INTENSITY

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

DRAWING NO. 16999

SHEET NO. 6 OF 6

State of California
GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814

EDMUND G. BROWN JR.
GOVERNOR

August 6, 1979

James M. Doyle
Department of Parks and Recreation
P.O. Box 2390
Sacramento, CA 95811

Subject: SCH# 79062728 San Simeon General Plan

Dear Mr. Doyle:

State agencies have commented on your draft environmental document (see attached). If you would like to discuss the concerns and recommendations in their comments, contact the staff from the agencies whose names and addresses appear on the comments.

You may formally respond to the agencies' comments by writing to them (including the State Clearinghouse number on all such correspondence). When filing the Final EIR, you must include all comments and responses (State EIR Guidelines, Section 15146). State review of your draft environmental document will then be complete.

To aid in preparing environmental assessments on future projects, you should send to state agencies and the Office of Planning and Research your Notice of Preparation as prescribed by AB 884 and Section 15066 of the EIR Guidelines.

If you would care for assistance or if the need arises, the Office of Planning and Research is available to help identify responsible agencies, distribute Notices of Preparation, organize coordination meetings, mediate disputes, and hold consolidated hearings.

Please contact Pam Aronhalt at (916) 445-0614 if you have any questions.

Sincerely,

Stephen Williamson
Stephen Williamson
State Clearinghouse

Attachment
cc: Ren Fellows, DWR

State of California

THE RESOURCES AGENCY

Memorandum

1. Mr. L. Frank Goodson
   Projects Coordinator
   The Resources Agency
   Resources Building, 13th Floor
2. Department of Parks and Recreation
   P. O. Box 2390
   Sacramento, CA 95811

Date: JUL 25 1979

In Reply Refer
To: 420:KH

(916) 322-9870

From : **STATE WATER RESOURCES CONTROL BOARD**
DIVISION OF PLANNING AND RESEARCH

Subject: REVIEW OF NOTICE OF INTENT: SCH 79062728 - SAN SIMEON GENERAL PLAN

The attached comments from the California Regional Water Quality Control Board constitute the comments of the State Water Resources Control Board.

L. Ray Dunham
Acting Branch Chief

Attachment

cc: California Regional Water Quality Control Board, Central Coast Region
1122-A Laurel Lane
San Luis Obispo, CA 93401

TS-4 (1/78)

State of California

The Resources Agency of California

Memorandum

To : Division of Planning and Research

Date: July 16, 1979

Attention: Sallie Freeman

From : **California Regional Water Quality Control Board**
Central Coast Region—1122 Laurel Lane
San Luis Obispo, California 93401

Subject: San Simeon State Beach Preliminary General Plan

We have reviewed the above report and would like to make some comments concerning erosion and sedimentation control. As noted on page 18 of the report, salt water marshes are highly productive ecosystems and are also very susceptible to outside influences. Sediments reaching the marsh as a result of development in the park are of concern to this Board.

Proposed measures to reduce the impact on the marshes include no development within 100 feet of a wetland (page 17), no development in wetland areas (page 20), building in flat, well-drained areas, and structural measures to control runoff (page 21).

Our past experience in other similar areas is that development a few miles upstream of a marsh can have a great impact on the marsh. Specifically, a portion of the marsh can be converted from wetland to dry land. Also, most of the damage occurs during the construction phase of the development.

We therefore recommend minimizing development upstream of marsh areas. In addition, mitigation measures to be applied during the construction phase of any development should be included in this report. These mitigation measures include, but are certainly not limited to, restricting construction during the rainy season, installing sedimentation basins before grading begins, minimizing the amount of time ground is left uncovered, and minimizing the amount of ground left uncovered.

If you have any questions on this matter, please contact Wil Bruhns or Richard Aleshire at this office.

KENNETH R. JONES
Executive Officer

KRJ:WKB:nd

SAN SIMEON STATE BEACH
PRELIMINARY GENERAL PLAN

Preliminary - September 1979

Edmund G. Brown Jr.
Governor

Huey D. Johnson
Secretary for Resources

Russell W. Cahill
Director

State of California
Department of Parks and Recreation
P. O. Box 2390
Sacramento, CA 95811

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SUMMARY

Located on the scenic San Luis Obispo County coastline, San Simeon State Beach has long been a popular attraction for people seeking a coastal recreation experience in a pleasant marine climate. This state beach is also a favorite camping area for visitors to Hearst San Simeon State Historical Monument.

San Simeon State Beach became a unit of the State Park System in 1932, and was classified as a state beach in 1962. Many diverse forms of recreation activity are enjoyed at this state beach, including camping, picnicking, hiking, beach activity, surf and stream fishing, and beachcombing. Observation of marine life such as migrating whales and sea otters is also a popular activity.

The Resource Element of this document is based on a comprehensive inventory of natural and cultural resources of the state beach. It presents the department's policies and recommendations for ensuring protection and proper management of these resources for the enjoyment and enlightenment of the general public.

This document is a comprehensive long-range plan for development of facilities for visitor use, operation, and management of San Simeon State Beach. The document emphasizes landscape preservation, visual resource protection, management and interpretation of natural and cultural resources, and recreation uses compatible with the area's natural values. Public participation played an important part in formulation of policies and recommendations.

Planning considerations, recreational opportunities, visitor use facilities, and operations requirements have been identified in the General Plan. This plan is intended by the department to be a dynamic planning tool, used as a guide for future development and management, rather than as a static, inflexible document. It should be reviewed before any new development proposals are carried out, and updated as necessary to ensure accuracy and relevance.

The General Plan recommendations are:

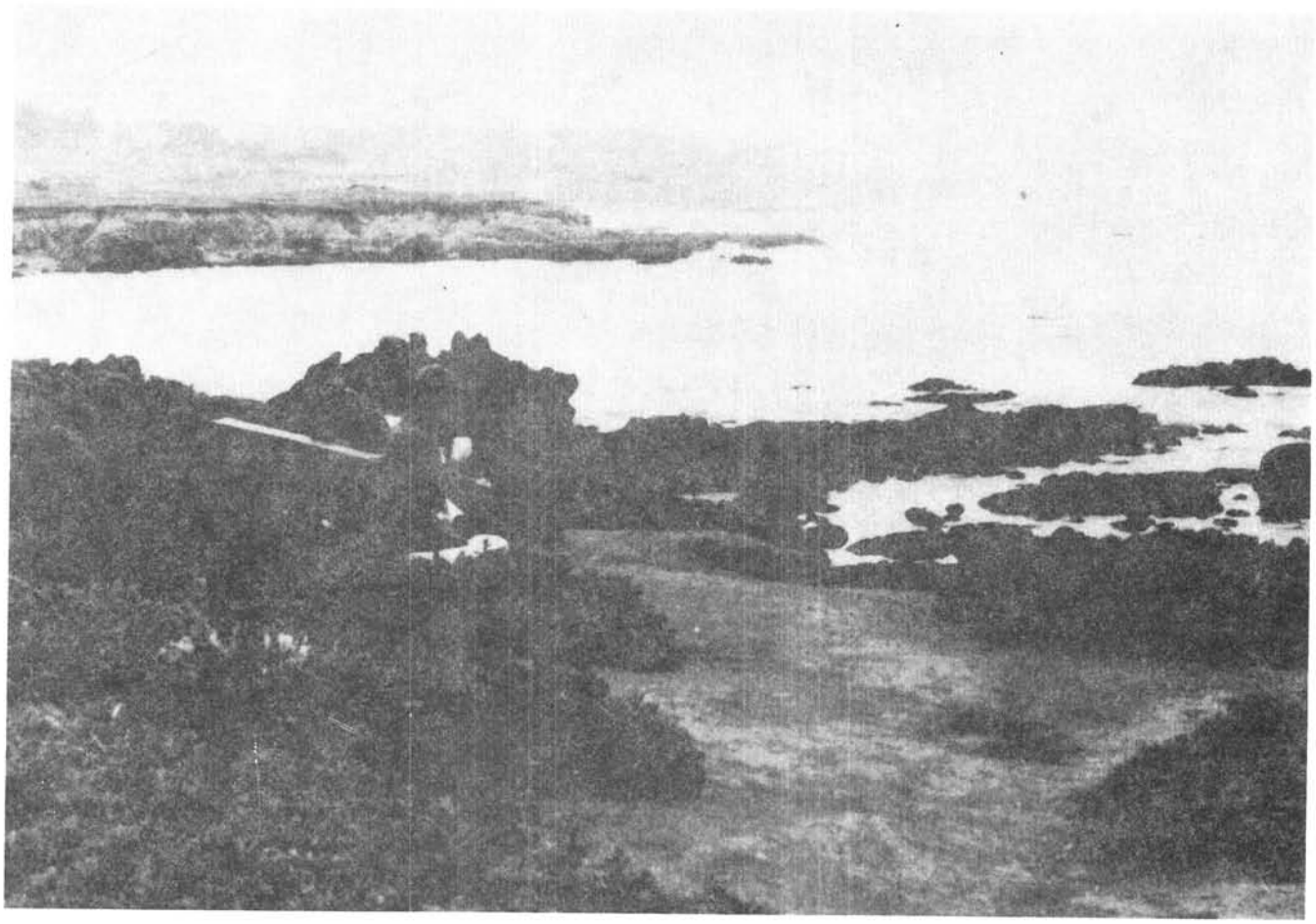
1. To preserve natural and scenic values.

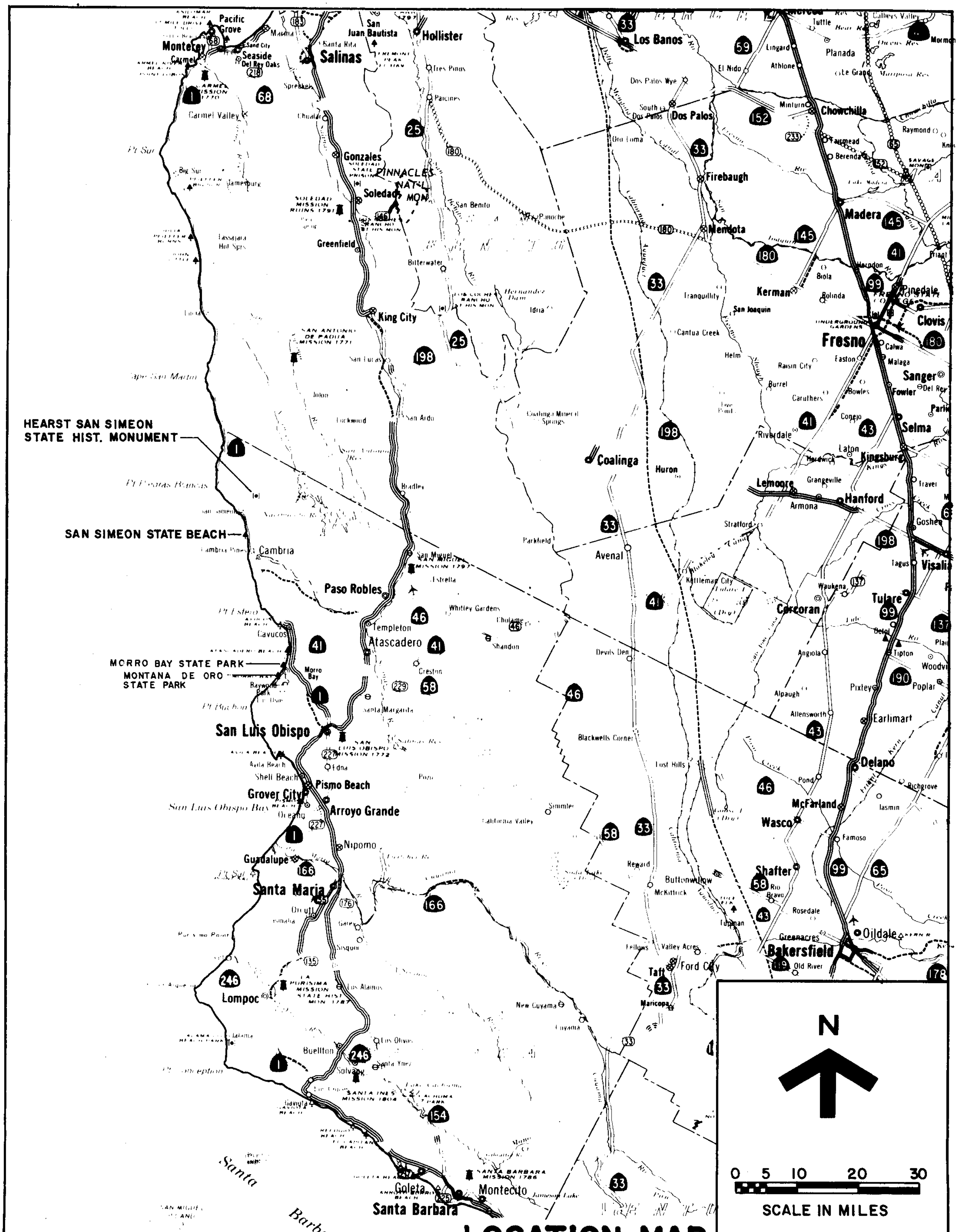
2. To preserve and protect cultural resources, including Native American and historical values.

3. To interpret these values and resources to the visiting public.

4. To provide facilities for visitors that will enhance the variety and quality of recreational experiences available. These facilities will be in harmony with the natural values of the unit.

Introduction





LOCATION MAP

FIGURE I

INTRODUCTION

The San Simeon area has high scenic value, especially as viewed by motorists traveling on Highway 1. This stretch of the highway is near the coastline, often close to high bluffs and promontories. Because of this, travellers often enjoy unobstructed views of the ocean and rocky shore. The road is two lanes wide, and the pace is often slow; most travellers are interested in enjoying the scenery. This is especially true for visitors waiting to tour Hearst San Simeon SHM. In addition to the views available while driving, there are a number of turnouts that make it possible for visitors to leave their cars and explore the coastline, to look at the flora and fauna, to take photographs, and to enjoy this very scenic section of the California coastline.

Inland from the highway, rolling grassy hills rise gradually to the Santa Lucia Range to the east. Where stream drainages cut through the hills, there are belts of riparian vegetation extending like ribbons through the grassland. On some uplands on the property, especially on the north-facing slopes, there are growths of Monterey pine.

Purpose of Plan

The purpose of the San Simeon State Beach General Plan is to provide a document that will guide the responsible use and management of resources of the park unit. To achieve this, the unit's natural and cultural resources have been inventoried and evaluated. As new resource data become available, they will be added to the present collection of knowledge.

All recommended actions are within limitations imposed by environmental conditions, cultural resource sensitivities, and provisions of the Public Resources Code.

Project Description

San Simeon State Beach is located in the Coastal Landscape Province near Cambria in San Luis Obispo County. The park is 56 km (35 mi.) north of the City of San Luis Obispo. Visitors travel 311 km (193 mi.) from San Francisco and 373 km (231 mi.) from Los Angeles to reach this unit. The setting of San Simeon State Beach can be described as 3,978 m (13,050 ft.) of ocean frontage, 219.09 ha (541.38 a.) of beach, rocky headlands, and uplands. The uplands rise to an elevation of about 69 m (225 ft.), and extend inland about 1.2 km (0.75 mi.). San Simeon and Santa Rosa creeks cross the park, creating fresh and saltwater marsh systems before emptying into the Pacific Ocean. The main access points to the beach are at the creek areas.

San Simeon State Beach is an important en route campground and ocean access point. The park offers these activities to visitors: limited surfing at Santa Rosa beach; summer campfire programs; stream fishing in fall and summer for trout and steelhead; surf fishing; beachcombing; and group activities such as volleyball and hiking. Quieter types of activities here are painting, photography, sightseeing, picnicking, and guided or self-guided nature walks.

Vehicular access to the major portion of this unit is east on San Simeon Creek Road from State Highway 1. Moonstone Beach Drive parallels State Highway 1 to the west, providing vehicular access to the shoreline.

Plant life consists of many native and nonnative species. Exotic (nonnative) species are generally found in the existing campgrounds at San Simeon Creek, the Whitaker Ranch area further up the creek, and the coastal bluff and beach area near Leffingwell Landing.

Migratory waterfowl, marine mammals, amphibians, reptiles, birds, mammals, and intertidal invertebrates can all be found in the beach area.

The cultural resource significance is indicated by the presence of historic sites. The area of this beach has been influenced by Spanish explorers, missionaries, dairy farmers, cattle ranchers, mining, and more recently, tourism.

Historical Background

The history of the San Simeon area dates back to the time when the Playano, a subdivision of the Hokan-speaking Salinan, had a plentiful food supply of animals, plants, and sea life found in this isolated area. The early history of the San Simeon State Beach area is, however, still uncertain. Radiocarbon dating has established the dates of nearby prehistoric sites to be from 3200 B.C. to 9000 B.C. It was due to the isolation of the central coast that the Playanos were not truly discovered by whites until the Portola expedition of 1769.

The Portola expedition brought a period of Spanish exploration and colonization to the San Simeon region. Three missions were founded in the vicinity: Mission San Antonio de Padua (1771) Mission San Luis Obispo (1772), and Mission San Miguel Archangel (1797).

The original plan of the Spanish government to secularize all missions within ten years of their founding would have returned ownership of mission land to both the Indians and the government. But, this plan never materialized. Further, under Mexican administration, the old mission lands of Alta California were ultimately distributed as land grants to loyal Mexican families, such as that of Don Jose de Jesus Pico. Don Jose was the first cousin of Pio Pico, the last recognized Mexican governor of California. In 1840, Don Jose was granted the Piedra Blanca Rancho, named for the white rocky peaks of its hilltops. This 48,000-acre grant, located between the Arroyo and San Carpoforo creeks and west of the Santa Lucia Mountains, later became the nucleus of the Hearst ranch. Two other nearby land grants were ultimately given to other Mexican familes: the San Simeon Rancho, granted to Don Jesus Ramon Estrada in 1842; and the Santa Rosa Rancho, received by Don Jesus' brother, Julian, in 1841. Both consisted of land originally within the jurisdiction of Mission San Miguel.

After secularization of the missions, and during the subsequent rancho period, the title to the area between Leffingwell Landing and San Simeon Creek was never firmly established. Activities associated with Rancho San Simeon to the north and Rancho Santa Rosa to the south declined after statehood. Furthermore, the severe drought of 1862-63 destroyed all livestock on Rancho Santa Rosa. This drought caused severe financial hardships among ranchers in this area. Some rancho families were forced to sell their land cheaply to George Hearst, father of William Randolph Hearst.

In 1865, Hearst bought Rancho Piedra Blanca, and developed it into a profitable stock farm. As more rancho land became available, Hearst continued to extend the Piedra Blanca property. After his father's death in 1891, William Randolph further enlarged the family holdings to include the San Simeon and Santa Rosa ranchos. The combination of the two ranchos gave Hearst outright ownership of a total of 275,000 acres.

Late nineteenth and early twentieth-century settlement of the area around San Simeon State Beach included dairy farmers and a few cattle ranchers. Mining boomed in the late nineteenth century; even today, mining activities continue. Cinnabar mining was the most extensive, although overall mineral extraction also included copper, oil and, briefly, coal.

The area has always been geographically isolated, and was generally bypassed by transportation developments. The depression of the 1920s fostered some changes in the region, but the tourist trade associated with Hearst Castle did not increase until the late 1950s.

The archeological resources at San Simeon State Beach include 11 prehistoric sites and five or more areas of historic importance. The prehistoric sites, with one major exception, occur along the ocean bluffs, and exhibit shell-rich cultural deposits and chipped and ground stone tools. Mortars appear wherever there are bedrock outcroppings. Most prehistoric sites have been disturbed by agriculture or highway construction.

Several historic sites in the area, such as the schoolhouse, store, and coal mine, may be worthy of interpretation as remnants of early settlement, agriculture, or educational activities.

Planning Process

The Public Resources Code provides that after each unit of the State Park System is classified, the Department of Parks and Recreation shall prepare a General Plan for that unit. The department must then submit the plan to the State Park and Recreation Commission for approval. It is the responsibility of the commission to schedule a public hearing to consider such approval.

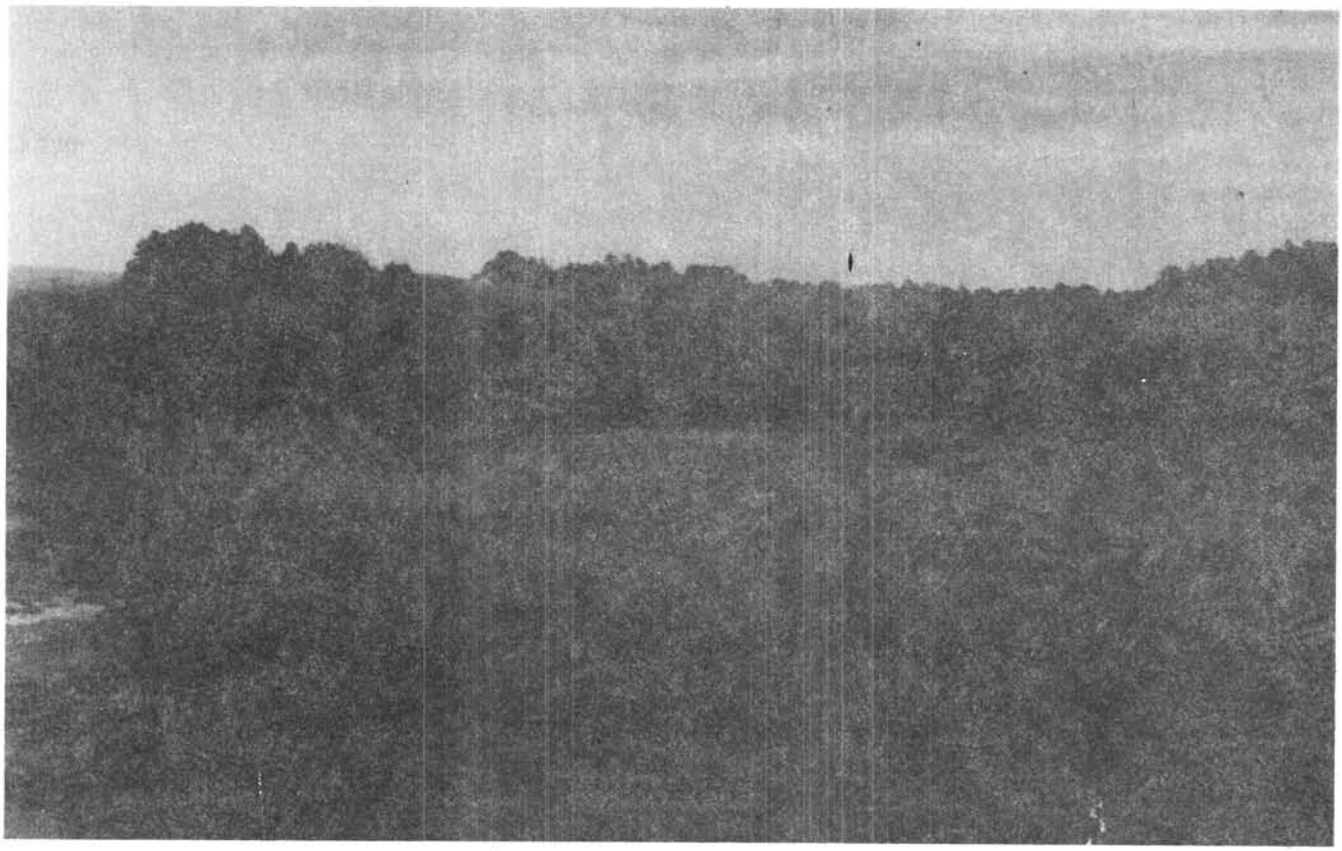
The San Simeon State Beach General Plan study began in May 1978 with research, data collection, and a public planning workshop at Morro Bay. After the May public workshop, the department was required to make some adjustments in planning priorities and programs. This resulted in a temporary delay in the planning of the park. A second public workshop was held in March 1979, in Cambria. These workshops provided park planners with the advantage of local and regional citizens' perspectives. The concerns of local and county government, as well as statewide needs, were addressed. It is not intended that any one interest should control the outcome of the planning process, but that all interests should be represented and considered in making planning decisions.

In addition to the workshops, a range of ideas and concerns were expressed by the public through correspondence, questionnaires, and interviews with the planning team.

The General Plan must comply with the restraints of the Public Resources Code and the "Policies, Rules, Regulations and Orders" of the California State Park and Recreation Commission and the department.

The General Plan for San Simeon State Beach is scheduled for presentation to the State Park and Recreation Commission in November 1979.

Resource Element



RESOURCE ELEMENT

Unit Identification

San Simeon State Beach is located near Cambria in San Luis Obispo County. The property extends from just north of San Simeon Creek to just south of Santa Rosa Creek, a shoreline distance of 3,978 m (13,050 ft.). It contains a total of 219.09 ha (541.38 a.).

The initial acqusition occurred in 1932. The unit was classified in 1962 as a state beach. Section 5019.56 of the Public Resource Code lists a state beach as a type of state recreation unit. The definitions of a state recreation unit and state beach are given in the code as follows:

> (d) State recreation units consist of areas selected, developed, and operated to provide outdoor recreational opportunities....
>
> In the planning of improvements to be undertaken within state recreation units, consideration shall be given to compatability of design with the surrounding scenic and environmental characteristics.
>
> (d) State beaches....(consist) of areas with frontage on the ocean, or bays designed to provide swimming, boating, fishing, and other beach-oriented recreational activities. Coastal areas containing ecological, geological or scenic resources of significant value shall be preserved within state wildernesses, state reserves, state parks, or natural or cultural preserves.

General Objectives

Resource Objectives

Particular attention shall be given to preserving the picturesque coastline resources, and any developments shall be made to serve the purpose of providing facilities to the visiting public with the least impact on the visual scene.

Particular care shall also be given the fragile resources, which include (but are not limited to) the intertidal zone, the coastal bluffs, the marsh and wetlands associated with San Simeon and Santa Rosa creeks, the natural Monterey pine groves, the upland hillside soils that are highly prone to slippage and erosion, and the numerous historical and archeological sites in the area.

Resource Use, Management, and Protection Objectives

The integrity of the scenic resources shall be protected through restricting use to places where it will not detract from the scene, as viewed from the highway or other points of viewer concentration.

Developments and facilities shall be wisely planned and located so they meet the needs of the public, without encouraging public uses that will harm or degrade the natural and cultural features or values.

Visitor use intensity shall be held to the desired levels through observation of impacts on the resources present. If it appears that use intensity exceeds the desirable level, steps shall be taken to reduce the use through various operational means available, which may include closures, rerouting, rehabilitation, etc.

The objective of vegetation management shall be to encourage native flora to reestablish natural plant communities. To accomplish this goal, it may be necessary to eliminate aggressive exotic species.

The objective of wildlife management shall be to restore and maintain a mosaic of natural habitats, which should benefit and encourage species native to the area.

The objective of resource protection shall be to exclude wildfires from the unit. Prescribed burning may be used as a management tool for fuel reduction, and for perpetuating the natural Monterey pine forests. Prescribed burning may also be used for perpetuation of other natural terrestrial ecosystems.

The area embraces both archeological and historic sites that will need to be protected and preserved.

Resource Evaluation

Natural Resources

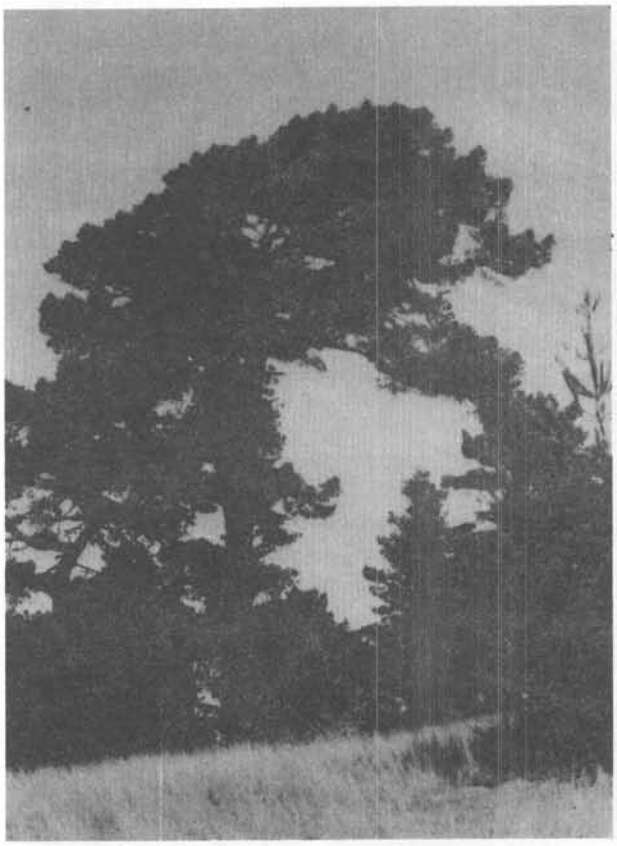
San Simeon State Beach is located in the coastal landscape province, as described by Herbert L. Mason in The Scenic, Scientific and Educational Values of the Natural Landscape of California, 1970.

The ecological entities present are shown on the Vegetation Map, Figure 4.

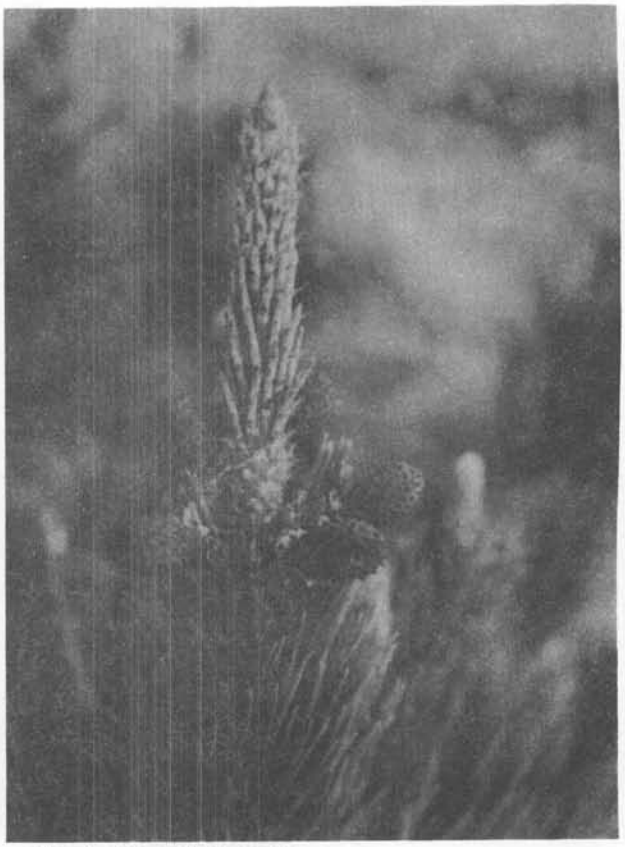
In pristine times, the natural ecosystems and their species composition differed considerably from what exists today. The chief reason for the change has been livestock grazing, the main agricultural enterprise in most of the area. Cultivated crops have been grown in the larger stream bottom lands of San Simeon and Santa Rosa creeks, but most of this has occurred on lands outside the boundary of San Simeon State Beach.

To improve the grassland area for livestock, some coastal scrub land has been converted to grassland. In the past, heavy livestock grazing has helped to keep this land from reverting to its original vegetative type. Some of the upland area may have had more trees at one time, but these could have been cleared to make room for more grasslands.

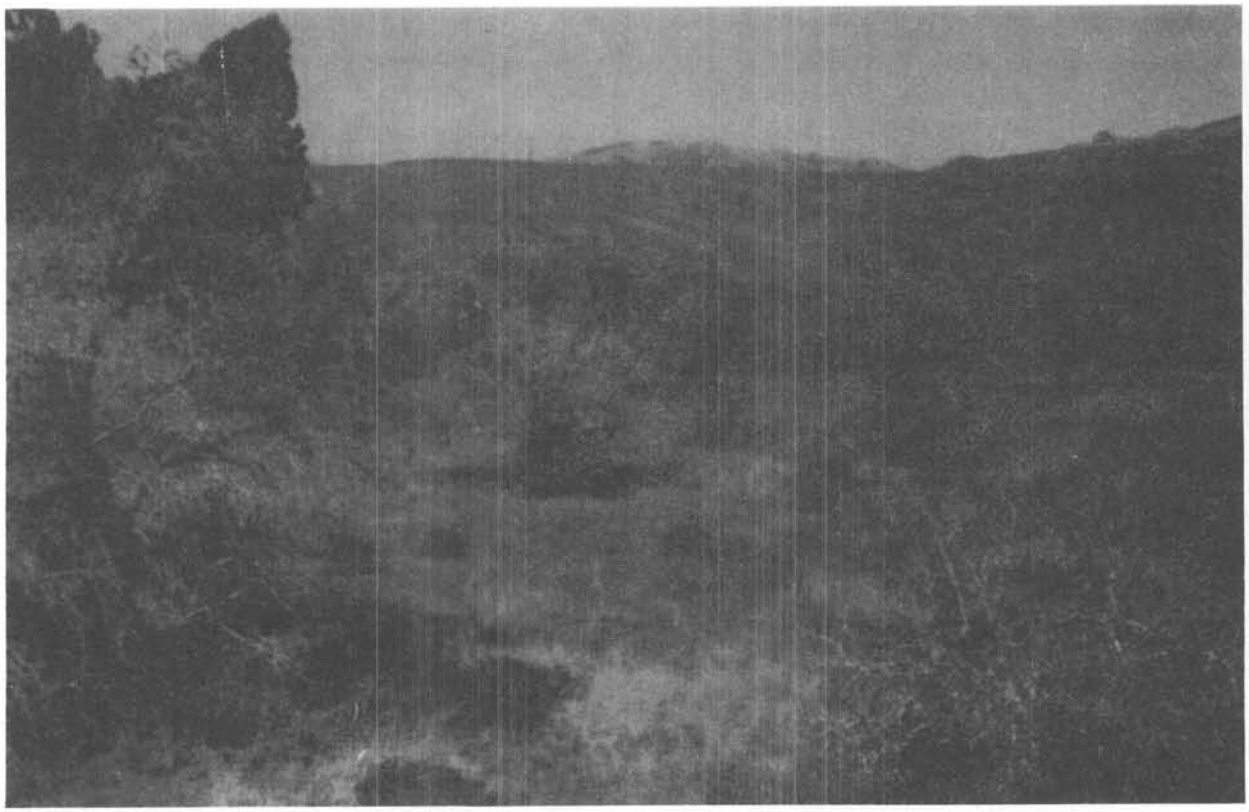
The Euroamerican occupation of California brought with it livestock and many exotic plant species, primarily from the Mediterranean region. Many of these plants were highly competitive with native species, and forced the natives to become secondary in dominance, a condition that still exists. Only remnants now exist of some original native species.



Natural stand of Monterey pine

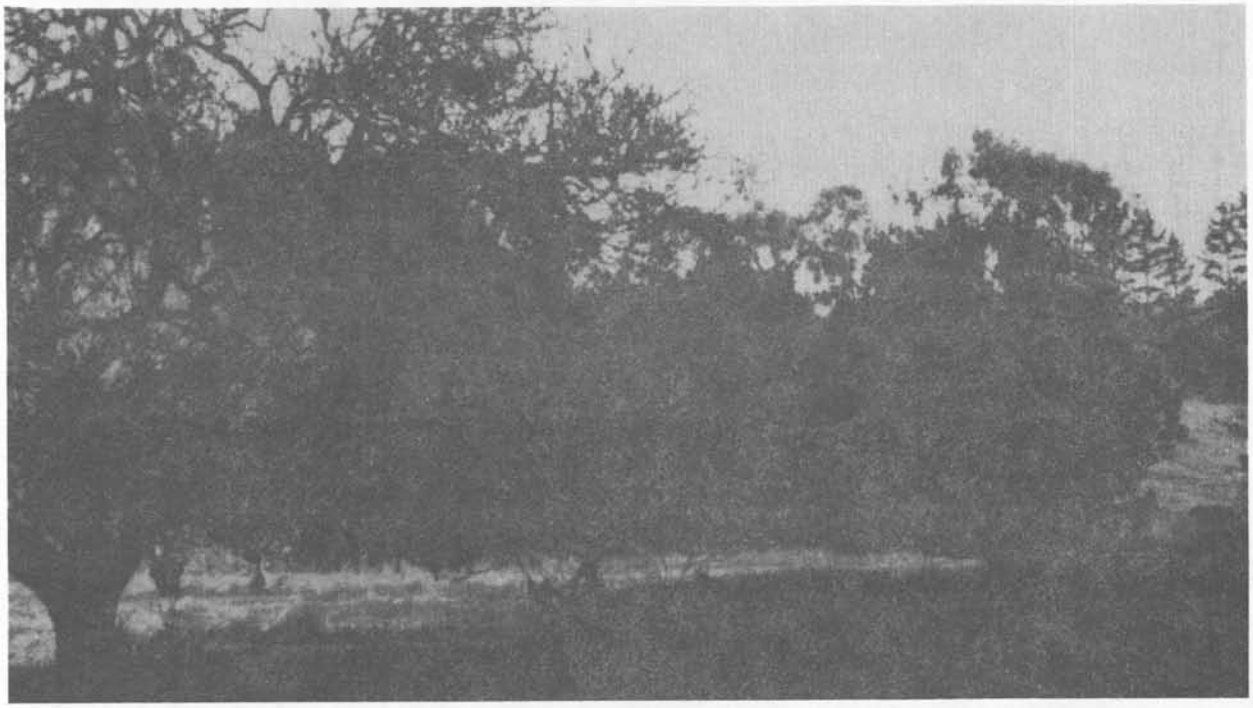


Monterey pine cone



Existing vegetation

Several plant communities are found in the park



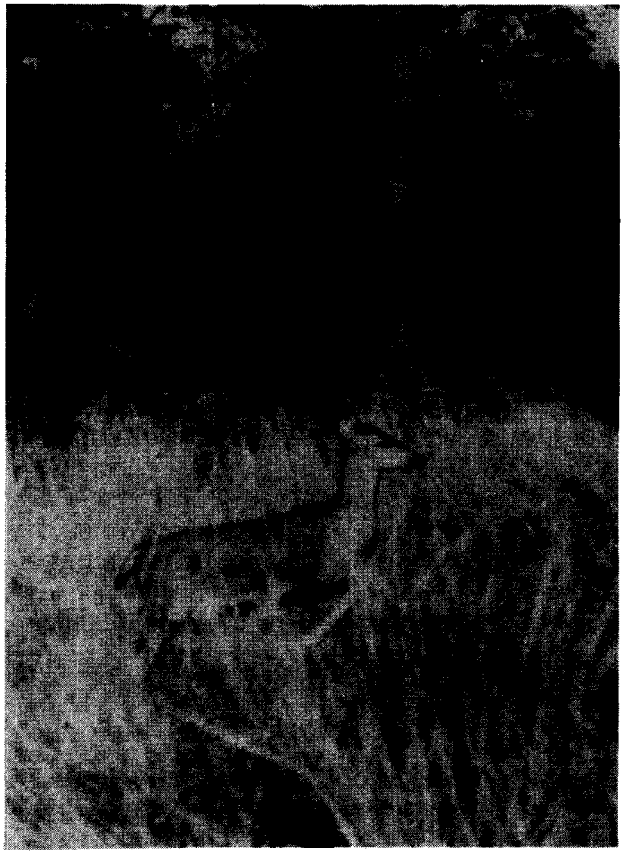
Existing vegetation

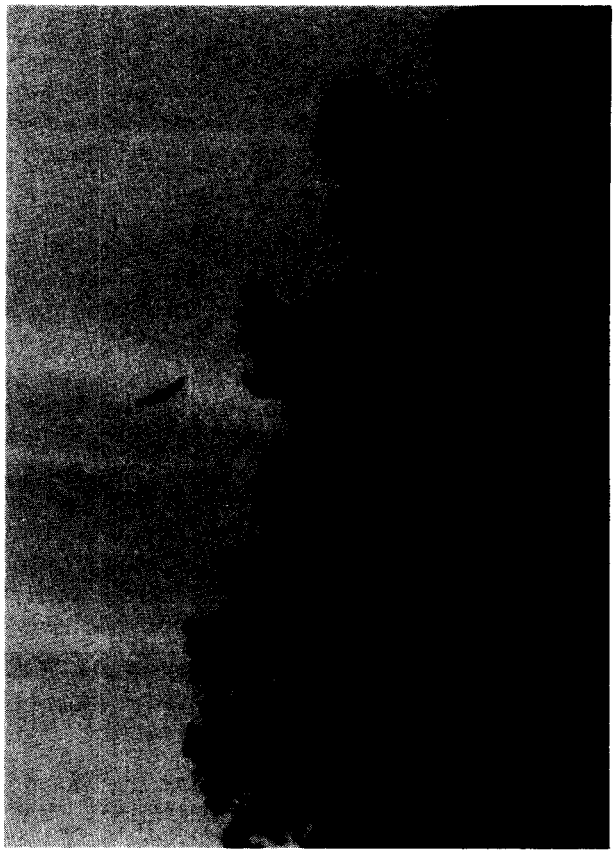
Since the land has been in the State Park System and livestock use has been curtailed. some notable vegetation changes are beginning to occur. In the lower parts of the land formerly used for grazing, some coastal scrub is beginning to invade the introduced annual grasslands. In the upper areas, some native species are beginning to become more noticeable. So far, the Monterey pine stands do not seem to be extending their range appreciably, probably due to the exclusion of fires, which would help get the stands started. Monterey pine does well after fire; the cones open and release seeds in the ash, which furnishes nutrients. At the same time, fire temporarily reduces competition of grass and other species. With a prescribed burning program, there may be some extension of the Monterey pine groves.

In pristine times, San Simeon and Santa Rosa creeks probably supported larger populations of anadromous fish than at present. With the development of agriculture, water sources were tapped, and some of the water that fed these streams has been appropriated. As a result, there is less free-flowing water in the streams.

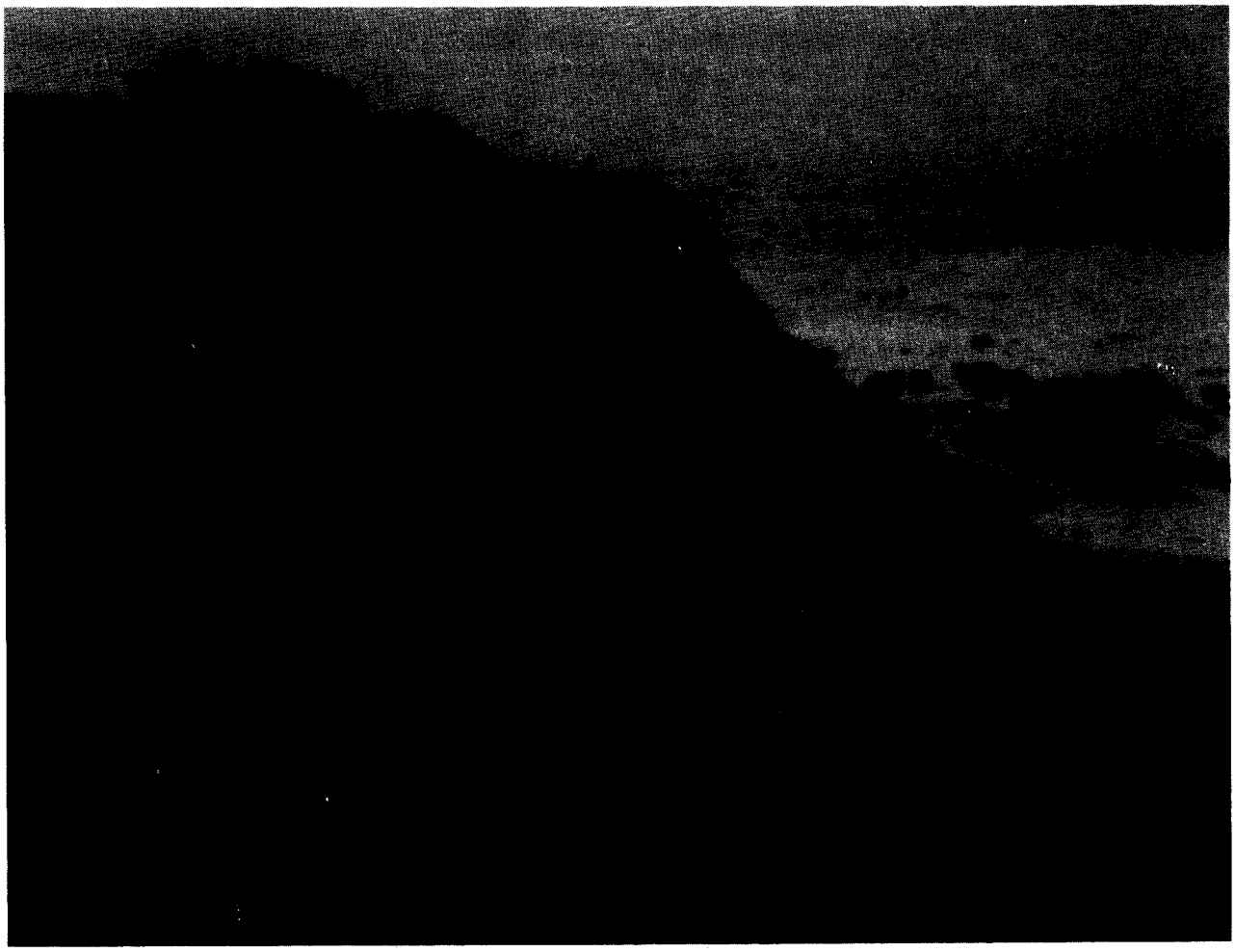
Native American use of the land had little known effect on the overall resources of the area. The Indians developed a culture geared to what the resources could support, and the Indian population, especially those that remained year-round, was probably regulated by its food supply.

Animal populations now present are largely controlled by the habitat. With the encroachment of introduced annual grasslands by coastal scrub, a more diverse habitat is being formed. In general, the "edge" effect (ecotone), in which two or more plant communities come together, creates a more desirable habitat for a greater number of animal species than where a single plant community exists. Thus, this encroachment will have a tendency to favor an increase of animal species and numbers.





Wildlife



Erosion of bluff due to uncontrolled access

The stability of the soils in the grassland area is lower under a regime of heavy livestock grazing than without the grazing. Trailing and trampling reduce the vegetative cover, and expose soils to erosion and compaction. Without livestock, the cover becomes denser, and the plants are able to use more water, with less runoff and subsequent erosion. Canopy interception decreases the amount of water that reaches the soil mantle, which in turn decreases the amount of soil moisture available to plants. Shrubs more drought-tolerant than grasses become established, and the diversity of their root systems more effectively holds the soils together. As a result, in the area that was formerly all grassland, the soils may become more stable. However, many soil types are highly erodible, and must be carefully managed to avoid slippage and erosion. When the soil-vegetation mantle is disturbed by road construction and other developments, or even by human trampling, precipitation falling on these open, disturbed areas does not penetrate, and so must be transported and dispersed to surrounding areas. If this run-off water is not adequately spread, it can cause serious erosion problems.

Serious bluff erosion is occurring due to indiscriminate access.

A complete soils description can be found in the Resource Inventory for San Simeon State Beach, on file with the department. See also, Soil Analyses Map, Figure 5; and Slope Analyses Map, Figure 6.

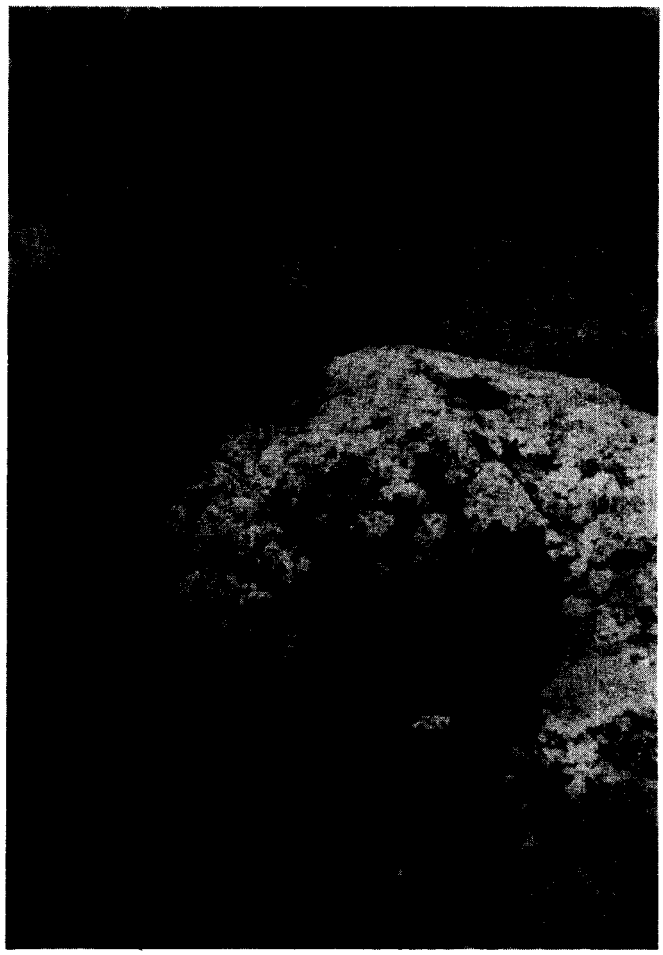
Cultural Resources

Archeological resources at San Simeon State Beach include eleven prehistoric sites and at least five areas of historical importance.

Currently known prehistoric sites, with one major exception, occur along the sea bluffs. All exhibit shell-rich cultural deposits, with chipped and ground stone tools and mortars wherever there are bedrock outcrops.

The major exception to the coastal orientation is CA-SLO-221, located on the former Bonomi property, on the north bank of San Simeon Creek. This site may be associated with two bedrock mortar sites, SLO-189 and SLO-799, just across San Simeon Creek to the south. Except for SLO-72, located on the bluff on the south side of San Simeon Creek and to the west of Highway 1, all the prehistoric sites are extremely sensitive. Most suffer from agricultural disturbance or highway construction.

There are seven archeological sites in the coastal and bluff areas. Three of these are bedrock mortar sites, one in the Cambria area and two between Cambria and San Simeon Creek. The coastal sites, except for SLO-72, have shell and lithic-rich cultural deposits, showing a dark and sometimes greasy soil. The cultural deposits surround a bedrock mortar outcropping at SLO-184, 154, and 185.



Indian mortar

CA-SLO-156 is noteworthy for its size. It is 120 meters north-south by 300 meters east-west, making it one of the largest sites in this section of the California coast, and possibly the major habitation area in the unit. However, SLO-221 to the east is a more likely village site (see Figure 3 for map of cultural sensitivity).

The historical resources of San Simeon State Beach are varied, but generally of local significance. No buildings or structures of major historical or architectural significance exist at the unit.

Some of these resources are of archeological value. Buffer mitigation procedures should be followed before development of the visitor use potential in the areas of these sites, all of which are on State Park System property.

These resources include: the Whitaker Ranch, the remains of a dairy ranch on the south side of San Simeon Creek, 1.75 km east of Highway 1; the schoolhouse site, the probable location of the first English-language public school in San Luis Obispo County, located on the south side of San Simeon Creek, 2 km east of Highway 1; the Leffingwell landing site, a nineteenth century shipping and early twentieth century abalone processing factory, located at the mouth of Leffingwell Creek; a coal mine site, located 50 m south of the mouth of San Simeon Creek on the beach, mined by Leffingwell in the 1860s; and two public works bridges on Highway 1, one at San Simeon Creek and one at Leffingwell Creek.

Also of historical significance was use of the entire area as an agricultural station for Mission San Miguel.

Declaration of Purpose

San Simeon State Beach is established to make possible public use and enjoyment of the ocean beach and related uplands near the mouths of San Simeon and Santa Rosa creeks, on the San Luis Obispo County Coast. The objective is to provide for protection and interpretation of the beach environment, including the nearby scenic uplands (with their Monterey pine forests) and the headlands, and to make possible optimum public use of the beach lands for outdoor recreational purposes, in ways that do provide due respect for the scenic, cultural, or natural integrity of the area.

Declaration of Resource Management Policy

To preserve the scenic integrity of the narrow strip of land between State Highway 1 and the ocean, it is the management policy of the department to restrict development to areas that will not impair the views of the ocean and shoreline for passing motorists.

To protect the scenic values of the area, it is the management policy of the department to locate overnight developments where they will not be readily visible from State Highway 1, or where they can be adequately screened by plantings.

To protect the fragile ocean bluffs from excessive erosion, it is the management policy of the department that any development constructed in the area will be designed so collected runoff from the development will not be allowed to flow on unprotected soil or vegetated areas, and/or so the runoff will be spread to where no erosion damage will occur. Bluff access is to be located away from ecologically fragile areas.

The riparian and wetland areas at and next to San Simeon and Santa Rosa creeks will be protected, in conformance with the policy of the State Resources Agency to protect the wetlands of the state. A minimum buffer strip of 30 m (100 ft.) must separate any development from a wetland area.

To protect the natural environment and its scenic and esthetic values, it is the management policy of the department to allow no effluent to be released in settling and evaporation ponds, or in any other manner that would degrade the resources.

To preserve and protect the natural stands of Monterey pine, it is the management policy of the department that no facilities other than trails will be developed within these groves.

It is the management policy of the department to keep livestock off the unit, to let the area come back to the type of natural vegetation that it would normally support.

It is the management policy of the department to restrict upland development of both roads and public use facilities to the flattest grades possible, to prevent erosion and soil slippage problems.

It is the management policy of the department to encourage planting of native species for landscaping or screening purposes, if needed around development areas.

Native American prehistoric and historic resources at San Simeon State Beach are sensitive, and it is the policy of the department that no Native American resources shall be affected by development processes without prior approval of the director. These include the eleven prehistoric and five historic sites identified by the Cultural Heritage Section (except for the Whitaker Ranch complex, demolished by the State of California

in 1966). This ranch does not have enough statewide historic importance to retain what still exists of this enterprise, other than artifacts. Historic artifacts remaining include some pieces of old farm equipment, which should be preserved. The other four historic sites are stated as being of local significance.

An attempt should be made to obtain all prehistoric and historic artifacts now in private possession that originated from the San Simeon State Beach property, or from adjacent lands.

Recreational and interpretive uses of the area should be encouraged to the extent that they do not damage natural or cultural values present.

With its relatively heavy visitor use and its attractive setting, San Simeon State Beach is well suited for interpretation of many natural, cultural, and recreational topics. These include (but are not limited to) the following:

Coastal dynamics is a major interpretive theme for this unit. The ever-changing nature of coastal California is exhibited here in terms of marine terrace formation, bluff erosion, sand transport, and the action of waves and tides. In fact, geologic interpretation of one of the area's rock units (Franciscan formation) involves change on a global scale - rearrangement of the entire earth's crust through the mechanism of plate tectonics.

Marine climate might also be interpreted here, in a way that would have meaning to coastal dwellers up and down the state. The production of summer fog, the significance of temperature inversions (often very evident on the ride from the beach to Hearst Castle), and the effect of the wind and salt spray on vegetation are only a few of the possible interpretive subjects relating to climate.

A number of natural ecosystems are represented in the unit, each with its own interpretive stories to be told. Most notable, perhaps, is a natural stand of Monterey pine, a well-known species native to only three locations along the California coast. Behind this stand's restricted range is a dramatic story, involving the same set of geologic, climatic, and competitive factors that have worked to isolate plants like the coast redwood, Torrey pine, and Monterey cypress elsewhere along the coast. Other natural communities found here include: saltwater marsh, one of North America's most biologically productive and most threatened ecosystems; California prairie (now mainly introduced annual grasslands), possibly the most highly (and accidentally) altered of California's major ecosystems; coastal scrub, an aggressive invader of disturbed or degraded ecosystems; coastal strand, beautifully adapted to endure the rigors of the open coast; the complex freshwater marsh; and the water-dependent riparian ecosystem along the sides of the creeks.

The interpretation of animal life in or near the unit should certainly include: the offshore activities of sea otters and California sea lions; the great annual migrations of California gray whales, monarch butterflies, and waterfowl; and the fascinating adaptations and interdependencies found in the coastal tidepools.

The occurrence of eleven prehistoric archeological sites in the unit (including middens and bedrock mortars) makes it possible to interpret the region's early occupancy by Salinan Indians, and to examine their lifestyles in relation to the land. Interpretation of other cultural resources in this unit is of secondary importance, except for the school

house, CA-SLO-800. The ranch, an abalone processing factory, and a coal mine are generally of marginal significance, but might be interpreted, nevertheless, in terms of the settlement and economy of this section of the coast.

Recreation-related interpretation can deal with such topics as surfing, skin and scuba diving, beachcombing, stream and surf fishing, boating and boating safety, hiking, birding, whale watching, and ordinary sightseeing. Orientation material, maps, folders, etc. and general information should also be made available.

As a tool required for judicious resource management, a resource monitoring program shall be initiated before facility development. This program will include, but will not be limited to:

a) Establishment of permanent plots to monitor the impact of various use intensities on each ecosystem in the unit. Permanent plots will consist of 10 x 10 meter quadrants and transects, in sufficient numbers to provide statistically significant monitoring results. Plots will be monitored for abiotic and biotic environmental conditions.

b) Air and water quality monitoring stations will be established.

c) Macro-climatic and micro-climatic weather stations will be established.

d) Other monitoring needs may be found necessary on approval of the General Plan for the unit.

Resource monitoring equipment and permanent plot establishment shall be funded as part of the general plan budget. Permanent plot establishment and resource monitoring shall be the responsibility of the Natural Heritage Section, with cooperation from the Development and Operations divisions.

The interpretive objectives shall reflect the declared purpose of the unit. Emphasis shall be placed on coastal dynamics and preservation of the natural resources and biotic communities. Historical relevance of cultural and archeological data shall be interpreted in relationship to the natural habitat. On-site interpretive facilities shall be kept to a minimum. Any extensive exhibits, displays, and detailed orientation material could be incorporated into the larger visitors' and interpretive center at Hearst Castle. Recreational, natural, and cultural resources that have been identified, and those yet to be identified, shall be appropriately interpreted.

Specific Recommendations for Carrying Out the Resource Management Policy

Turnouts, parking, and general access along the beach frontage should be allowed only where this activity will not significantly impair the quality of scenic vistas observed by passing motorists on Highway 1. Suitable locations would include areas not visible from the highway, areas lying below the general eye level for observing coastal scenery, areas where the coastline or ocean are not visible, areas that are generally blocked from up or downcoast viewing, and areas of such poor viewing that only the distant ocean skyline can be seen.

Telephone and power lines should be placed underground where possible, for similar reasons.

Drainage from roads and parking lots should be collected and run on or in some structure to a safe location, so erosion of the fragile bluffs will not occur. Trails on and down the bluff areas should be well planned, to get people from the parking areas to vista points or to the ocean below without causing further land stability problems. The trails should be graded so they do not collect large amounts of runoff, but if this is not possible, they should have drainage systems similar to those of the roads and parking lots. The use of a suitable hard-surface material should be encouraged, to firm the fragile soil that is highly subject to erosion forces. Volunteer trails should be blocked off and removed when possible, and should be discouraged by a trail design that protects the fragile resources.

No development should be allowed in wetland areas, other than wetland enhancement or interpretive trails.

The practice of hauling and dumping effluent to settling and evaporative ponds located in the uplands has been discontinued. These areas have been backfilled, and should be rehabilitated and revegetated. The sewage system should be completely contained.

The fencing at the back of the inland area needs to be improved, to prevent livestock trespass from adjacent ranches.

If the present overflow overnight camping area south of San Simeon Creek is developed, it should be placed far enough away from the wetland areas so it will not affect them.

Soils in the area are subject to slippage and erosion when they become wet and saturated. To reduce the chances of this occurring, roads should be well drained, with adequate culverts to carry off and spread runoff; they should be constructed to avoid switchbacks where collected water becomes concentrated, and should be constructed on the minimum grades possible to reach the desired destinations.

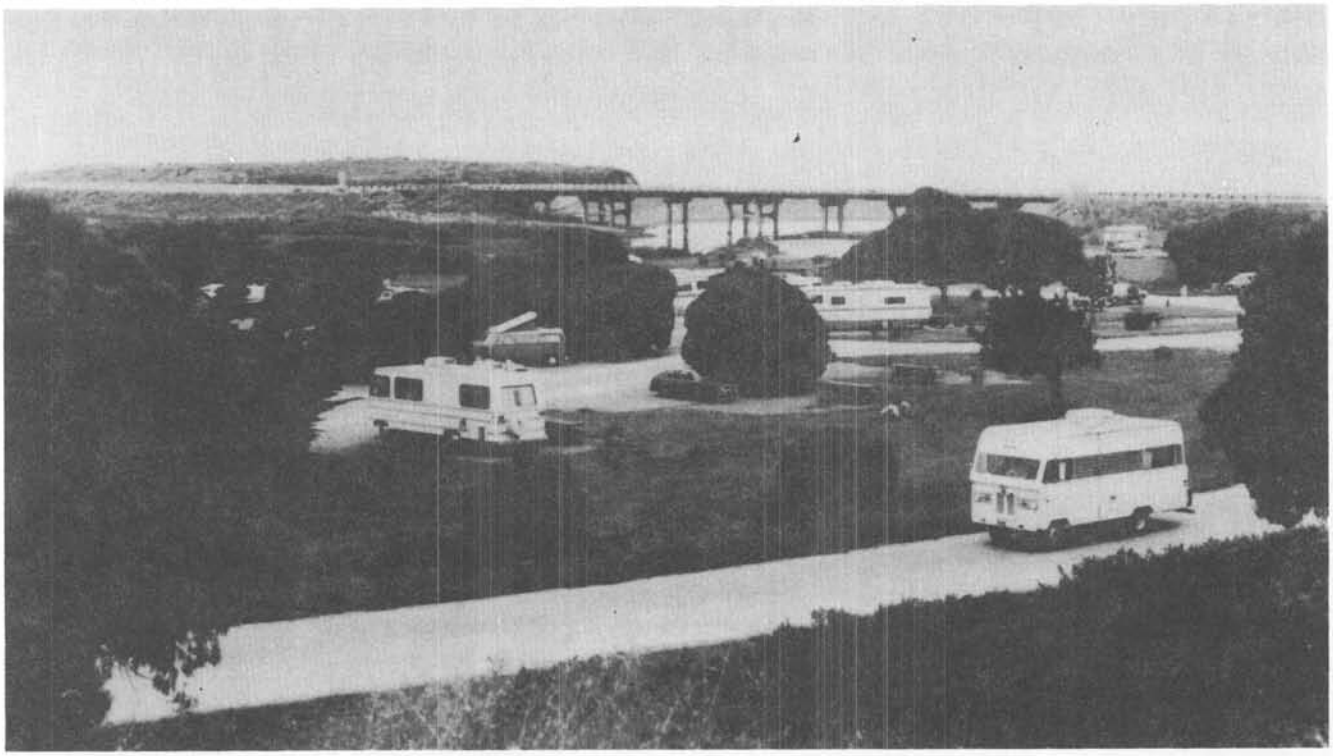
Visitor facilities should be developed on the flattest areas possible, and should be well drained.

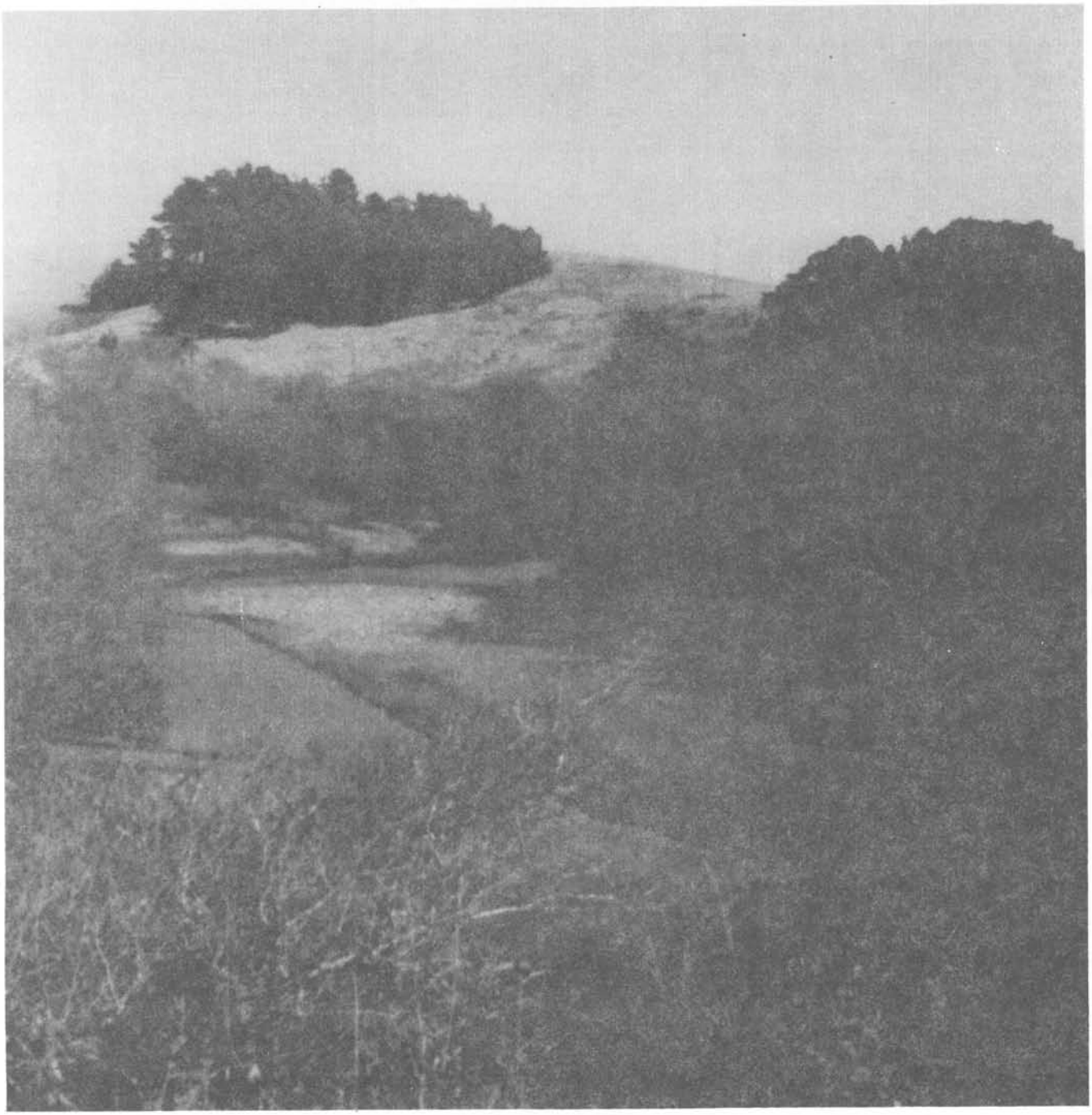
All collected water in ditches, culverts, or other collection devices should be dissipated, if at all possible, before it is allowed to reach a volume that will erode the soils.

The original development at San Simeon Creek was heavily planted with nonnative species. When there is need for replacement of any of these plantings, they should be replaced with native species, with Monterey pine (from local seed sources only) given high priority.

Proposed developments near known archeological or historical sites should be checked for site impact, and should be approved by the Native American community before the start of any work.

Land Use and Facilities Element





LAND USE AND FACILITIES ELEMENT

This element of the General Plan is a narrative and graphic description of the facilities that will be provided at San Simeon State Beach. The department's goal for this unit is to provide for and enhance the public's use and enjoyment of the park's natural and cultural resources, while exercising control to manage and preserve these values. (See Existing Conditions Map, Figure 2.)

EXISTING LAND USE AND FACILITIES

Since its initial acquisition in 1932, San Simeon State Beach has provided needed recreation for almost three generations of park users. In addition to the existing overnight use near San Simeon Creek, the unit is used primarily during the day for activities such as beach use, scenic driving, surf and stream fishing, and marine life observation.

Visitation at San Simeon State Beach usually runs more than a million annually. Because peak visitation occurs on holidays and summer weekends, many areas are crowded, roads are congested, and parking facilities are inadequate. Cars pull off Highway 1 at scenic areas wherever turnouts are available. Parking lots fill up and overflow into surrounding areas. On weekdays, the park receives much lower visitation. This period of lower use allows the resources to recover.

Twenty-five campsites and day-use facilities located north of San Simeon Creek were constructed in 1963-64. In the late 1970s, additional facilities were added: paved roads, 109 camping spurs, landscaping, comfort stations, and a trailer dump station. An overflow overnight parking area for 180 vehicles, located south of San Simeon Creek, is available to the public in the peak visitor use season on a one-night only basis. This area is an old gravel fill, formerly occupied by a gravel processing plant, and is visible to motorists on Highway 1.

Leffingwell Landing, one mile south of San Simeon Creek on Moonstone Beach Drive, offers 10 day-use sites located on a small wooded point planted with Monterey cypress. This is a good spot from which to observe the ocean, the rocky shore, and the sea otters. It is also a favorite site for fishermen.

A small graveled ramp on the south side of Leffingwell Creek is sometimes used for launching boats. The Leffingwell headland forms a small cove at this point that affords some protection from waves; however, boaters are often required to negotiate heavy wave action. Although launching a boat at this site is hazardous, it is probably the best location at San Simeon State Beach. All other locations would require carrying a boat a much greater distance, and launching it in an even less protected area.

The mouth of Santa Rosa Creek, one mile south of Leffingwell Landing, is another popular day-use area at San Simeon State Beach. A parking area on the north side of the creek overlooks the lagoon and the beach. There is no development, which makes this area important for watching water-associated birds. More than 71 species have been identified here. Other activities include gathering driftwood, walking on the beach, and occasional surfing.

The existing 134 campsites are inadequate to handle the influx of 500-600 campers on holiday weekends and throughout the summer season. At present, there is a campfire circle that will accommodate 40 to 50 people. However, as with the overnight camping spaces, visitors often overcrowd the facilities, with as many as 120 campers attending the campfire programs.

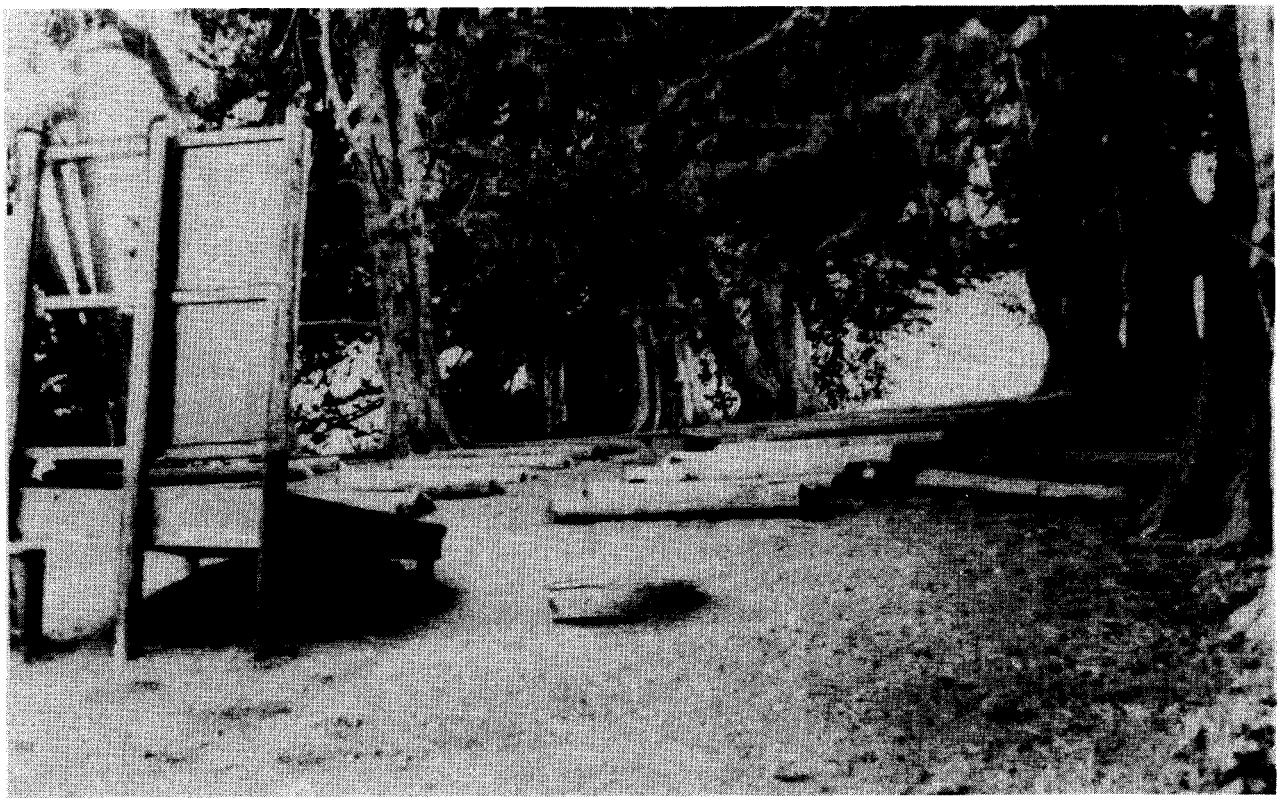
Many of these campers remain in the unit overnight before going on to scheduled tours at Hearst San Simeon SHM; they often become interested in other recreational resources and activities at the unit during their visit.

Access to various vista points and turnouts along San Simeon State Beach are good, even though visitors traveling north must make a left turn across the highway to reach shore-side parking. Access to the camping areas north of San Simeon Creek is adequate. There is sufficient backup space along San Simeon Creek Road to accommodate most visitors as they check through the entrance station.

At several locations near parking turnouts, the bluff edges have been subjected to erosion caused by people climbing down the bluffs to reach the beaches.

A number of high-voltage power lines that cross the upland property detract from the scenic quality of this unit. These power lines are supported by wooden poles, which contrast greatly with the open space of the grass-covered hills.

Land uses next to the unit consist primarily of grazing activities and cultivated agricultural lands, low-density residential and watershed lands. Some lands east and north of the unit are to be used as sewage spray fields (treated effluent) by the Cambria Community Services District.



Existing campfire center

RECREATION NEEDS ASSESSMENT

The recreation evaluation for San Simeon State Beach identifies the existing recreation values of statewide, regional, county, and local interest. These will influence future development and use of the park. Consideration has been given to the projected deficiencies in recreation facilities.

The Recreation Setting

San Simeon State Beach is located in the California Outdoor Recreation Resource Plan's (CORRP 1974) Planning District 7. This is a five-county district whose western boundary is the Pacific Ocean. Its counties cover 9,591 square miles, or six percent of the state's land area, and contain four percent of the state's population. Recreation opportunities are one of the most important economic assets of this district. The popular recreational attractions of ocean and shoreline have elevated tourism and recreation-associated services to the district's second most important industry. Food processing is the primary industrial activity. About 27 percent of the land area in the district is available for public recreation through ownership by public agencies. These lands supported almost 22 million visitor days of recreation use in 1970.

Recreation Needs and Deficiencies

Consideration was given to the unsatisfied recreation demands in Planning District 7. These demands provide the fundamental information from which realistic values can be developed to further define the potential recreation use for San Simeon.

In formulating facility proposals for San Simeon State Beach, no attempt has been made to satisfy all recreation deficiencies in Planning District 7. That level of development would be unacceptable in terms of quality of the environment, and to users of the unit.

Recreation needs and corresponding facilities deficiencies are generally divided into three basic groups: (1) picnicking; (2) camping; and (3) hiking. See Table 1.

Table 1
Summary of Recreation Deficiencies*
(San Luis Obispo County and Planning District 7)

	Existing Facilities	Projected Deficiency For 1990	Total Facilities Need for 1990
San Luis Obispo County			
Camping Units	2,218	979	3,822
Picnic Units	629	1,453	3,851
Trails (miles)	96	370	807
Planning District 7			
Camping Units	7,344	6,450	13,794
Picnic Units	4,754	12,843	17,597
Trails (miles)	1,747	2,208	3,681

*Source: PARIS (Park and Recreation Information System), 1976

PROPOSED LAND USE AND FACILITIES

The land use and facilities plan is an evaluation that identifies areas or zones of existing or proposed land uses at San Simeon State Beach. The plan is based, in part, on the development possibilities of the beach, the unit classification, the Resource Element, and the recreation evaluation for the unit. It identifies the proposed types of use in broad terms.

This section describes the department's proposals for development at San Simeon State Beach. Facilities are proposed for recreation use, interpretive programs, administration, and operations needs. The following discussion describes facilities proposed in each area of the unit.

Summary

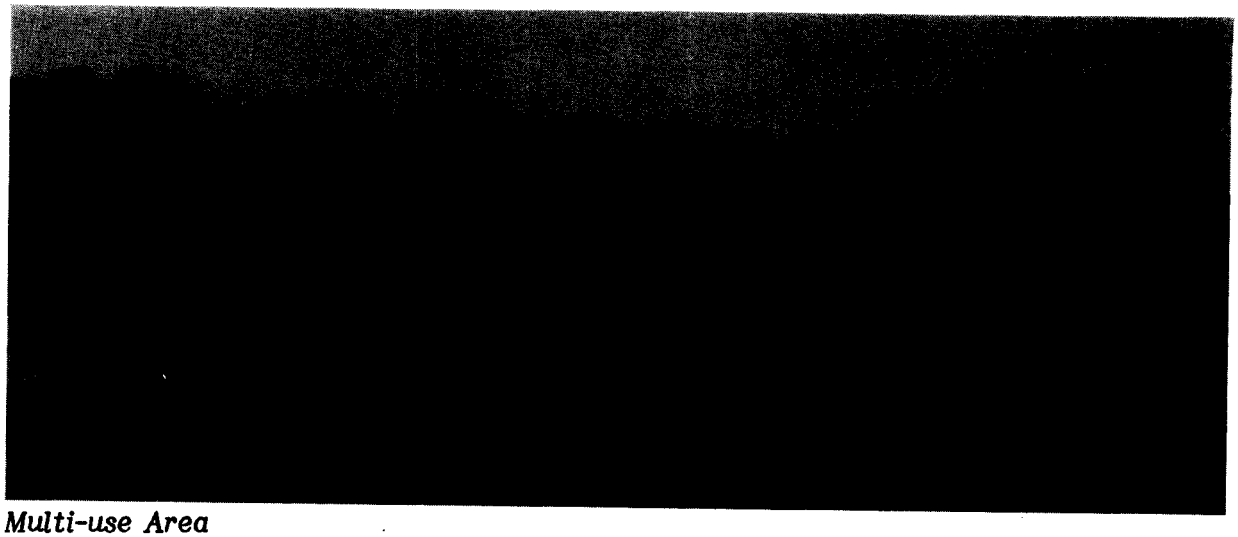
* Existing campground and comfort stations will be improved.
* Provisions are made to provide, in phases, up to a maximum of 225 additional campsites, as the need arises.
* A 50-person multi-use area north of Leffingwell Creek is recommended.
* 61 additional vehicle parking spaces will be provided in the three proposed day-use areas.
* 1.3 miles of pedestrian trails are proposed along the beach and creeks.
* It is recommended that the maintenance and operation facility be expanded.
* Other development proposals include informational signing as required, fencing or other pedestrian barriers, recreational and interpretive trails, erosion control measures, tree planting, and enhancement of scenic vistas.

Development Proposals

The land use and facilities plan proposes areas of potential use and/or development. The plan is based, in part, on allowable use intensity and carrying capacity considerations, and on recreation planning and design guidelines. The plan is divided into four categories: day use, multi-use, overnight use, and maintenance/operations use.

Day-Use Areas. In these areas, a more structured development provides facilities for picnicking, natural/cultural interpretation, and sightseeing. All areas have vehicle access and supply facilities for motoring tourists and day users. These areas capitalize on scenic vistas of the ocean, and on streamside settings. It is proposed that restoration of the wetlands south of San Simeon Creek be an objective for this area along with proposals for day-use recreation in the vicinity.

Multi-Use Area. This area provides facilities for both day and overnight use activities. These include individual, family, and group camping, with the flexibility of accommodating day-use activity such as picnicking. The multi-use area will be located just north of Leffingwell Creek, near the south boundary line.



Multi-use Area

Overnight-Use Areas. Two areas are proposed to accommodate individual and family camping; the Whitaker Ranch area and the upper campground area.

Maintenance/Operations Use Areas. These areas will be used for park maintenance, employee residences, and administrative activities for management of the unit. The present complex will be expanded.

Area by Area Discussion

Santa Rosa Creek Day-Use Area

Proposed development to include:

- Vehicle access and parking for 26 vehicles
- One comfort station

Leffingwell Landing Day-Use Area

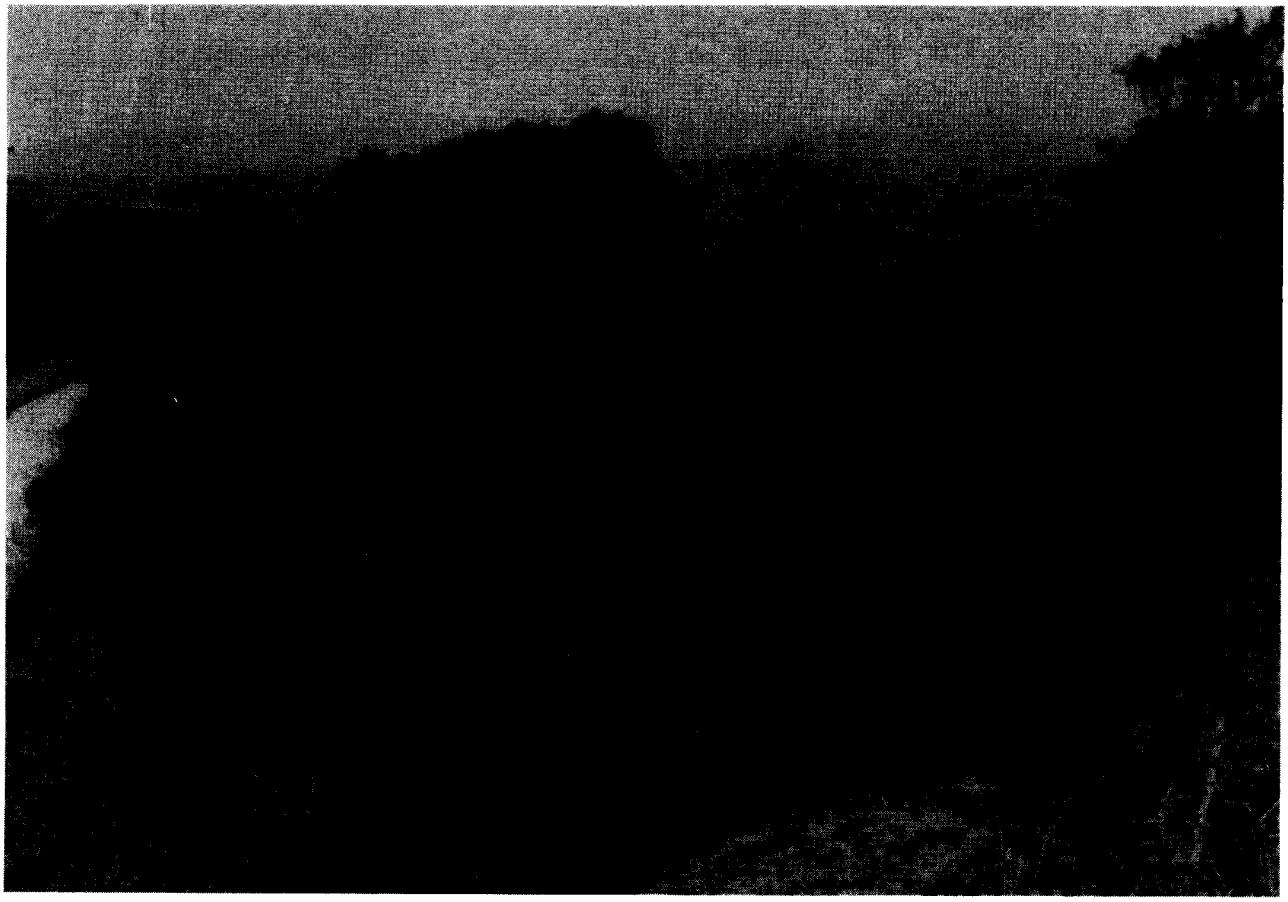
Proposed development to include:

- Vehicular access and parking for 15 vehicles south of Leffingwell Creek
- Boat ramp renovated to improve boating access to the water

San Simeon Creek Day-Use Area

Proposed development to include:

- Ten picnic sites south of San Simeon Creek, to take advantage of the ocean vista; to the extent possible, these facilities will be located in a wind-sheltered area (drinking water and a comfort station will also be provided)
- Vehicular access and parking for 20 vehicles



Whitaker Ranch Campground Area

Whitaker Ranch Campground Area

Proposed development to include:

Fifty camping units

Two comfort stations

A ford-type crossing of San Simeon Creek and vehicular access road (see discussion in Transportation Section, p. 30)

Interpretive creekside trail along San Simeon Creek

Upper Campground Area

Proposed development to include:

175 camping units for individuals or groups

Comfort stations as required

Vehicular access road

Multi-use Area

Multi-Use Area

Proposed development to include:

A 50-person multi-use area east of Highway 1, near the south park boundary (uses of this area would include group camping, group day use, and overflow camping by a variety of users such as transient hikers, bicyclists, environmental education groups, and others)

A comfort station

Vehicular access and 12 parking spaces

Operations and Maintenance Area

Proposed development to include:

A vehicular storage building with shop space

Paved vehicular access and a fenced storage compound

Two mobile homes for employee residences

Park office space

Screening and landscaping as required

Development Phases

The recommendations in this General Plan are based on the concept of phased development. Recommended for the initial phase of development are:

* Rehabilitation of the existing campground north of San Simeon Creek, including relocation of the campfire center

* Leffingwell Landing day-use area--sanitary sewer connection, parking, and boat ramp improvements

* San Simeon Creek day-use area--parking, picnic units, comfort station, utilities

* Whitaker Ranch campground area--50 camp units, access road, comfort stations, utilities

* Maintenance and operations area--storage building, shop, park office, access road, employee housing, utilities

* Field investigations and soil test borings of the old gravel plant area to determine feasibility of wetlands restoration (see discussion, p.)

* Native tree planting program for enhancement of potential development or use areas

INTERPRETATION

Existing Interpretive Program

The existing interpretive program consists primarily of the evening campfire program, casual scenic viewing, and associated recreation activities.

Proposed Interpretive Program

It is proposed that the interpretive program be expanded to include: a) improvement and expansion of the campfire programs; and b) increased static interpretation through the use of interpretive panels. Further studies are required to determine the need for self-guided trails.

In conjunction with development of the visitor center at the Hearst Castle, an overall interpretive program using the resources of San Simeon State Beach should be developed.

The following themes should be developed for visitor interpretation at San Simeon State Beach:

The Ever-Changing Nature of the Local Coast: The coast of San Simeon State Beach is in a continual state of evolution and change. The marine terrace formation, the dynamics of ocean waves and tides, sand transport, and bluff erosion are all causes and effects of this continual change.

Diverse Effects of the Climate: One of the most notable features of this unit is the natural stand of Monterey pine. Extensively planted in California landscapes, it is common to only three coastal areas in the state; the San Simeon area is one of these. The story behind its restricted range is a dramatic one, involving a specialized set of climatic, geologic, and competitive factors that have worked together to isolate these trees. The maritime climate, the significance of temperature inversions on the production of summer fog, and the effect of wind and salt spray on coastal vegetation make interesting subjects for interpretation.

Prominent Geologic Formations: The geology in the San Simeon area exemplifies the Franciscan Formation, which is of worldwide significance. This formation was caused by the rearrangement of the earth's crust through the mechanism of plate tectonics. Other related and notable geologic features should also be interpreted.

Plant Communities of the Coast: Interpretation of the diverse natural communities at San Simeon State Beach could include any of a number of themes.

Marshland	This is one of North America's most biologically productive, yet threatened, vegetative types.
Grassland	This may be one of California's most highly altered habitats.
Coastal Sage Scrub	The biologic equilibrium of this habitat is especially susceptible to grazing and human influences.
The Coast	This is a complex habitat that includes the freshwater marsh and water-dependent vegetation along the creeks.

Animal Life--Sea and Shore: Information on animals in or near the unit should include the offshore activities of marine animals and fowl, such as sea otters, California sea lions, California gray whales, and monarch butterflies. The adaptations and interdependencies of life in coastal tidepools should also be interpreted.

Humans and History: The story of the settlement and economic development of the area should begin with the early Salinan Indians. The impact of the Spanish missionary period on Native Americans and the development of the central coast should also be included. An abalone processing factory and a coal mine are historic sites with relevance to development of the area, and should be mentioned. The schoolhouse is of interpretive significance.

Several facilities could be used to tell the San Simeon State Beach story.

* A combination of personalized and self-interpretive activities should be made available to visitors, such as self-guided trails and centrally located interpretive panels. General coastwide orientation should take place at the proposed visitor center at Hearst Castle.

* The campfire center should be moved to a site south of San Simeon Creek, and enlarged from the existing 40- to 50-person capacity to a 200-person capacity.

* A series of brochures and/or checklists on birds and mammals should be made available to visitors.

* The variety of plant and animal life found in the fresh and saltwater marsh should be interpreted along San Simeon Creek. Exhibit panels should be established at points of particular interest along the creek.

TRANSPORTATION

Summary

Throughout preparation of this General Plan, it has become apparent that several problems and opportunities exist relating to recreational transportation. Solving existing traffic congestion and parking deficiencies was identified as one of the most important planning considerations requiring consideration by this department.

Some of the concerns voiced at the workshops were:

> "This is the most beautiful area on the coast. More and more people realize this, resulting in increased visitor use of the park unit. The General Plan should accommodate this increased use."
>
> "Lighthouse Road and the bridge across San Simeon Creek should be rehabilitated. This could serve as a new entrance to the park, providing access for pedestrians, bicyclists, and motorists."

"Visitor use of overflow camping area causes traffic congestion on Highway 1, since many campers prefer to wait until the area is open at 3:00 p.m. (or when all existing improved campsites are taken). This results in a lineup of vehicles along the highway shoulder."

Recommendations Regarding Access

* The existing connection of San Simeon Creek Road and Highway 1 should ideally be the only entrance into the state beach. This entrance has a reasonable sight distance. Opportunities exist to provide a pocket for southbound traffic waiting to make a left turn into San Simeon Creek Road.

An alternate point of access at the old gravel plant location on Highway 1 was considered. However, this point of access would be too close to the existing Highway 1 bridge to allow for road widening without expensive alteration to the highway bridge. Problems associated with an entrance road at this location are:

1. Connecting road grades with Highway 1 would result in restricted visibility, due to the steep grade of the existing old road.

2. Required widening of the highway bridge would be expensive, and would require an outside railing or parapet that would further restrict sight distance.

3. The location is near the bottom of a downgrade. Vehicles travelling downgrade on Highway 1 would require more time for emergency stops.

4. The impact of earthwork required for the connecting road on the existing wetlands would require careful consideration.

5. Vehicles towing trailers would require more time to enter highway traffic, because of the steep grade of the connection. Vehicles would also require more time to match existing traffic speeds, because of upgrades in both directions on Highway 1.

6. Traffic safety considerations associated with two closely related major road connections would require careful evaluation.

* A vehicle control gate across the access road to the multi-use area will be provided. This gate, located near Highway 1, will remain locked, except to permit visitor access to the multi-use area, or for ranger patrol. This proposed road would be near the southern boundary of park property, near "Exotic Gardens."

Recommendation Regarding Parking

* Sixty-one additional day-use parking spaces will be provided. Fifteen of these will be near the boat ramp area south of Leffingwell Creek.

The proposed Santa Rosa Creek area day-use facility will include 26 visitor parking spaces.

The proposed San Simeon Creek day-use area will include 20 visitor parking spaces.

These areas were selected because of their closeness to existing development, their access to existing utilities, configuration of the land, the pleasing vistas available, and ease of access. Development in these areas is not felt to be disruptive to any significant natural or cultural resources.

Recommendation Regarding Creek Crossing

* A ford-type crossing located on San Simeon Creek downstream from the existing sewer line bridge should be installed. Appropriate environmental protection measures should be taken to mitigate potential negative effects. This creek crossing will provide vehicle access to the proposed visitor use area south of San Simeon Creek.

The upstream side of the existing sewer line bridge was considered, but rejected, because of its possible negative visual impact on the steep south bank of San Simeon Creek. Acquisition of private property on the north side would also be required.

A two-lane bridge for the creek crossing was considered, but rejected, because the terrain is relatively unsuitable for a bridge. Expensive protection of creek banks and bridge footings would be required. The north footing of a bridge would be susceptible to washing out in a 25-year storm. This wash-out would endanger visitors, and would waste part of the existing downstream campground.

The access road north of San Simeon Creek and west of Van Gordon Creek Road will cross a known archeological site. This part of the road will be placed on a fill at least 18 inches deep.

UTILITIES

Architectural Evaluation

There are no permanent buildings on the property, other than those at the campground at San Simeon Creek and at the Leffingwell Landing day-use area. There is evidence of an old concrete foundation at the terminus of the abandoned road on the south side of San Simeon Creek. At one time, the Department of Forestry had an installation at Leffingwell Landing. However, this has also been removed, and no evidence remains.

Engineering Evaluation

Engineering consideration was given to the supply of electricity, water, sewage disposal, and telephone supply, because they play a major role in serving the park visitor.

Recommendation Regarding Power and Telephone Lines

* Power and telephone lines are available at the beach, and are adequate to meet present and future visitor demands. These utilities will be extended as appropriate, and will be placed underground where feasible.

Recommendation Regarding Water Supply

* The existing water supply is obtained from a well. This well provides a supplemental water source, and provides for irrigation needs. Future domestic water supply requirements should be accommodated by on-site wells or by connecting to the local water district mains available at the beach. Water supply to the proposed upper campground would require a separate pump and storage system for both domestic and irrigation water needs.

Recommendations Regarding Sewage Disposal

* The sewage from the existing campground, day-use, and overflow area should be collected via a gravity system, and connected to the existing sewage system on Moonstone Beach Drive.

The department has an agreement (December 1, 1977) with the Cambria Community Services District that allows for this connection. A lift station and a force main would be required to connect into the CCSD system. The DPR agreement with CCSD for 10,000 gpd of sewage will accommodate the existing level of visitor use. For additional service, the department should negotiate with the district in conjunction with related new development.

* The proposed Whittaker Ranch campground is recommended for a standard septic tank and leach field system. This system would be located as far away from San Simeon Creek as possible. An engineering report, field test investigations, and liaison with the Public Health and Water Quality Control Board will be required, to assure that this can be done with negative environmental impact on the creek, or on existing flora and fauna. If it is determined that a septic tank system is not feasible, it would be possible, although expensive, to connect to the sewer system.

* The proposed upper campground is recommended for a gravity export sewer system, to be connected to the Cambria Community Services District sewer. Consideration was given to a septic tank and leach field system. It was felt that this is impractical, since the soil type in this location is rated poor for construction of septic tank filter fields.

PROPOSED FUTURE ADDITIONS

Recommendations Regarding Possible Future Acquisition

The following discussion and all previous comments regarding land acquisition are intended for long-range planning purposes only, and are not a commitment for acquisition.

There are several areas which should be considered for acquisition by the department.

The first is the site of a very attractive forest of Monterey pine. This area is the southernmost of three populations of this species that inhabit the coastal mainland of California. This particular population is about five miles in extent from north to south, and extends inland about one mile from the ocean. It covers both sides and all slopes of the hill country. The general appearance of the trees is much like those on the Monterey peninsula, several hundred miles north of here. There are subtle botanical differences, recognized by experts, that make this forest of considerable botanical and ecological interest.

The northernmost edge of this particular forest of Monterey pine is near San Simeon Creek. This places it about one-fourth mile inside the south boundary of San Simeon State Beach. The pine forest on the beach unit side appears to be about forty acres in extent. It occupies the top of the ridge, immediately south of San Simeon Creek. It extends, on the north-facing slope to the vicinity of San Simeon Creek. It is an irregular area, with trees of all ages.

It would be extremely desirable for the department to acquire additional Monterey pine forest, to provide a better ecological sample of the Cambria population of the species.

* The department should consider acquisition of more land contiguous to its present holdings, particularly to the east. Acquisition of a separate tract of land in the region, but not necessarily contiguous to the present State Park System unit, should also be considered.

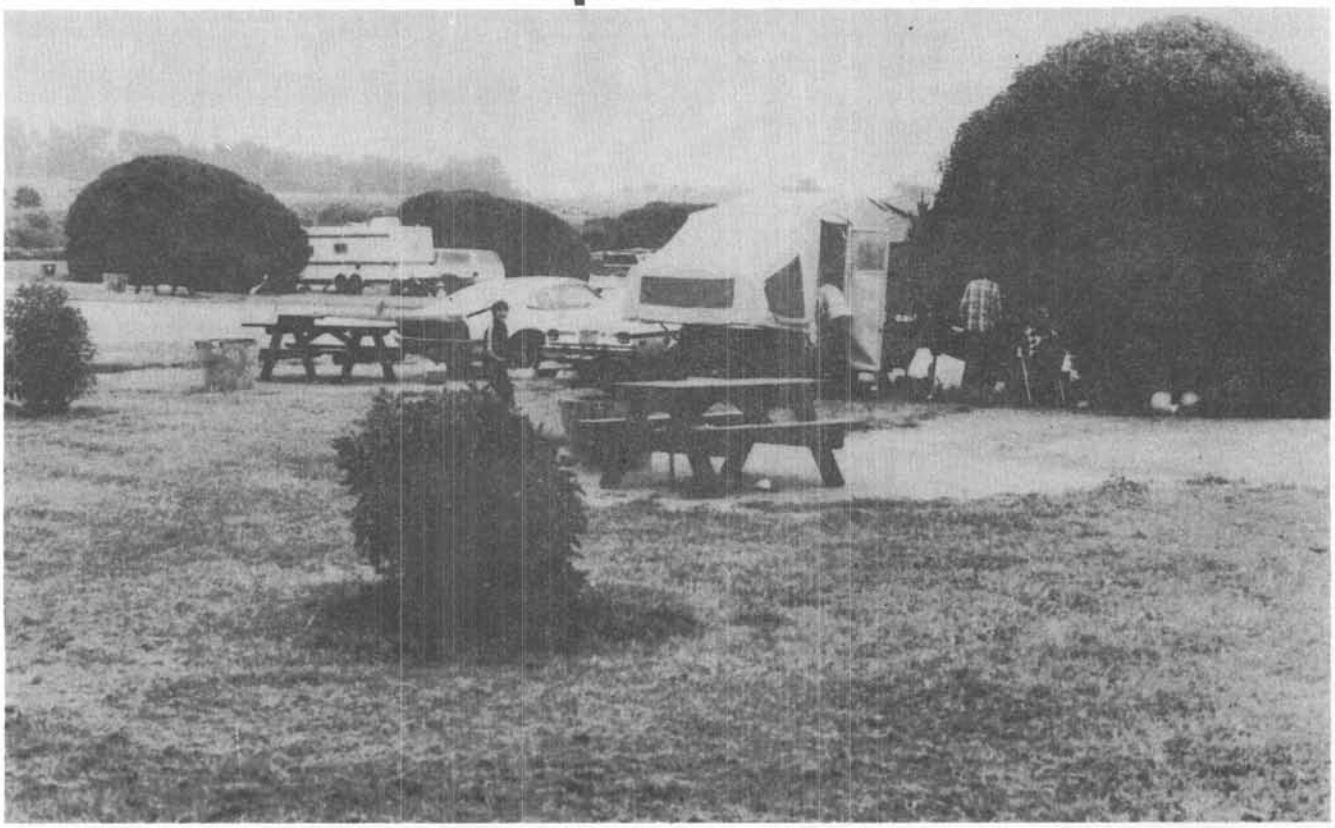
Another piece of property is federally owned, and is being or has already been declared surplus. The Piedras Blancas Light Station is ten miles up the coast from San Simeon Creek. This station occupies a coastal terrace extending out into the ocean, about one-half mile west of Highway 1. This area is treeless, but with a spectacular, rocky coastline, encompassing only a few small pocket beaches. There is no development along any of this coastline on the outer or ocean side of Highway 1, except at the village of San Simeon (including William Randolph Hearst Memorial State Beach). About two miles south of the Hearst San Simeon SHM staging area, there are several motels, located close to one another. Unless acquired by the department, this area may become dotted with houses, recreational vehicle installations, or other private and comparatively unregulated developments. The department should consider acquisition of this entire coastal strip, to provide public access.

Another acquisition consideration involves land east of Van Gordon Creek Road and north of San Simeon Creek. This land, owned by the Cambria Community Services District, has been considered as a site for service and administrative facilities for the park unit. This site has advantage in that development there would not crowd the public use areas of the park, whereas the expansion of existing state facilities, which is depicted in the General Plan, would have this undesirable impact. Development at either site would potentially impact an archeological site. The extent of the archeological site is not known. Steps to mitigate these impacts are possible, so either site should be feasible for the proposed development.

Because of uncertainty as to the availability of district lands for state use, the General Plan depicts the expansion of the existing service yard for future service and administrative needs. Because of advantage as stated above in using district lands for state purposes, and because of uncertainty as to which site better lends itself to mitigation of impact on archeological resources, the General Plan recommends that the department retain the option of working with the Service District to acquire approximately two acres of district land for park purposes.

The department also has concern with district lands along San Simeon Creek. The state beach property line extends north to the center of the creek in the area east of Van Gordon Creek Road. The district land is north of the creek. The state should encourage the district to follow land use practices that will protect the natural values along the creek.

Operations Element



OPERATIONS ELEMENT

Operation of San Simeon State Beach has been, and will continue to be, the responsibility of the Department of Parks and Recreation's Operations Division, headquartered in Sacramento. District field operations (resource management, administration, maintenance, and interpretation) will be administered through the district office, located in Monterey, and the area office, located at Hearst San Simeon State Historical Monument, with the unit office at San Simeon State Beach handling routine on-site responsibilities. The scope of operations activity will be tailored to visitor activities, related facilities, and management responsibilities identified in the General Plan.

An operations plan identifying the existing level of service is now in use. This plan will be augmented with additional detail, as development and programming is expanded and/or implemented.

FACILITIES AND MAINTENANCE

These are the operations facilities now in the unit:

* Service yard
* Employee residences (two mobile homes)
* Small combination storage and office building
* Entrance kiosk

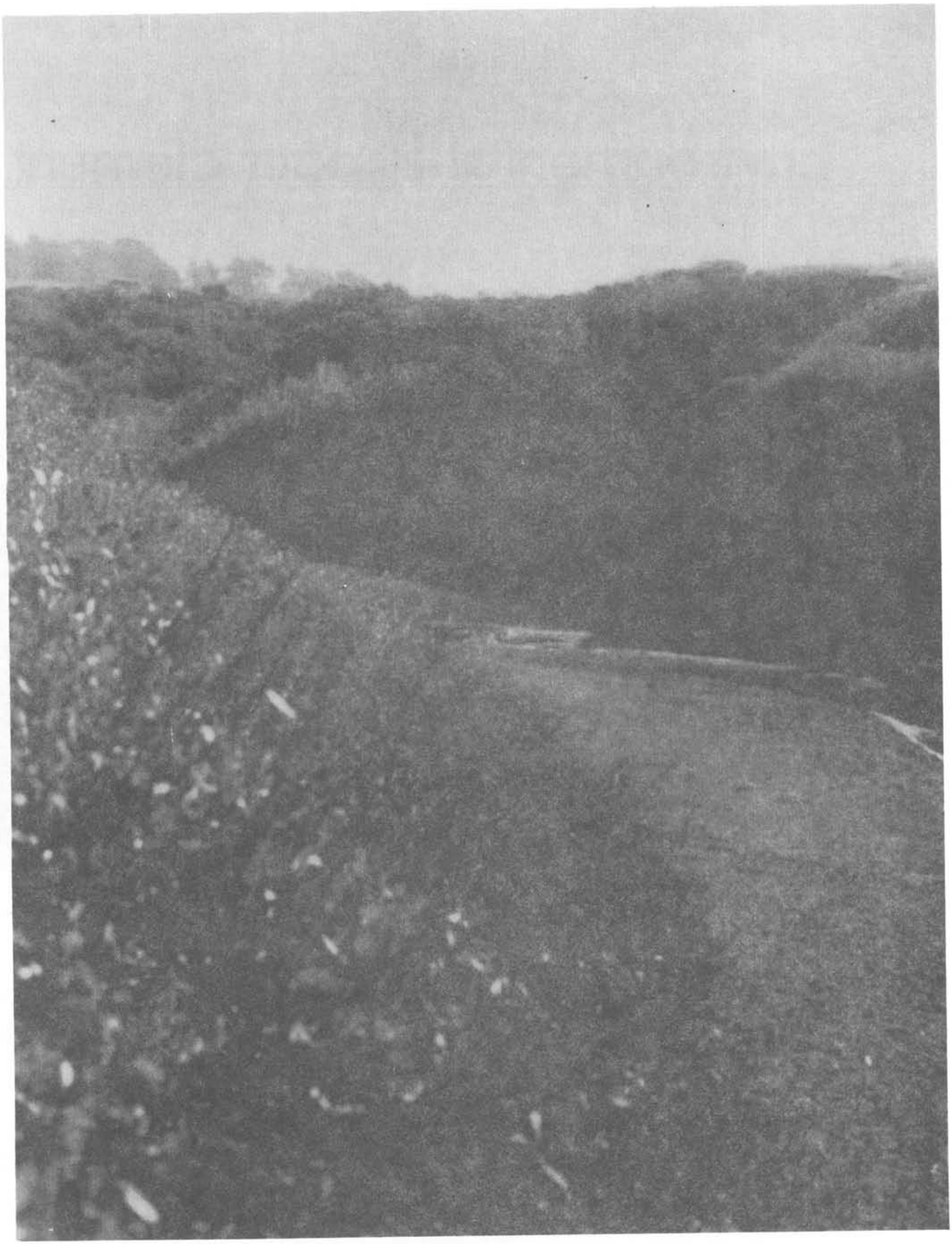
The provision of adequate park operation and maintenance facilities to support the proposed visitor facilities is an important objective of this General Plan. However, funds for complete facilities and services are not expected to be available all at one time. Therefore, a phased program of development is projected. These are the operations facilities recommended for the first phase of development:

* A park office
* A four-vehicle storage building
* A paved compound with a fence
* Paved vehicular access

CONCESSIONS

There are no concession services or facilities at San Simeon State Beach; no concession activities are planned.

Environmental Impact Element



ENVIRONMENTAL IMPACT ELEMENT

Project Description

The department intends to provide facilities at San Simeon State Beach for coastal recreation activities. Increasing recreational demand and deterioration of existing facilities have made the existing facilities inadequate. The General Plan proposes to increase the number of camping units from 134 permanent campsites and 180 overflow campsites to 359 permanent campsites, the number of picnic units from 25 to 35, and to add an additional 61 parking spaces. More specific information on development and operation is available in the Land Use and Facilities Element, the Operations Element, and the Resource Element.

This Environmental Impact Element presents a general assessment of environmental impacts. When specific development plans are drawn up and budgeted, the department will undertake a more intensive review of the environmental impacts, and will prepare any necessary environmental documents.

Description of the Environmental Setting

Please refer to the Resource Element of this General Plan and the Inventory of Features, on file with the department.

Additional environmental description follows.

Traffic

The San Luis Obispo Transportation Plan proposes no major development for State Highway 1 north of Cambria. Much of the traffic using this highway is recreational in nature.

Traffic levels on Highway 1 around San Simeon State Beach are: 1,050 vehicles per peak hour, 9,100 vehicles average daily traffic during the peak month, and 6,000 vehicles average daily traffic for the entire year (for State Highway 1 north of the intersection with State Highway 46).

Public Facilities and Utilities

The department will study the feasibility of expanding the existing water supply system, or of purchasing additional water from the local water district, to supply future increases in demand.

Sewage is now hauled off-site by contract to a public disposal facility. The Cambria Improvement District No. 1 has agreed to permit the department to connect to its sewer system, in exchange for certain easements across state beach property.

Solid waste is collected by a private contractor. Picnic areas generate approximately 0.07 cubic feet, or about two liters, of solid waste per person per day. Campgrounds generate about 0.18 cubic feet, or five liters, per person per day. About 1,300 cubic yards, or 1,000 cubic meters, were collected from the unit last year.

Power is provided by the Pacific Gas and Electric Company, through high-voltage lines that run through the unit inland of Highway 1. Estimated power consumption is about 25,000 kilowatt-hours per year.

Significant Environmental Effects of the Proposed Project

The following significant effects could occur if the preferred plan, or its recommended alternatives, is implemented. Mitigation measures may reduce or eliminate these effects.

1. Demolition of the existing operation and maintenance building and construction of new facilities will cause fuel consumption, air pollution, consumption of building materials, a temporary increase in noise levels, and temporary interruptions of recreational activities.

2. Increases in recreational use will increase sewage production and water and electric consumption. Full implementation of the General Plan would increase sewage production of the unit from 10,000 gallons per day (approximate current production) to about 27,000 gallons per day.

3. The county would lose property tax revenues from any lands the state acquired.

4. A prescribed burning program would temporarily increase particulate matter concentrations in the vicinity. The fire hazard would also increase; however, burning could reduce fire hazard by reducing combustible vegetation.

5. Fuel consumption and air pollution will increase as a result of increased visitation.

6. Cultural resources may be subjected to increased vandalism or damage as a result of increased visitation.

7. Soil erosion may be accelerated as a result of additional use of existing and new trails, and creation of poorly located informal trails.

8. Some vegetation will be removed as a result of construction of new facilities. Some vegetation will be damaged or removed by visitors.

Significant Environmental Effects That Cannot Be Avoided if the Proposal is Implemented

1. The consumption of fuel and production of air pollutants will increase as a result of construction and demolition of facilities and an increase in visitation.

2. Sewage production, solid waste, and water consumption will increase.

3. The county will lose property tax revenues from any lands the state might acquire.

4. Fire hazard and particulate matter concentration would increase during prescribed burns.

5. Construction of facilities would require a commitment of building materials.

Mitigation Measures Proposed to Minimize Significant Effects

1. Patrol activities, education of the public, and the location of public facilities and use areas away from culturally sensitive areas will minimize impact to cultural resources.

2. Proper trail design, siting, and maintenance, and discouragement of informal trails, will reduce soil erosion.

3. Vegetation loss can be kept minimal by proper siting of facilities and education of the public.

4. Prescribed burnings will be scheduled only during periods when conditions (humidity, wind direction and velocity, temperature, fuel moisture content) are acceptable to minimize fire hazard, and to provide proper combustion of certain vegetation.

5. Low-flow faucets and toilets will reduce sewage production and water consumption.

6. Construction and other ground-disturbing activities in culturally sensitive areas will be monitored by an archeologist/historian.

7. Facilities have been located away from environmentally sensitive areas, where possible.

The Resource Element lists other mitigation measures to be carried out in the operation of this state beach.

Alternatives to the Proposed Project

1. No Project

   This would continue unit operation at the present level. During periods of peak recreational use, campers would continue to use the overflow campground. Overflow area use periods should extend as recreational demands increase. Some recreational demands would not be met.

   Further deterioration of existing facilities would continue. High concentration of use at day use areas would lead to damage to vegetation and accelerated soil erosion.

2. Alternate Location for Facilities

   The park entrance road for the campground areas could be located on Highway 1 south of the proposed day use area. An entrance road at this location would require turning lanes, to ensure traffic safety and to maintain traffic flow. Facilities could also be located west of Highway 1. Any expansion of facilities in this area would create severe soil erosion problems, reduce slope stability, encroach into culturally sensitive areas, and interfere with scenic coastal views from the highway.

3. Less Intensive Development

The additional visitor use areas could be reduced in size or number of facilities. Public use and its attendant impacts would be reduced. Water, electric, and sewage requirements would be reduced. Less development would meet less recreation demand.

4. More Intensive Development

Additional facilities could be constructed west of the highway. The impacts of development west of the highway were outlined above. Any increase in development in other areas would result in significant soil erosion and slope instability. Cuts and fills would be required for access roads.

5. Alternative Acquisition

The state could acquire only conservation easements (i.e., development rights). The county would still receive property tax revenue. Adverse or inappropriate development would be controlled.

The Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity

The short-term and long-term uses are of the same type as the present use, and are non-consumptive (i.e., they do not use up resources). In the future, if a more beneficial use of the unit is discovered, the potential for resource productivity will not be affected.

The long-term impacts of the project are increases in recreational use, traffic, electric and water consumption, sewage, and solid waste. Agricultural production on any lands acquired by the state would be reduced or eliminated. The productive value or potential would remain.

Significant Irreversible Environmental Changes That Would Be Involved in the Proposed Action Should It Be Implemented

1. The demolition of nonhistoric structures and the irreversible loss of all or part of the building materials. Fuel would be consumed in construction, demolition, and operation activities.

2. The commitment of nonrenewable resources, such as oil, gasoline, and gravel, to construct roads, parking areas, and other park facilities.

3. The use of energy sources, such as water, electricity, and propane, to serve newly constructed park facilities.

Growth Inducing Impact of the Proposed Action

1. Acquisition of property may create a demand for new property to replace that acquired by the state.

2. Additional visitor-use facilities will attract more visitors, which will create a demand for more recreation or tourist support services (i.e., restaurants, service stations, stores).

3. Expansion of park facilities and more visitation may require employment of additional park personnel, with attendant community services requirements.

4. Increased water and power consumption and sewage production could create a demand for construction of new water, power, and sewage treatment facilities.

Effects Found Not to be Significant

1. A minor effect would be the alteration of runoff and peak flow patterns as a result of the more impervious surface. The increase in impervious surface is relatively small in comparison to the entire watershed.

2. While peak noise levels during construction and demolition could reach as high as 115 decibels, these levels would be short-lived.

3. There should be no impact on any rare and/or endangered species. None are known to inhabit the area, although the California brown pelican and the American peregrine falcon may visit the area.

4. The demand for county services would not increase significantly. Park staff should be able to provide some emergency services.

SELECTED REFERENCES

CORRP, California Outdoor Recreation Plan. 1974.

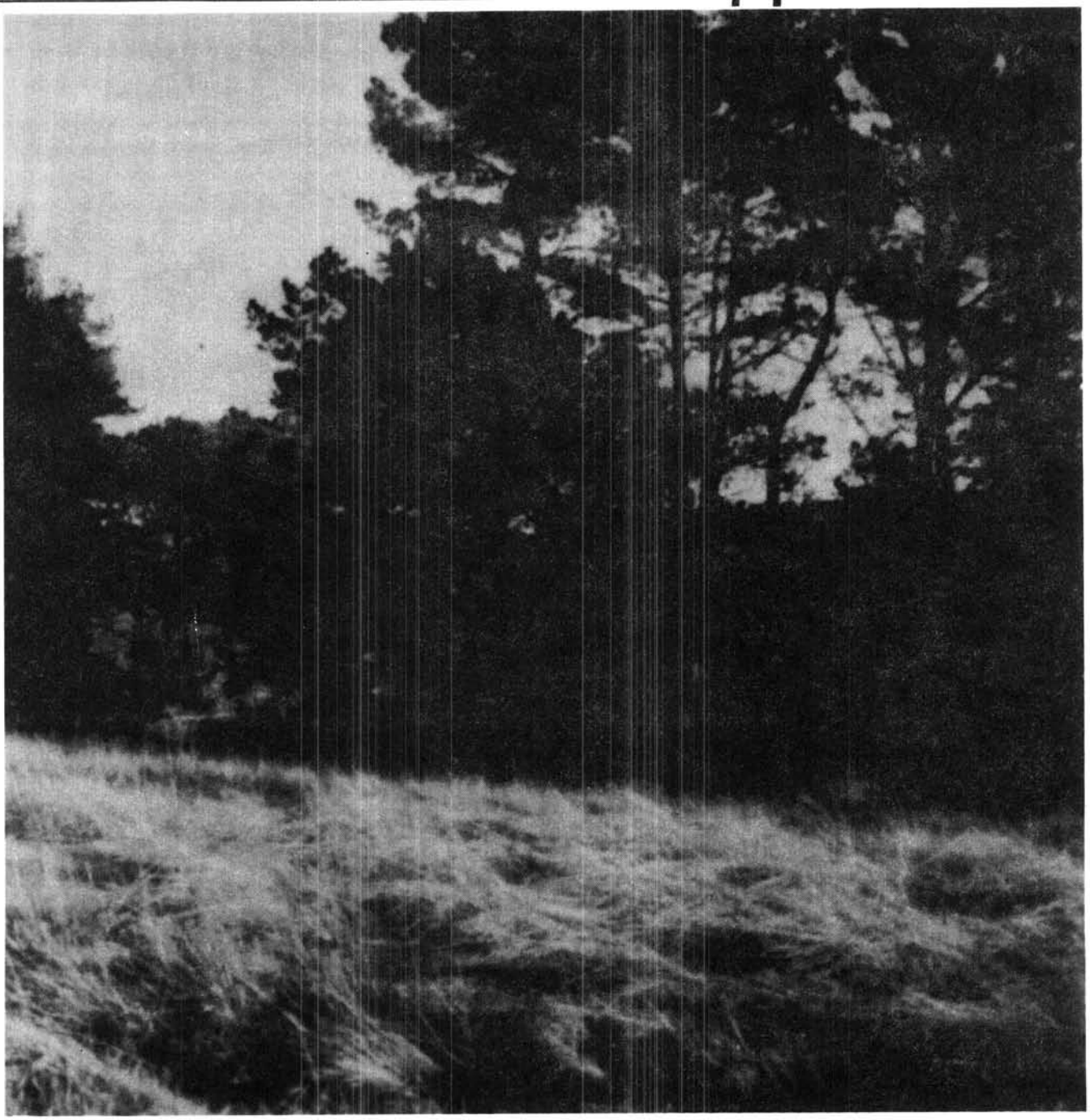
California Department of Parks and Recreation. Resource Management Directives for the California Department of Parks and Recreation. 1974.

Bakker, Elna. An Island Called California. 1971. University of California Press, Berkeley, California.

Interviews with individuals from:

- City of Cambria
- City of San Luis Obispo
- County of San Luis Obispo
- California Department of Transportation
- California Department of Fish and Game
- South Central Coastal Commission

Appendixes



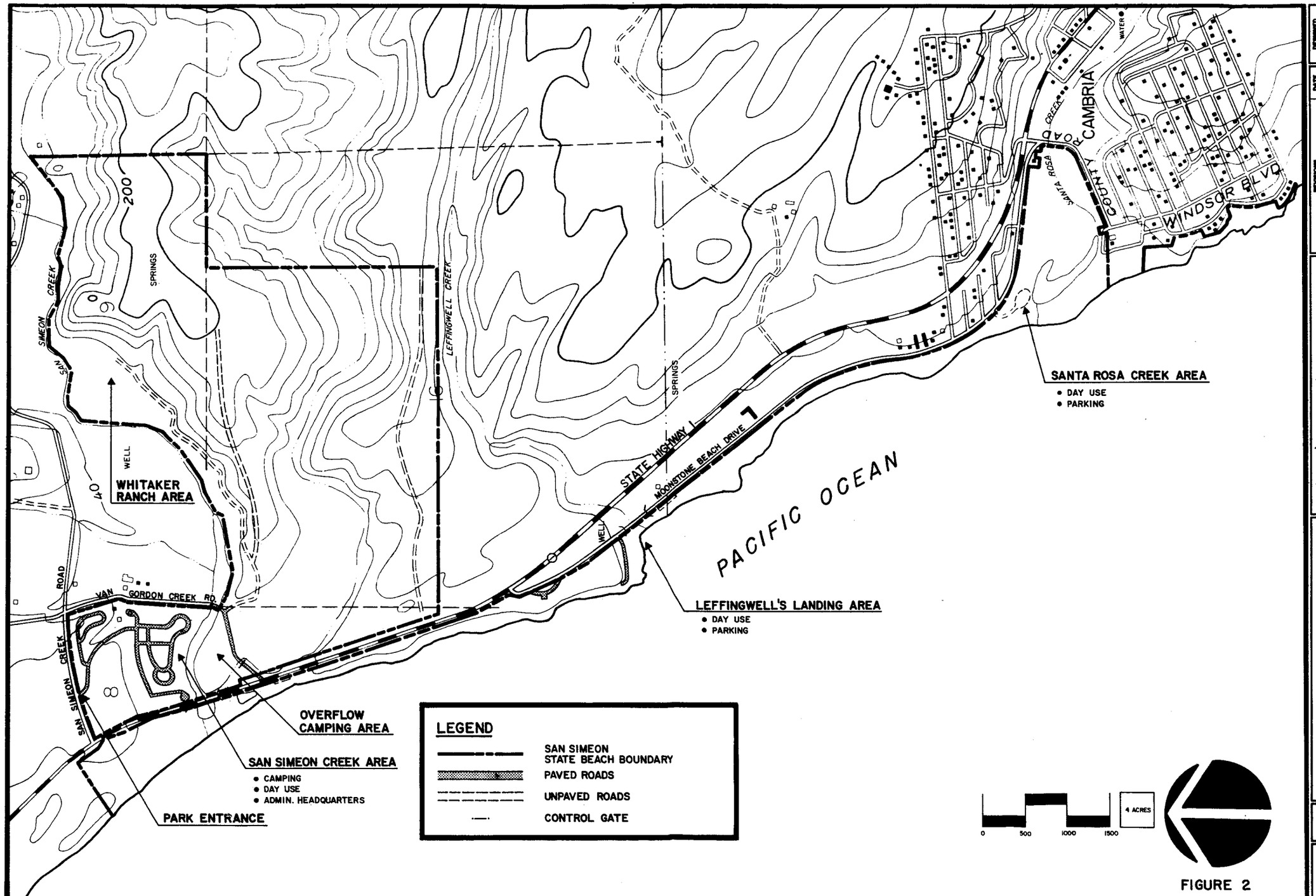

SAN SIMEON STATE BEACH
RESOURCE ELEMENT
EXISTING CONDITIONS
RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION
DESIGNED
DRAWN
CHECKED
DATE
REVISIONS
APPROVED
DRAWING No. 16999
SHEET No. 6
WHITAKER RANCH AREA
SANTA ROSA CREEK AREA
• DAY USE
• PARKING
LEFFINGWELL'S LANDING AREA
• DAY USE
• PARKING
OVERFLOW CAMPING AREA
SAN SIMEON CREEK AREA
• CAMPING
• DAY USE
• ADMIN. HEADQUARTERS
PARK ENTRANCE
LEGEND
SAN SIMEON STATE BEACH BOUNDARY
PAVED ROADS
UNPAVED ROADS
CONTROL GATE
PACIFIC OCEAN
STATE HIGHWAY 1
MOONSTONE BEACH DRIVE
VAN GORDON CREEK RD.
SAN SIMEON CREEK ROAD
SAN SIMEON CREEK
LEFFINGWELL CREEK
SANTA ROSA CREEK
SPRINGS
WELL
WATER
CAMBRIA
WINDSOR BLVD.
0 500 1000 1500
4 ACRES

FIGURE 2

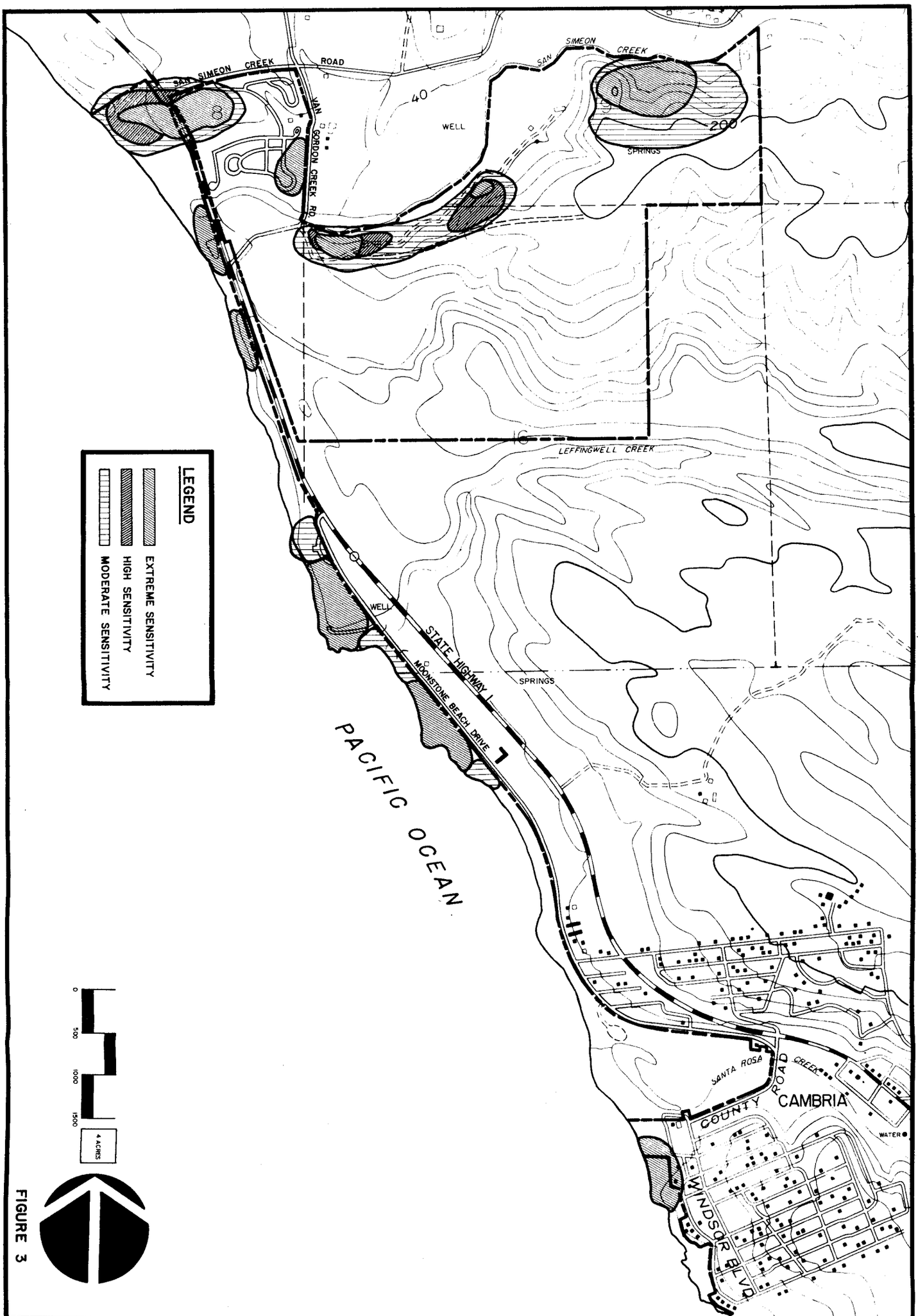


FIGURE 3

SAN SIMEON STATE BEACH

RESOURCE ELEMENT

CULTURAL RESOURCES

RESOURCES AGENCY OF CALIFORNIA

DEPARTMENT OF PARKS AND RECREATION

APPROVED _____ DATE _____

REVISIONS	DATE

DESIGNED

DRAWN

CHECKED

DRAWING NO. 16999

SHEET NO. 282

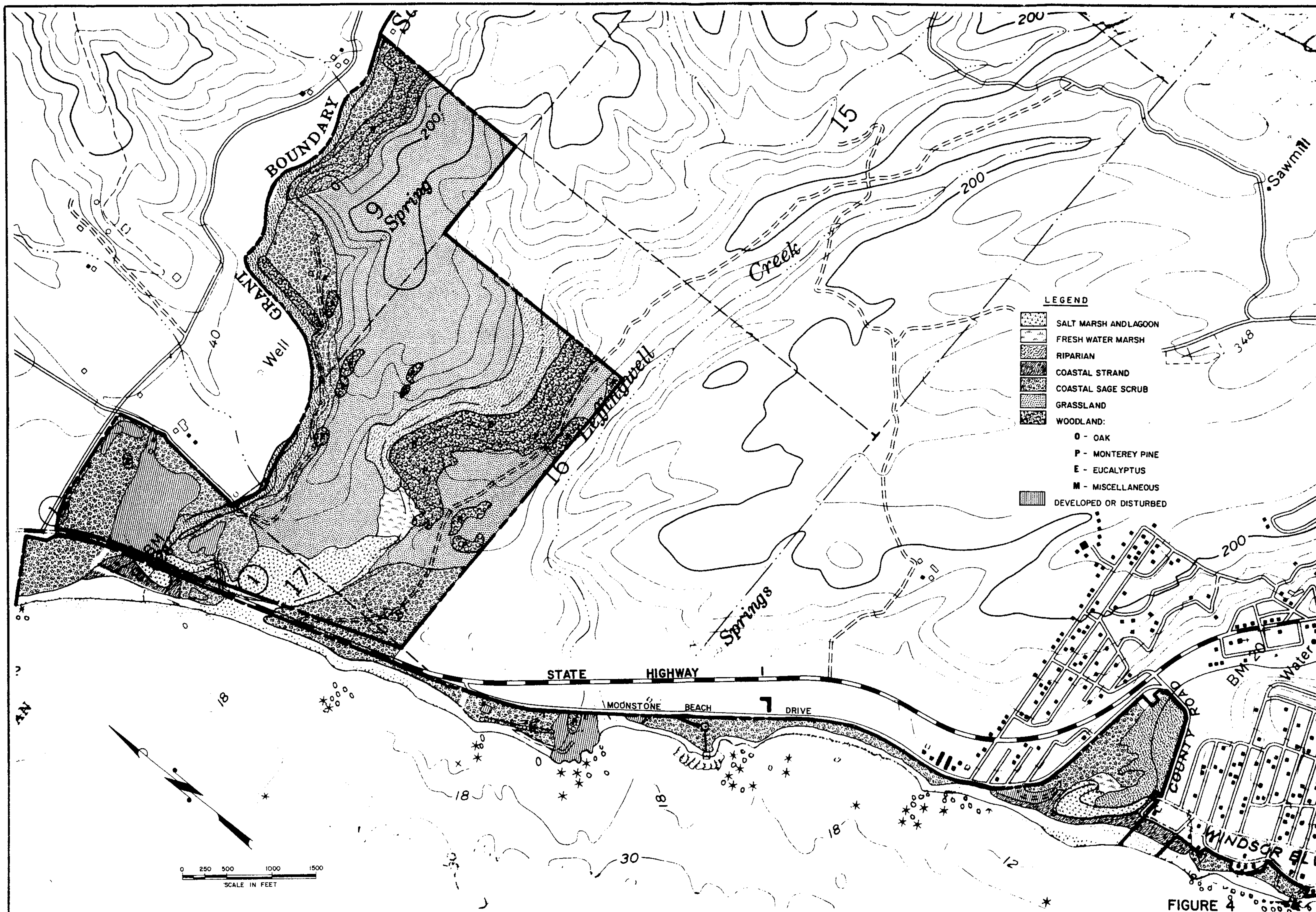


FIGURE 4

SAN SIMEON S.B.
RESOURCE ELEMENT
EXISTING VEGETATION

DRAWING No. 16999

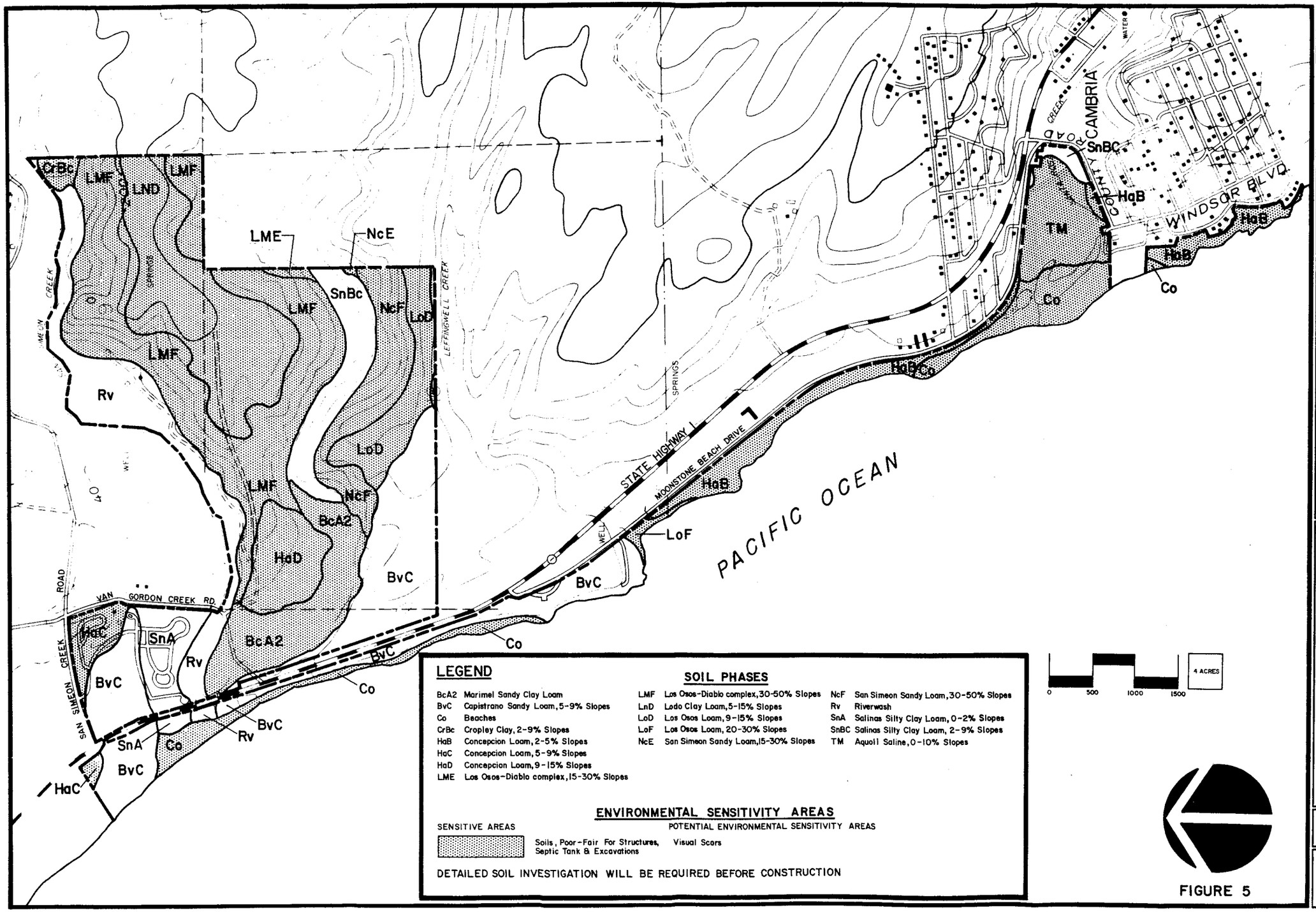
SHEET No. 3 of 6

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

APPROVED ____ DATE ____

REVISIONS	DATE

DESIGNED
DRAWN
CHECKED



LEGEND

SOIL PHASES

BcA2	Marimel Sandy Clay Loam	LMF	Los Osos-Diablo complex, 30-50% Slopes	NcF	San Simeon Sandy Loam, 30-50% Slopes
BvC	Capistrano Sandy Loam, 5-9% Slopes	LnD	Lodo Clay Loam, 5-15% Slopes	Rv	Riverwash
Co	Beaches	LoD	Los Osos Loam, 9-15% Slopes	SnA	Salinas Silty Clay Loam, 0-2% Slopes
CrBc	Cropley Clay, 2-9% Slopes	LoF	Los Osos Loam, 20-30% Slopes	SnBC	Salinas Silty Clay Loam, 2-9% Slopes
HaB	Concepcion Loam, 2-5% Slopes	NcE	San Simeon Sandy Loam, 15-30% Slopes	TM	Aquoll Saline, 0-10% Slopes
HaC	Concepcion Loam, 5-9% Slopes				
HaD	Concepcion Loam, 9-15% Slopes				
LME	Los Osos-Diablo complex, 15-30% Slopes				

ENVIRONMENTAL SENSITIVITY AREAS

SENSITIVE AREAS

POTENTIAL ENVIRONMENTAL SENSITIVITY AREAS

Soils, Poor-Fair For Structures, Septic Tank & Excavations

Visual Scars

DETAILED SOIL INVESTIGATION WILL BE REQUIRED BEFORE CONSTRUCTION

FIGURE 5

DESIGNED | DRAWN | CHECKED

DATE

REVISIONS

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

APPROVED _____ DATE _____

SAN SIMEON STATE BEACH
RESOURCE ELEMENT
SOIL ANALYSIS

DRAWING No. 16999

SHEET No. 4 of 6

DESIGNED	REVISIONS	RESOURCES AGENCY OF CALIFORNIA	SAN SIMEON STATE BEACH	DRAWING No.	SHEET No.
DRAWN	DATE	DEPARTMENT OF PARKS AND RECREATION	RESOURCE ELEMENT	16991	5 of 6
CHECKED		APPROVED DATE	SLOPE ANALYSIS		

FIGURE 6

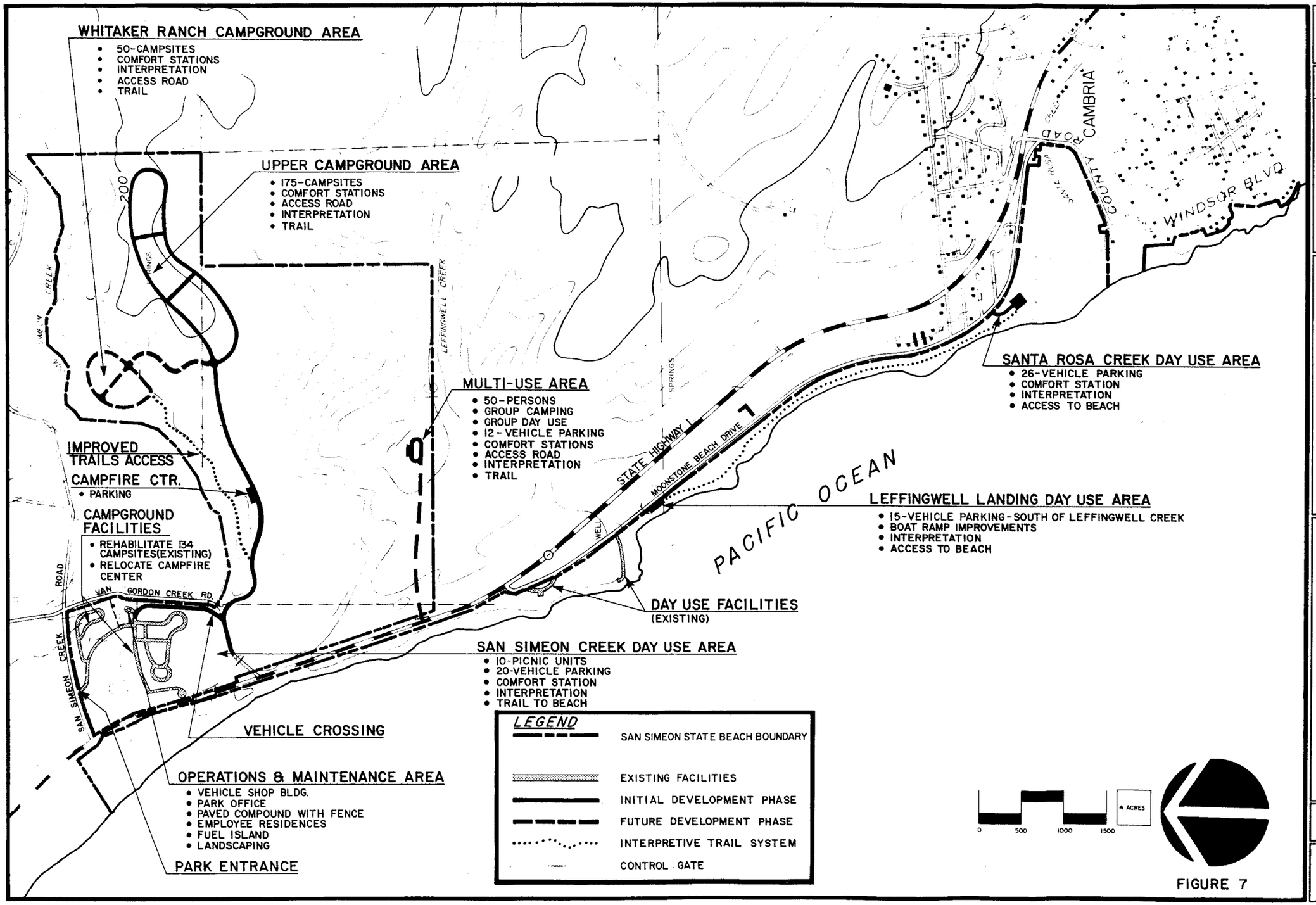


FIGURE 7

DESIGNED | DRAWN | CHECKED

DATE

REVISIONS

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION
APPROVED _____ DATE _____

SAN SIMEON STATE BEACH
PROPOSED LAND USE AND FACILITIES PLAN

DRAWING No. 16999

SHEET No. 6 & 6