

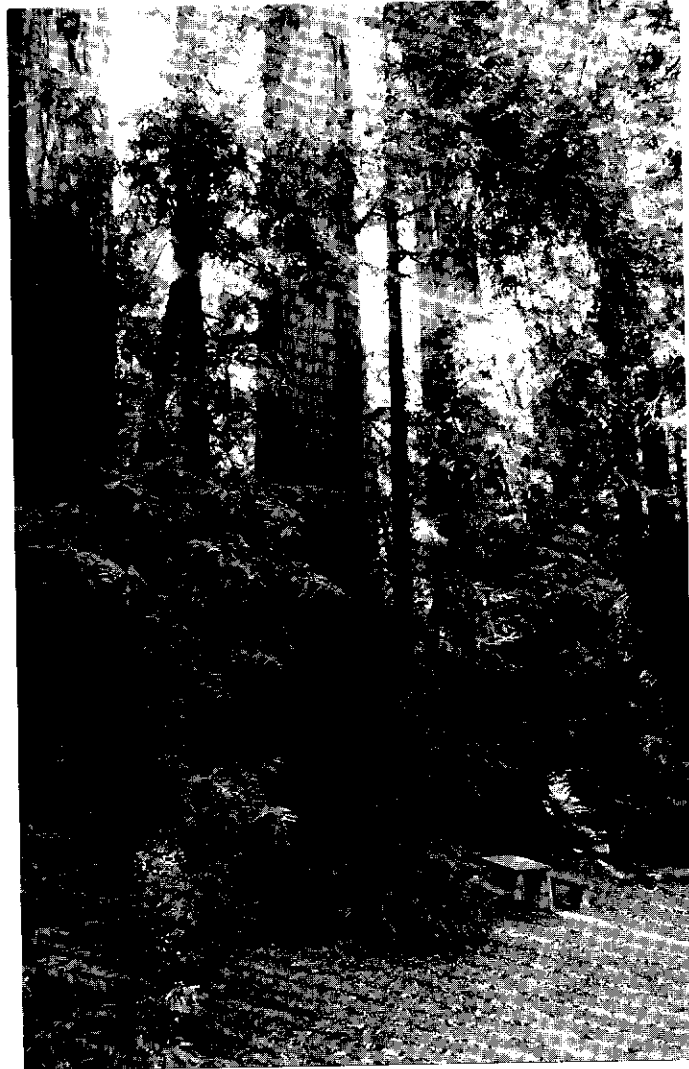
UNIT 448

PFEIFFER BIG SUR STATE PARK

GENERAL PLAN

October 1999

Pfeiffer Big Sur State Park General Plan



October 1999

Pfeiffer Big Sur State Park General Plan



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October, 1999



DEPARTMENT OF PARKS AND RECREATION

STATE PARK AND RECREATION COMMISSION

P.O. BOX 942896, SACRAMENTO, CA 94296-0001

Resolution 33-99
adopted by the
CALIFORNIA STATE PARK AND RECREATION COMMISSION
at its regular meeting in Monterey on
October 8, 1999

WHEREAS, the Director of the Department of Parks and Recreation has presented to this Commission for approval the proposed General Plan for Pfeiffer Big Sur State Park; and

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

NOW, THEREFORE, BE IT RESOLVED that the California State Park and Recreation Commission hereby approves the Department of Parks and Recreation's Pfeiffer Big Sur State Park Preliminary General Plan, dated May 1999, subject to such environmental changes as the Director of Parks and Recreation shall determine advisable and necessary to implement the provisions of said plan.

The General Plan will include the following statement: "With the elimination of campsites in Main Camp that within a five year period substitute overnight accommodations would be provided such that the number of overnight accommodations would be neither increased nor decreased in Pfeiffer."

Pfeiffer Big Sur State Park

General Plan

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ENVIRONMENTAL ANALYSIS

SUMMARY

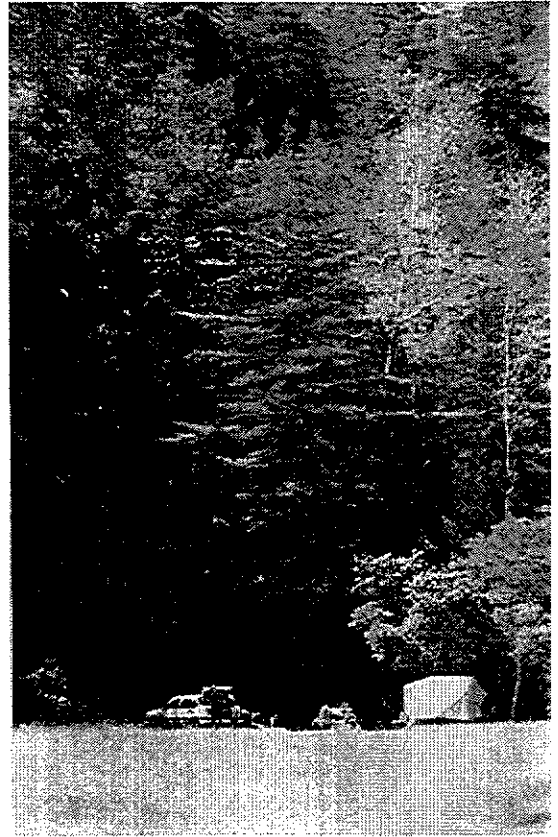
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Introduction



INTRODUCTION TO THE UNIT

Location

Pfeiffer Big Sur State Park is located in Monterey County, about 26 miles south of the Monterey Peninsula. The north-south running Big Sur Coast Highway One serves as the only access to the Park. Highway One bisects the Park, placing approximately 15 percent of its total 962 acres to the west of the highway.

Pfeiffer Big Sur State Park lies on the western slope of the Santa Lucia Mountain Range, one of California's most rugged landscapes. It is bounded on the east and northeast by Los Padres National Forest and its Ventana Wilderness. A combination of National Forest and private property, most of which is undeveloped, borders the west side of the Park. While the Park does not reach the Pacific Ocean, the Big Sur River, which meanders through the primary public use portions of the Park, flows the few remaining miles northwest, reaching the Pacific at Andrew Molera State Park.

The entire Big Sur area is rural and remote, often being isolated during winter storms or during the fire season as the narrow and winding Highway One is easily closed. The central Big Sur area is sparsely populated with probably fewer than 1,000 full-time and seasonal residents.

The Park's diverse terrain, ranging from river corridors to wind-blown mountain tops and open meadows, is able to support a wide range of plant species. Redwood, oak, bay and willow are most prominent in some areas, while chaparral, coastal scrub and a palette of colorful wildflowers occupy many of the more open and rugged mountainsides.

In 1933, Pfeiffer Big Sur State Park was established from the original campground and lodge facilities which the Pfeiffer family had established in the early part of the 20th century. During its early years as a State Park, access was significantly more difficult than it generally is today. Visitation was limited to those willing to face a narrow, winding road that led to the redwoods and rivers of Big Sur.

Today, getting to Pfeiffer Big Sur State Park can still prove trying and occasionally impossible. But a paved highway and modern automobiles, combined with a ten-fold increase in the population of California and a growing national and international demand for recreation opportunities, have created a level of public use of the Park that could not have been foretold 65 years ago. Additionally, a local population, although relatively small, places year-round demands upon the Park's resources, demands that were nonexistent a half century ago.

Most of the development and visitor use are concentrated along the Big Sur River corridor and on the adjacent river terraces. The Park is very popular during summer, with usually full campgrounds and substantial numbers of day-use visitors. Since 1981, with the exception of 1983, total annual visitor attendance, including concession visitation, has exceeded 350,000, with a high of 524,000 in 1989. Significant downswings in visitation can occur when late summer fires or winter storms close the Park anywhere from several days to several months at a time. For example, overall attendance in 1995/96 was 426,000 and in 1996/97 it was 425,000; but in 1997/98 an approximate four month, weather-caused road closure was responsible for driving visitation down to 379,000 for what otherwise appeared to be an above normal attendance year.

See Figure 1: Pfeiffer Big Sur State Park Location and Boundary Map

Purpose Acquired

Pfeiffer Big Sur State Park was established in 1933, in order to protect the natural and scenic resources for which it had become renowned. The Park's prime resource is one of the most accessible of the southernmost groves of coastal redwoods in California. While much of the area was logged during the late 19th and early 20th centuries, old growth redwoods remain, mixed among stands of statuesque second growth trees, many of which rival the old growth trees in height.

A second prime resource is the Big Sur River that through the eons has carved its meandering path through the steep coastal mountains and allowed its alluvial sands to create meadows and open flats of riparian habitat. The steeply rising mountains on the eastern border of the Park provide a backdrop for the redwoods that stand in the protected, narrow river valley. An understory riparian forest flourishes in the same moist soils, providing a rich and diverse habitat able to support a wide variety of native wildlife.

Recreation opportunities abound within the Park, having expanded through the years from the original limited camping, fishing and hiking. Today's activities range from family camping, either in tents or RVs, and simple enjoyment of quiet solitude, to rock scrambling and bicycling. During summer, the relatively tranquil Big Sur River provides a focal point attraction for the Park's campers and day-users alike looking to wade and swim in its cool, clear waters. Group picnic areas and a softball field draw both local residents as well as non-locals. Many miles of trails offer access to backcountry seclusion and to unparalleled mountaintop vistas of the Pacific Ocean.

Interpretive programs afford the public an understanding of park values and of the sensitivity and complexity of the natural balance nature has established within lands protected by the Park. Interpretation embraces the cultural as well as the natural history of this special State Park, placing into a modern context the value of protecting and preserving that which we cannot improve upon.

Following the classification of the unit as a State Park in May, 1963, a declaration of purpose for Pfeiffer Big Sur State Park was adopted in January 1965. The original declaration of purpose, most of which remains valid today, reads as follows:

"The purpose of Pfeiffer Big Sur State Park is to make available to the people forever, for their inspiration, understanding, and enjoyment, an outstanding segment of the Monterey County coast, extending from the Ventana Wilderness Area to the sea. Included in this integral unit are the Big Sur River, coast redwoods, wooded canyons, coastal mountains, ocean beaches, and headlands. All scenic, natural, and historical values of the park are protected.

The function of the Division of Beaches and Parks at Pfeiffer Big Sur State Park is to manage the resources of the park in such a manner as to insure their perpetuation; to provide facilities and services required for appropriate public recreational activities; to interpret the park resources fully and effectively; and to acquire lands needed to embrace and protect the stated values; all in accordance with the declared purpose."

At the time this declaration was written the Department was studying expansion of the Park to the north and west of its original boundary. Ultimately, the State Park System did not acquire the beachfront west of the Park. In addition, subsequent to the original declaration, the name

of the Department was changed from the Division of Beaches and Parks to the Department of Parks and Recreation.

(See revised Declaration of Purpose: page 39)

Sense of Place

The spiritual essence of California's grand redwoods is captured within the boundaries of Pfeiffer Big Sur State Park, very near the limit of the trees' natural southernmost distribution. As the centerpiece State Park of the magnificent Big Sur coast, the Park serves a wider, statewide role as one of the key showcases for these venerable, giant redwoods, displaying the magnificence and beauty that nature has bestowed upon them. Although only a relatively few old growth redwoods survive among the forest of maturing second growth trees, there exists the feeling of an ancient forest standing guard over the meandering Big Sur River.

As the excitement and crowds of summer thin to a few off-season campers, a quietness pervades the venerable redwood groves. The rustle of leaves, the chatter of a squirrel, the chance glance of a deer or much rarer mountain lion, especially along the back country trails, mark the beginning of renewal for the Park. Winter's coming rains wash clean the river, adding wrinkles of time to the hillsides and cliffs as the rushing waters push a new supply of much needed sand toward the Pacific Ocean. Water soaks the ground quenching summer's long thirst as the roots of redwoods and oaks, alders and sycamores drink deep in anticipation of the coming spring's growth. As winter's rains wane, the cycle of life begins anew as wildflowers burst forth spreading their future descendents across the broad mountains and narrow valleys. Seeds fall from trees and delicate new growth springs from the tips of branches and from the brown coat of mother earth. Then it's time for the returning crowds of summer and for the cycle to repeat.

Nearly 100 years have passed since the human intervention began to have any significant impacts on the annual cycle of renewal here. Now, each year, as increasing numbers of visitors come to enjoy the beauty and the solitude, nature struggles to recover from their unintentional impacts. With the popularity of State Parks continuing to increase, as does the population of California and her citizens' demands for quality recreational experiences, original management strategies no longer can protect the valuable natural and cultural resources of Pfeiffer Big Sur State Park.

PURPOSE OF GENERAL PLANS

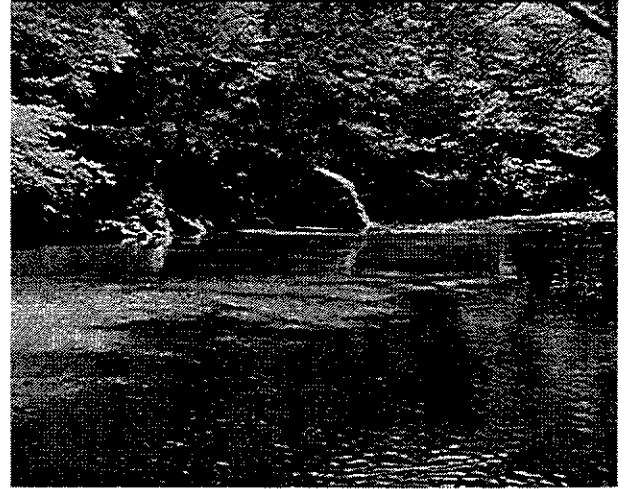
The team members who prepared this General Plan carefully reviewed the current state of Pfeiffer Big Sur State Park. Their evaluation focused on the changing forces of human use and included the present facilities and infrastructure as they relate to and impact the Park's natural and cultural resources. That evaluation resulted in the identification of long-term goals for protecting, and in some cases, re-creating the environmental health of Pfeiffer Big Sur State Park.

This document will not attempt to identify specific steps for meeting its identified goals, but instead it will provide general guidelines toward fulfilling them. For some issues that are raised, generalized alternative directions for goal oriented action will be presented. The specifics of implementation will be left to follow-up management plans that will include the necessary detailed planning documentation, including the gathering of baseline data, and which will require additional public and government agency scrutiny in order to ensure adherence to the goals presented and approved within this General Plan. Such additional planning work will include:

- ❖ A plan for renewing and protecting the newly identified Redwood Grove management area of the Park;
- ❖ A plan for renewing and protecting the Big Sur River corridor riparian habitat;
- ❖ A prescribed fire management plan;
- ❖ A concession operation plan designed to better integrate its operation into meeting overall park needs while reducing impacts on visitors not seeking its services;
- ❖ A trail plan that will identify the needs for new and revamped trails able to better serve the public while protecting the resources;
- ❖ A unit-wide interpretive plan;
- ❖ A housing plan that will address the needs of both concession and Park employees;
- ❖ A traffic management plan that will speak to traffic flow and parking issues;
- ❖ A campground redevelopment plan that will address the needs for alternative overnight accommodations without increasing the current overall numbers of individual accommodations; and
- ❖ A Park administrative and operations facility plan that will identify needed facilities and their appropriate locations either within or outside the Park.

This General Plan, in conjunction with the above and other future management plans, endeavors to restore and maintain Pfeiffer Big Sur State Park's natural and cultural resources, while allowing for continued public use and enjoyment of this most valuable treasure. It is a job that will require the ability of management to respond appropriately as new opportunities to meet the overall goals of this General Plan present themselves. This General Plan allows for creative, yet strategic responses.

See Figure 3: General Plan Goals



Existing Conditions and Critical Issues



UNIT SUMMARY

Introduction

Pfeiffer Big Sur State Park is a relatively small State Park with high-intensity visitor-serving and park operations facilities filling much of the Park's flat or gently sloping land, which is located primarily along the river corridor and within redwood and riparian vegetation zones. Land uses of different kinds abut one another throughout the valley and lower slopes of the mountains over which the Park's boundaries run.

Existing Land Use

There are five different primary land uses within the State Park:

- ❖ visitor day-use
- ❖ visitor overnight
- ❖ concession operations
- ❖ park operations
- ❖ open space

Many of these differing and conflicting land uses are buffered from one another by the Big Sur River or by abrupt changes in elevation. Presently, the Big Sur River serves to separate visitor overnight use from visitor day-use, with day-use activities occurring north of the river and camping facilities located to the south. Concession related activities dominate the Lodge with its large parking area and the Cottage complex on the hill above the Park entrance. Land dedicated to park operations is scattered throughout the Park, with the larger portions (staff housing, the waste water treatment plant, the maintenance yard, etc.) located mainly north and west of visitor use areas. Open space areas occupy the steep slopes of the scenic mountains surrounding the Park's developed areas, as well as a few small flats on the valley floor.

Even within the identified land uses some overlap occurs. For example, concession operations include visitor overnight accommodations, and both visitor day-use and visitor overnight (concession or Park provided) have impacts on park operations and on open space.

See Figure 2: Existing Land Use

Adjacent Land Use

The majority of Pfeiffer Big Sur State Park is bordered by National Forest Lands, including a small portion of the Ventana Wilderness. There are private, mostly undeveloped parcels, located primarily on the Park's southern and western boundaries.

Big Sur Multi-Agency Facility

The Big Sur Multi-Agency Facility (MAF) and the lands it occupies are not included in this General Plan. In 1987, a Joint Powers Agreement was entered into by State Parks, Caltrans and the U.S. Forest Service to share funding for the construction and operation of the MAF at Pfeiffer Big Sur State Park. The MAF complex encompasses 10.95 acres total; 8.39 acres owned by State Parks, plus a one-acre and a 1.56 acre parcel owned by Caltrans. That portion of the MAF which was constructed on the 8.39 acres of Pfeiffer Big Sur State Park was administratively removed from the State Park.

The MAF is used, in part, for administrative offices and seasonal housing purposes by State Parks staff assigned to the Big Sur Sector. It is also used by the U.S. Forest Service for seasonal and permanent employee housing, administration and operations. Caltrans utilizes operational facilities, storage areas and permanent housing at the MAF.

U.S. Forest Lands

The Park's northern and eastern boundaries, along with smaller portions of its western boundary abuts the Los Padres National Forest, with a small easternmost portion of the Park sharing its boundary with the Ventana Wilderness. The southern park boundary and much of its western boundary, fronts private property, most of it undeveloped.

Significant Resource Values

Pfeiffer Big Sur State Park was one of the earliest State Parks created following the establishment of the modern California State Park System in 1928. That early identification of this small portion of California as being a vital addition to the infant California State Park System was based on the unique combination of its pioneering history and its cultural and natural resources, especially its groves of redwoods and the Big Sur River.

Natural Resources Overview

The Central Coast's rugged Santa Lucia Mountain Range is an ideal natural barrier that helps ensure the continued protection of Pfeiffer Big Sur State Park's natural resources. The Park's steep mountains and narrow river valleys have created small, protected havens for the redwoods that grow very near their southernmost distribution. Within the Park, remnant old growth redwoods are mixed among maturing second growth trees that grew to replace those logged during the late 19th and very early 20th centuries. For those travelers coming from the south, this is generally their first opportunity to experience redwoods of any consequential size. Only those visitors willing to travel another two or more hours to Henry Cowell State Park, located in the mountains above Santa Cruz, have an opportunity to see larger and more concentrated stands of these venerable trees.

With the Park's direct connection to the more than 167,000 acres of Ventana Wilderness, most modern development has been kept well outside the Park's watershed. And with the Park's easternmost boundary adjoining either the boundaries of the Los Padres National Forest or the Ventana Wilderness, the biocorridors that many State Parks depend upon for sustaining their native natural environments already exist.

Historical Influences on Plants and Animals

Pfeiffer Big Sur State Park is surrounded by open space, most of which is owned and managed by the U.S. Forest Service. During the past 150 years, however, the Park's plant and animal communities still have been profoundly influenced by past activities including logging; industrial, residential, and recreational development; alteration of hydrologic regime; suppression of natural fires; invasion by exotic species; and cultivation. The net results of such actions and alterations most often created community plant compositions and stand structures that could no longer support native wildlife. Extinctions, localized population extirpations and population declines have been documented. Such land uses have also resulted in several species becoming much more common.

When used in landscaping, exotic plant species can detract from the natural appearance of a park unit, become naturalized and displace native plant species, have lower habitat value for native wildlife, be more prone to insect attack and disease and require permanent irrigation and greater maintenance costs. Many exotic species have become naturalized in the Park and are successfully competing with native species. The most affected areas include trailsides, campgrounds, day-use, lodge and cottage facilities, Park housing and the small meadows adjacent to Highway One.

Sensitive Plant Species

Sensitive plant species are those that are listed by the U.S. Secretary of the Interior or the California Fish and Game Commission as rare, threatened, or endangered; or are designated by the California Native Plant Society (CNPS) as either meeting the criteria for listing or as being potentially threatened and are included on a "watch list."

The California Native Plant Society identifies five plant species known to occur at Pfeiffer Big Sur State Park as sensitive. Two of these, Arroyo Seco bushmallow (*Malacothamnus palmeri* var. *lucianus*) and Hutchinson's larkspur (*Delphinium hutchinsoniae*), are federally listed as species of concern. None are state listed.

<i>Chorizanthe douglasii</i>	Douglas' spineflower
<i>Clarkia lewisii</i>	Lewis' clarkia
<i>Delphinium hutchinsoniae</i>	Hutchinson's larkspur
<i>Malacothamnus palmeri</i> var. <i>lucianus</i>	Arroyo Seco bushmallow
<i>Ribes sericeum</i>	Santa Lucia gooseberry

In addition to sensitive species, there are numerous plants of special interest that occur within the Park. These include: 1) coast redwood (*Sequoia sempervirens*) — near southern natural range of the species; 2) Goldman's dudleya (*Dudleya cymosa* ssp. *minor*) — near northern limits of the species, and food and habitat for larvae of Doudorff's elfin butterfly, an insect of limited distribution; and 3) dune buckwheat (*Eriogonum parvifolium*) — near northern limits of the species, and food and habitat for Smith's blue butterfly (federally listed as endangered). Including the three plants listed above, there are a total of 45 species occurring in the unit which reach their southern (27 species) or northern (18 species) limits in or near Monterey County.

Forty species of non-native or non-indigenous plants occur within the Park. Many of these species constitute part of a weedy, annual flora associated with grasslands/meadows and other areas subjected to disturbance. Other exotic species are perennial shrubs and trees that have been planted in developed areas for landscaping or ornamental purposes. Those areas where exotic species are most abundant include trail sides, campgrounds, day use and lodge facilities, Park housing, and the small meadows adjacent to and west of State Highway One. The exotic species of most concern and that have a potential for spreading are periwinkle (*Vinca major*), Monterey cypress (*Cupressus macrocarpa*), French broom (*Genista monspessulana*), and English ivy (*Hedera helix*).

Hydrologic Resources

Springs and waterways are important features that can have natural, recreational, and aesthetic values. The Big Sur River is free flowing, relatively pristine, biotically diverse and species-rich. Generally the Park's riparian areas are fragile. Soil disturbance or loss of vegetation can significantly increase sedimentation and degradation of the aquatic environment. Bacterial contamination of surface waters is a potential health concern. Such hydrologic systems can be affected by land uses, such as construction, mining, grazing, logging and recreation, which occur outside the Park boundaries, but within the watershed.

Natural rivers and streams have an equilibrium in which the watershed, length, slope, width, floodplain, channel depth and bedform evolve in relationship with each other. Equilibrium is expressed by the stream or river's ability to transport the full amount of water and sediment supplied by its watershed while maintaining natural patterns and dimensions. The equilibrium derived from the proper relationship of one component with another determines the character of the watercourse and results in a diversity of streambank and floodplain vegetation and habitat necessary for both aquatic and terrestrial riparian life.

Geologic Resources

The U.S. Soil Conservation Service rates most of the soils in the Park as poorly suited for development of buildings, roads and recreation facilities such as trails and camping areas. The most common constraints are slope, depth to rock and thinness of the soil layer.

Three principal faults lie along this section of the coast. All are classified as potentially active by the California Division of Mines and Geology. Given the proximity of the San Andreas fault zone 25 miles inland and the major faults parallel and/or contiguous with it, the Big Sur area can expect earthquakes with a maximum Richter magnitude of 7.5.

There are a number of debris flows in the Park's steep canyons. These are shallow landslides, saturated with water, that travel rapidly downslope as muddy slurries. In the Park, debris flows are largely the result of changes caused by fire in the tenuous equilibrium among steep slopes, bedrock, soil, vegetation and rainfall.

Fire in the Park

Plant communities in the park and on adjacent lands have evolved with fire, both natural and human-caused. Wildfires were most often started by lightning in the late summer and early fall. Native Americans used fire for clearing brush and as a plant management tool to promote the reproduction and growth of native food sources. European settlers used fire for many of the same purposes. Today, most wildfires occurring in the Big Sur area are set deliberately by arsonists or accidentally by careless visitors.

Alteration of the natural fire regime can result in significant impacts to the native plant communities. Fire exclusion favors more shade tolerant species and communities, decreasing the diversity of vegetation and wildlife habitat and increasing fuel buildup. Conversely, frequent fires can result in increased erosion, river sedimentation, and major shifts in vegetation type. Fire should be controlled and used as a tool to restore species composition and maintain plant communities.

Plant Communities and Related Animal Species

In describing the vegetation or total plant life of an area, vegetation types are generally characterized by the growth form of their dominant species. Plant communities are groups of species which occur together in each type of habitat. Twelve plant communities representing six vegetation types are recognized at Pfeiffer Big Sur State Park. The *Plant Communities* map (Figure 4), additionally identifies two of the Park's plant communities (Mixed Evergreen Forest and Central Coast Cottonwood-Sycamore Riparian Forest) where major disturbance has occurred, primarily in developed areas of the Park.

Each plant community provides habitat crucial to the survival of specific animal species. Pfeiffer Big Sur State Park contains an assemblage of terrestrial vertebrates typical of California's Central Coast region. Most vertebrates occurring here are common and widespread throughout California. However, due to the rugged and undeveloped nature of the region, some species that are considered uncommon elsewhere in their range thrive here. Biogeographically isolated as a result of topography and climatic change, the region also exhibits strong endemism at the subspecific level (most apparent in reptiles and amphibians). The Big Sur coast is at the edge of both northern and southern biogeographic regions with faunal components of both overlapping here.

Pfeiffer Big Sur State Park lies in the transitional portion of the California coast where floral and vegetation elements with both northern and southern affinities meet. Coast redwood (*Sequoia sempervirens*) is nearing the southern limit of its present-day distribution here (the limit is in the Los Padres National Forest approximately 30 miles to the south). Coastal Sage Scrub and Central Coastal Scrub approach their northern limits here; Northern Coastal Scrub, which is strongly dominated by coyote brush, mountain lilac, salal, and huckleberries replaces these types near Garrapata State Park, about 20 miles to the north.

Pfeiffer Big Sur State Park contains a rich assemblage of vertebrate species due to the variety of habitats present in the unit. The Big Sur River, a perennial stream, dominates the Park and provides excellent habitat for aquatic and terrestrial species.

The Big Sur coast is within the known range of 56 sensitive species of animals including several currently listed as threatened or endangered and candidates for listing by both the state and federal government. Of these, 18 species are confirmed or strongly suspected to occur at Pfeiffer Big Sur State Park.

The following is a brief introduction to Pfeiffer Big Sur's six vegetation types, their plant communities and related animal species:

Vegetation Type: Scrub

1. Central Coastal Scrub Community

Central Coastal Scrub is a dense community of shrubs and is one of the most widespread in the Big Sur area. Its dominant species of coyote bush, California sagebrush, monkey flower, black sage and poison oak are found within the Park on xeric toe-slopes of Mt. Manuel, east of the Big Sur River.

2. Coastal Sage Scrub Community

This community is dominated by California sagebrush and black sage. It is a more

open habitat than Central Coastal Scrub and is found on more xeric, rocky slopes. It is found toward the interior of the Park and is thought to continue inland to the slopes of the Ventana Wilderness within Los Padres National Forest.

Related Animal Species

Scrub communities are the most common wildlife habitat types in Pfeiffer Big Sur State Park and the surrounding lands, supporting numbers of vertebrate species roughly equivalent to those in other shrub habitats. Dune buckwheat, a larval food plant for the endangered Smith's blue butterfly (*Euphilotes enoptes smithi*), occurs in coastal scrub habitat in the unit.

Vegetation Type: Chaparral

1. Northern Mixed Chaparral Community

This is an evergreen plant community dominated by chamise, manzanita, and mountain lilac. It is widespread and differs from coastal scrub by its ten-foot height and its increased density of vegetation. This community has wide distribution in California and within the Park is found on the upper, ocean-facing slopes of Pfeiffer Ridge at the top of Buzzard's Roost Trail.

2. Chamise Chaparral Community

Chamise Chaparral occupies south-facing slopes in the interior of the unit. This chaparral community is strongly dominated by chamise. It is typically found on sites which are more xeric with shallow soils.

3. Blue Brush Chaparral Community

The mountain lilac species blue brush and Carmel ceanothus form a second type of chaparral at this unit—Blue Brush Chaparral. This community is found in situations which are more mesic than the habitats of either Central Coastal Scrub or Northern Mixed Chaparral, such as on north-facing slopes. In Pfeiffer Big Sur State Park it is found on the ridge south of Pine Ridge Trail and in pockets within the Mixed Evergreen Forest of the northeast-facing portion of Pfeiffer Ridge.

Related Animal Species

Wildlife species composition of chaparral in the Big Sur coastal region is similar to other shrub habitats. Coast buckwheat, a larval food plant for the endangered Smith's blue butterfly (*Euphilotes enoptes smithi*), occurs in the coastal scrub. To date, the butterfly has not been found at the Park.

Vegetation Type: Grassland

1. Annual Grassland Community

Large stands of native perennial grasslands are not found in Pfeiffer Big Sur State Park. They have been replaced largely by European-introduced grasses in the "meadow" areas of the Park, adjacent to State Highway One. In these meadows, the grasslands occupy areas which were once cultivated by settlers. The presence of horsetail suggests that these areas may have been true meadows influenced by occasional flooding of the Big Sur River prior to changes brought by settlers.

Related Animal Species

Associated wildlife species are those which tolerate close contact with humans such as beechy ground squirrel, Brewer's blackbird, European starling, and brown-headed cowbird.

Vegetation Type: Streambank Woodland and Forest

1. Central Coast Cottonwood-Sycamore Riparian Forest Community

This forest community is dominated by sycamore, black cottonwood and white alder. This forest lies along the Big Sur River throughout most of the unit and was undoubtedly the vegetation which occupied the floodplain of the Big Sur River prior to European settlement.

This forest type is considered by the County of Monterey to represent an environmentally sensitive habitat.

2. Central Coast Riparian Scrub Community

Central Coast Riparian Scrub is found in frequently-disturbed areas very near the active river channel. It is dominated by coyote brush and several species of willow.

Related Animal Species

The structurally complex Big Sur River riparian corridor is one of the most significant wildlife habitat types in the region. The sensitive black swift nests behind Pfeiffer Falls, just outside Park boundaries. The ringtail, a fully-protected mammalian species, historically used the Big Sur River riparian habitat and probably still does so.

Vegetation Type: Coniferous Forest

1. Riparian Redwood Forest Community

Coast redwood (*Sequoia sempervirens*) is the dominant tree species in lower streamside vegetation where the stream gradient is moderate and the soils are deep. Lying near the southern limit of their range, redwood forests are restricted to areas along the Big Sur River, Pfeiffer-Redwood Creek and Post Creek. The most impressive stands are located in what is now Main Camp, with lesser stands found near the Park entrance and lodge and along Pfeiffer Redwood Creek. Giant chain fern (*Woodwardia fimbriata*), sorrel (*Oxalis oregana*), and California spikenard (*Aralia californica*) and western coltsfoot (*Petasites palmatus*) are typical understory plants. Occasionally, big leaf maple (*Acer macrophyllum*) occurs in these streamside forests, among the more common tanoak (*Lithocarpus densiflorus*), coast live oak (*Quercus agrifolia*), madrone (*Arbutus menziesii*) and buck-eye (*Aesculus californica*). Overall, these forests require more moisture than chaparral and scrub communities, but less than the riparian forests occurring near the stream courses.

Because of their limited distribution in Monterey County or on a statewide basis, the riparian plant communities that occur in Pfeiffer Big Sur State park, including riparian redwood forest, central coast cottonwood--sycamore riparian forest and central coast riparian scrub, are considered by the California Department of Fish and Game and the County of Monterey to represent environmentally sensitive habitats. Therefore, their preservation should be a high priority in vegetation management.

Vegetation Type: Mixed Evergreen Forest

1. Mixed Evergreen Forest Community

On north-facing slopes redwoods are mixed with tan oak (*Lithocarpus densiflora*), and coast live oak (*Quercus agrifolia*), madrone (*Arbutus menziesii*), and buckeye (*Aesculus californica*). These forests also occur along water courses of south-facing slopes within the unit. Tan oak and California live oak frequently dominate patches of phases of this forest. These forests require more moisture than chaparral and scrub communities, but less than the riparian redwood forests occurring near the river and stream courses.

Related Animal Species

Wildlife elements of coniferous forest, montane hardwoods and mixed chaparral are all combined in this wildlife habitat. Along the Big Sur coast, mammalian species diversity is highest here with several species, including gray squirrel and Merriam chipmunk, reaching their greatest population densities. Snags are an important wildlife habitat element of this and other woodland communities. Cavities in snags provide nesting habitat for numerous bird species such as the purple martin.

2. Oak Forest Community

Coast live oak forms a closed-canopy forest along Oak Grove Trail in Pfeiffer Big Sur State Park. A dense understory of sticky monkey flower and herbaceous species such as morning glory, bedstraw, and Douglas iris are found with the oaks in dry sites.

3. Oak Woodland Community

This community is similar to oak forest habitat with the oak woodland generally displaying a more open tree canopy.

Related Animal Species

Coastal oak communities are used during some part of the year by at least 60 species of mammals and 110 species of birds. California quail, band-tailed pigeon, gray squirrel and black-tailed deer may be dependent on the fall acorn crop in order to maintain viable populations. The wild pig, an introduced species, prefers mast to other forage and directly competes for this resource with native species.

See Figure 6: Plant Communities

Aquatic Life

Pfeiffer Big Sur State Park is located almost entirely within the major watershed of the Big Sur River. About two miles of the Big Sur River lie within Pfeiffer Big Sur State Park. The clear, free-flowing waters of the Big Sur River originate in 59 square miles of the Santa Lucia Mountains in the Los Padres National Forest/Ventana Wilderness. Two tributaries, Post Creek and Pfeiffer-Redwood Creek, enter the river within the Park.

The Big Sur Gorge, near the east boundary of the Park, is traditionally regarded as the landmark separating the upper and lower areas of the drainage. Below the gorge, within the Park, the channel

becomes pools connected by long straight runs. West of the Highway One bridge, more pools and riffles predominate. Throughout the Park the river is consistently 25 to 50 feet wide with an average depth of about two feet. Few pools are deeper than five feet.

Fire, flood, mudslides, landslides and drought events are the primary natural disturbances affecting the streams of the coastal mountains. At Pfeiffer Big Sur State Park, such events have combined to flood banks and tear out riparian vegetation in the upper watershed.

Related Animal Species

The Big Sur River possesses significant wildlife resources. Waterfowl, herons and egrets are noted seasonally. Sensitive species such as the California red-legged frog, foothill yellow-legged frog and southwestern pond turtle have been found in the unit historically, but their present status is unknown.

Steelhead (rainbow trout) is historically the game fish of primary interest, although its presence appears to have diminished significantly from historical times. River pools throughout Pfeiffer Big Sur State Park provide good habitat for juvenile steelhead.

Prickly sculpin, coast range sculpin, and threespine stickleback have been collected from Pfeiffer Big Sur State Park. Past collections also have included Pacific lamprey. Little specific information is available regarding the status of these populations. Past collections also identified riffle sculpins, but specimens may have been incorrectly identified.

No amphibians or aquatic reptiles were observed during inventory periods, but past observations have reported California red-legged frogs, foothill yellow-legged frogs, and southwestern pond turtles within the lower Big Sur River. These three species are designated by the California Department of Fish and Game as species of special concern. The California red-legged frog is listed as a threatened species by the U.S. Secretary of the Interior.

CULTURAL RESOURCES OVERVIEW

Human occupation of the Big Sur coast began more than 4,600 years ago, but the long history of human settlement is poorly known. Historic documentation of Indian habitation and their interaction with the lands of Big Sur only became available with the coming of the first European explorers and later settlers.

When the first Spanish colonists and missionaries settled at Mission San Carlos Borromeo in 1770, the coast from San Francisco south to about Pfeiffer Point was occupied by people speaking various Costanoan dialects, while those farther south spoke Esselen. These people were organized politically into a number of independent districts, each with a principal village and several smaller settlements or seasonal camps. District territories were undoubtedly well-defined and defended, but only vague records survive to locate them. The area of Pfeiffer Big Sur State Park was on, or very close to, the border between Sarhentaruc (a Costanoan district) and Ekheahan (an Esselen district).

The population of each of the neighboring districts was perhaps 200 to 300 people. The area now occupied by Pfeiffer Big Sur State Park could have been easily and regularly visited by people from

both of these districts. Intermarriage was not uncommon across the district lines, and animosity between the two groups seems to have been low.

Although it was probably visited by vaqueros from J. B. R. Cooper's Rancho El Sur on the lower Big Sur River beginning in the 1830s, reoccupation of the upper Big Sur Valley did not occur until the 1860s. One of the first historic occupants was George Davis, who took up a squatter's claim. Subsequently, Manuel Innocente, a Chumash Indian who came from Mission San Buenaventura to work at Cooper's ranch, bought the claim. Innocente and his wife, Francisca, lived on the property and buried most of their children nearby in what has been referred to as the Indian (or Innocente) cemetery. Francisca died in 1907, and was buried beside her children.

During the fall of 1869, the Michael Pfeiffer family settled on a 160-acre claim near the mouth of Sycamore Canyon. A son, John Pfeiffer, made his own homestead claim in 1898, which included much of today's Park. Largely due to the business acumen of John Pfeiffer's wife, Florence, the Pfeiffer Ranch developed into a popular resort, first for fishermen and hunters and later for tourists.

The Ventana Power Company built a sawmill on the Pfeiffer property around the turn of the century, but abandoned it in 1906. The sawmill was then used intermittently by the Pfeiffers. In addition to their own resort, the Pfeiffers leased land to three physician brothers from San Jose by the name of Wayland. They established a group camp for their friends and eventually had a recreation hall and thirteen redwood cabins built. These improvements later reverted to the Pfeiffers and ultimately became part of the Park's camping facilities.

In 1928, California voters passed a bond act for the purchase of properties for the newly-created State Park System. One of its stipulations was that state money had to be matched by funds from local government or private sources. The Pfeiffers at about this time had decided to sell their resort and much of the surrounding land. In 1933, John and Florence Pfeiffer sold the property to the state for \$100,000, effectively donating the difference between this price and the assessed value of \$167,500. The remainder of the matching funds was provided by Monterey County.

The Park—officially opened in 1937—was named Pfeiffer Redwood State Park in commemoration of the family's contribution to the pioneer history of the Big Sur region and in recognition of their gift to the state. In 1944 the unit's name was changed to Pfeiffer Big Sur State Park.

Acquisition of the Park coincided with the creation of the Civilian Conservation Corps (CCC) which was crucial to the Park's development. The CCC program was proposed by President Roosevelt and approved by Congress in the spring of 1933. Most of its work was to be carried out in national parks and other federal lands, but a limited amount was also scheduled for State Parks, and Pfeiffer Big Sur State Park was a major recipient of that decision. Work began in the Park in 1933, with the establishment of support facilities for CCC Camp S.P. 12, which included barracks, garages and shops, warehouses, a recreation hall and mess hall in the area now occupied by the softball field. Within the first year, CCC recruits had completed construction of campground facilities, a custodian's cottage, fences, a footbridge and trails, in addition to fighting fires, eradicating poison oak and general clean-up. The camp remained active in the park for

more than seven years completing construction of, among other Park facilities, administration buildings, shops, lodge cabins, vehicle bridges, dams, an outdoor theater and horse stables.

Prehistoric Archeological Sites

Two prehistoric archeological sites are known to exist in Pfeiffer Big Sur State Park. Both are bedrock mortar sites in close proximity to the Big Sur River. One (MNT-1329) is on a rock outcrop on the south bank of the river while the other (MNT-1385) is in the river channel, a little below the Big Sur River gorge. No midden was discerned near either of these sites. It is possible that formerly associated midden deposits have been scoured by water flow (in the case of MNT-1385) or covered by alluvium (MNT-1329). On the other hand, use of this stretch of the river may always have been sporadic, featuring small temporary camps that left little archeological trace.

Historic Sites

Two historic sites have been recorded. One is the reputed location of the Innocente Cemetery (MNT-1330H). The second site comprises the scant remains of the Davis-Innocente Homestead (MNT-1408H). Both sites are located near the Homestead Cabin.

In addition to these sites, the unit contains seven locations where historical activities were centered, but where no surface remains survive. These are the Gibson homestead near the Group Camp area; William Baker's Camp Content, just upstream and across the river; the Pfeiffer Ranch and Resort Complex in the Park entrance area; the sawmill site in Sawmill Flat; the site of the Clark House built by the Ventana Power Company; the Frank Post homesite in South Camp; and the Worrel homestead at the south end of the Multi-Agency Facility. In spite of the absence of surface remains, buried features may exist at any of these locations.

Historic Structures

Pfeiffer Big Sur State Park contains 24 standing historic structures: Five buildings predate the creation of the Park which include the Homestead Cabin, the Flause Cabin, the Stables Cottage, Concession Residence 4 (moved to its present location in 1937), and an original Pfeiffer camp cabin which now serves as a maintenance office (moved to its present location in 1936). The Wayland Camp Bridge and 16 other structures were built in the 1930s by the Civilian Conservation Corps. The Tin Shed, located behind the Multi-Agency Facility, was identified as having been in the Park in 1955, but little more is known about its possible historic origin.

Many of the additional historic structures, most currently being used for administrative, operational or public uses, are identified under the subsequent section, Existing Facilities.

See Figure 7: Historic Structure Locations within the Park

Homestead Cabin and the Cemetery

Built by John Pfeiffer in about 1893, the Homestead Cabin is the oldest building in the Park. This one-room, single story, 230-square foot historic wooden cabin and the adjacent Innocente Cemetery are located up-slope from the road between the South Day Use Area and the Wayland Bridge. Pfeiffer actually occupied this cabin, probably until the time he married Florence Swetnam Brown in 1902. It subsequently was used as housing for hired help. Although restored in recent years to a state of arrested decay as an interpretive feature, much of the original fabric remains. The house is currently unoccupied and is usually closed to the public.

(Ernst Ewoldsen Memorial) Nature Center Area

Immediately north of the Lower Power House is a 615-square foot, gable-roofed, board-and-batten structure that was built sometime between 1937 and 1940. Its original function is unknown, although it may have served as some type of storage facility. By 1965, it was being used for concession storage. It has since been extensively refurbished to serve as a nature/interpretive center for Park visitors. Though this entailed the installation of all new interior finishes, windows and doors, much of the exterior fabric is original. This area is accessible via the road to the existing Maintenance Yard.

EXISTING FACILITIES

The multitude of existing facilities within Pfeiffer Big Sur State Park serve to enhance the myriad recreational activities that visitors enjoy, including camping, hiking, nature study, photography, swimming, sunbathing, fishing and bicycling. Currently developed facilities include:

- 1) three family campgrounds totaling 218 campsites;
- 2) two group camps, each accommodating up to 35 people;
- 3) two campfire centers;
- 4) two large day-use picnic areas;
- 5) three group picnic areas, each accommodating up to 200 people;
- 6) the Big Sur Lodge, comprised of a restaurant, grocery store, gift shop, cottage registration and administration space, concession employee housing and parking for approximately 50 private vehicles and two buses;
- 7) seasonal campground store;
- 8) 61 cottage rental units;
- 9) a softball field;
- 10) several miles of paved roads and two bridges; and
- 11) approximately 6.2 miles of trails.

Pfeiffer Big Sur State Park contains a significant number of historic structures and facilities, including 21 buildings and the Wayland Camp Bridge. While some of these were originally constructed during Pfeiffer's ownership of the property, the majority that remain were built in the 1930s by the Civilian Conservation Corps (CCC). Additionally, the CCC constructed picnic tables, camp stoves, drinking fountains, foot bridges, masonry walls and barbeques, with examples of most still existing in the Park.

Following is a more detailed account of the most significant facilities within the Park:

Campgrounds

Main Camp

Main Camp is situated within the Park's largest redwood grove on a long flat that lies between the river which bounds it on the north and the steep slopes that lead up to Highway One on the south. It contains 71 campsites, a small, seasonally operated contact station, an RV sewage dump station, two combination buildings and two restrooms. A few campsites have CCC-built furniture remaining. Some 30 campsites are located along the south bank of the Big Sur River. An annual grassland forest clearing known historically as Sawmill Flat, lies roughly at the center of the campground.

South Camp

The largest of Pfeiffer Big Sur State Park's campgrounds, South Camp, lies in the southern portion of the Park on the outside of the Big Sur River's wide bend. Mixed evergreen and redwood forests dominate the southern part of the campground along the toe of the slope below Highway One. However, most of the 91 family campsites are located in riparian vegetation. Structures include a combination building, a restroom and a concession operated camp store with ten day-use parking spaces.

Wayland Campground

Wayland Campground is located near the Big Sur River's narrow gorge. This campground occupies nearly seven acres at the eastern end of the alluvial flat that extends down-river to Main Camp, on the south side of the Big Sur River. It is vegetated with mixed evergreen forest, including some clusters of redwood trees, with a zone of riparian vegetation near the river. Facilities include 56 family campsites, one combination building and two restrooms.

Hike & Bike Camps

Ten hike-in, bike-in campsites occupy the redwood-forested toe of the slope beneath Highway One, near the northern end of the Multi-Agency Facility and the western end of Main Camp. A restroom adjacent to the Old Administrative Area serves the bike camp.

Group Camps

Two group camps, each currently serving up to 35 persons, sit at the toe of a slope in the northwestern part of the Park, west of Highway One and the river. The forest canopy consists of second-growth redwood forest, madrone, and bay. Access is restricted to walk-ins, so campers generally park on the west side of Highway One and enter via a gate and short trail. A concrete ford provides service and emergency vehicle access across the river when the water is low. The camp has a modern restroom with no showers. There is also a small campfire center originally constructed by the CCC.

Campfire Centers

The largest of the Park's two campfire centers, both originally constructed by the CCC, is located in the north Day Use Area, near the Big Sur River. A second and smaller campfire center is located in the Group Camp.

South Camp Store

Located in South Camp, a seasonal grocery and supply store is operated for the convenience of campers. Ten parking spaces are available.

Big Sur Lodge

The current Lodge was once the site of the Pfeiffer Ranch Resort dining room, the Big Sur Post Office and several other support buildings. A number of structures have come and gone since 1933, including a gas station and a contact station. The current Big Sur Lodge was completed in 1950, replacing a structure destroyed by fire in 1946.

This two-story Lodge structure is located approximately 400 feet southeast of the contact station. One fork of the entrance road turns right into the northwest corner of the lot, while the other, which ultimately leads to the campground and day-use areas, passes a dozen parking spaces located adjacent to the north side of the Lodge. Parking for another 40 cars and two buses lies to the west of the Lodge. This unscreened main parking lot abuts Highway One on its southwest side, separated only by a split rail fence.

In 1968, State Parks entered into a concession agreement for the operation of the Lodge. That 30 year contract expired in 1998. A new, two-year contract is currently being negotiated with the present concessionaire that will serve the interim needs of the Park, until which time a new, long-term concessions agreement can be written, advertised and signed.

The main floor of the Lodge contains the concessionaire's Cottage reservation and registration office, the concessionaire's administrative offices, a restaurant, a gift shop and a grocery store. The second floor is a dormitory for concession employees.

Day Use Areas

Two primary day-use areas have been developed. The North Day-Use Area lies east from the Park entrance on the north side of the Big Sur River. It consists of roughly six acres of relatively flat riverfront land bounded on the north by steep slopes rising from the valley floor. The area contains a campfire center, stone walls and restroom developed by the Civilian Conservation Corps; 26 family picnic sites, including one for visitors with disabilities; two parking lots serving 50 cars; a seasonal pedestrian bridge over the river; a one-half-mile self-guided nature trail, a small ranger office, a storage shed, and a well house. A popular natural swimming hole on the river lies adjacent to the North Day Use Area.

The South Day-Use area includes approximately 20 acres of flat land. It lies southeast of the North Day-Use Area and is bounded by the Big Sur River on the west and the south, and by the Skunk Hollow dike on the east. Riparian habitat dominates the riverfront land on the west. The existing facilities include three group picnic areas; 15 family picnic sites; parking space for approximately 200 vehicles; a softball field; one garage; an earthen dike; and a seasonal pedestrian bridge to South Camp. The area also includes two restrooms and two ramadas with barbecue facilities and serving tables (all CCC-era structures).

Roads

Highway One furnishes the only vehicular access to the Park. *The Big Sur Coast Land Use Plan, Local Coastal Program (LCP)* mandates that the highway remain a two-lane road in its present alignment. Highway traffic is expected to remain in excess of 90 percent recreational in nature. Traffic studies completed in the late 1970s for the LCP concluded that, of the nearly 12,000 vehicles that travel Highway One on peak summer days, 95 percent are passenger vehicles visiting the area. The remaining five percent of traffic consisted of local residents and commercial vehicles. A portion of that commercial traffic is made up of charter buses. The Park is a primary tour stop for a number of charter bus lines, as well as a scheduled stop for a regional, seasonally operated public bus service.

Highway One bisects Park property, providing direct access to the Park, both through the primary entrance station, and via off-highway parking for foot traffic. The Park entrance road is two lanes, with a stop sign at Highway One used for control of exiting vehicles. The exit is wide enough for two vehicles to simultaneously exit left and right.

A second Highway One Park entrance road exists at the waste water treatment plant. Although not used as an access road to the employee housing area, the service road passes through the treatment plant grounds and continues up to the employee residences and Cottage areas of the Park. A locked gate at Highway One prohibits public access.

Beyond the Park's entrance kiosk, several paved roads provide access to all administration, day-use and overnight facilities. Two, year-around traffic bridges cross the Big Sur River within the Park. The first is the old Highway One bridge, located just past the Lodge and used for public access to the three campgrounds on the south side of the river. The reconstructed Wayland Bridge, closed to public vehicular traffic, crosses the river at Wayland Campground, just upriver from the Homestead Cabin.

Park Staff Housing Area

Seven staff residences, one historic cottage used as a residence, two residential mobile homes on concrete pads, and three garages are located on the slopes adjacent to the Cottage Area. The land in the immediate vicinity of the houses is disturbed and cultivated. The road to the uppermost house passes through oak forest.

Waste Water Treatment Plant

The waste water treatment plant lies just east of Highway One and north of the Park's main entrance. The plant is a secondary sewage treatment facility comprised of evaporation ponds and a digesting unit located on the east side of Highway One. A leach field is located in the grassy area on the west side of the highway. The treatment plant underwent major repairs and upgrading in 1998. The treatment plant can be accessed via a locked gate that opens directly onto Highway One or from the service road that connects with Park employee housing and the Cottages.

Park Maintenance Yard

The Park's maintenance yard is located on sloping land roughly 150 feet up the toe of Manuel Peak from the North Day Use Area. Though surrounded by a rich mix of vegetation types – redwoods along Pfeiffer-Redwood Creek to the north, mixed evergreen forest, and oak forest – the site itself is wholly disturbed. The narrow road to the maintenance yard crosses Pfeiffer-Redwood Creek over a one lane bridge and passes beside the Ewoldson Nature Center and the Pfeiffer Falls Trail parking area. The yard contains a warehouse, auto shop, wood shop, a historic (CCC) incinerator, parking for 12 cars and an uncovered bulk materials storage area.

Old Administrative Complex

A T-shaped, one story, 1176-square foot wooden building is located on the south bank of the river, just upstream from the lodge, between the bike-in camp and the old highway bridge. It was built by the CCC in 1934, and is a fine example of park rustic architecture. A large cobble fireplace and chimney are located on the south wall. The building was originally the Custodian's Residence and was later redesignated as the Warden's Cottage, then served as home to the Park supervisor. The site occupies the zone where mixed evergreen forest grades into riparian vegetation along the river shore. Until the opening of the Multi-Agency Facility, it had served as the Big Sur District Office. The adjacent historic Warden's Garage was modified into a meeting room, which currently serves as the Pfeiffer Operations Room. Associated features include a maintenance shed, an ornamental concrete pool encircled by river cobbles and the foundation of a brick barbecue.

Flause Cabin

This area occupies the space within the wide bend in the Big Sur River south of Skunk Hollow. The one-story, four-room Flause Cabin was a vacation residence built in the late 1920s by George and Alice Harper. It was sold to their daughter and son-in-law, Gladys and Magnus Flause, in 1948. The property was finally acquired by the Department in 1960. The house is currently used as an

employee residence. Significant remodeling has been done over the years. There is a small redwood grove east of the cabin and riparian vegetation between it and the river.

Log Lot Area

The Log Lot is located south of Skunk Hollow, between the Flause Cabin and the Homestead Cabin. It is highly disturbed land that is primarily within an oak woodland. It currently serves as a collection and disposal site for downed trees and logs.

Cottage Area

The seven-acre Cottage Area is located approximately 500 feet to the left (north) of the Park entrance. Originally the Pfeiffer orchard, the Cottage area contained no improvements at the time of state acquisition. In 1936, three Pfeiffer-built resort cabins were moved here, of which only one remains, currently used as a paint shed. In 1937, a house which had been located just north of the highway maintenance yard was moved to the east side of the orchard clearing and currently exists as Concession Residence 4. A second residence nearby (the Custodian's Cottage, now known as Concession Residence 5) was built in the winter of 1939-40 from the recycled parts of the 1936 contact station.

The Cottage area is a highly successful concession-operated facility that serves casual visitors and smaller conventions. The area contains 65 cottages, each with a bedroom, full bathroom and a raised outside deck adjacent to the bedroom. Some also contain kitchenettes. The area includes a conference hall, a 20- x 40-foot heated swimming pool, two historic structures used as employee residences, an employee dormitory, one historic garage, two storage structures and more than 70 paved parking spaces. A manicured lawn area is maintained around the cottages, the swimming pool and the road and parking spaces.

Skunk Hollow

This approximately four-acre area lies between the road to the Homestead Cabin on the east and the South Day Use Area, from which it is separated by a flood control dike built in 1977. The area behind the dike contains several structures that the CCC constructed during its tenure at the Park. The three most significant include:

CCC Recreation Hall

The Recreation Hall was built in 1933, for CCC Camp State Park 12. It has a low-pitched, wood-shingled, gable roof and shiplap exterior siding. The southern half of the structure was used as an auditorium and was divided from the northern half by a stage that bisected the building. Behind the stage was a room for props and general storage. At one point during the camp's history the stage was set up as a canteen. It is currently used as office space by Park employees.

CCC Triplex

The Triplex is located just south of the Recreation Hall. It is a one-story, 2,000-square foot, shiplap-sided structure. Built by the CCC in 1933, as a barracks to house the camp's enrollees, it was converted in 1946, to three apartment units. Considerable modification has been done inside to modernize the building. It is currently occupied by Park employees.

CCC Duplex

The Duplex is a single-story, 2,020-square foot shiplap-sided, gable-roofed structure located immediately south of the Triplex. Like the Triplex, it was built as a barracks for CCC Camp State Park 12 and was converted to two units of Park employee housing in 1946. It continues to serve as Park employee residences.

Park Trails

Some 6.2 miles of trails trace the valley and hillsides of Pfeiffer Big Sur State Park. They offer both overnight and day-use visitors access to mountain-top overlooks, quiet meadows, the meandering Big Sur River, cascading waterfalls and the redwood forest. Several trails are steep, while others remain relatively level or access only gentle slopes. A single, 0.3 mile trail that begins near the North Day Use Parking Lot is ADA accessible. Several volunteer trails have been created along the banks of the Big Sur River causing both significant erosion and soil compaction problems in the riparian habitat. Bicyclists are restricted to the valley floor where visitors are required to ride on the paved roadways or shoulder areas in order to circulate from one use area to another.

PLANNING INFLUENCES

System-wide Planning Influences

The Department performs some planning at Pfeiffer Big Sur State Park that addresses issues crossing Park and regional boundaries. The following are existing statewide or State Park System-wide planning influences that may affect planning decisions at Pfeiffer Big Sur State Park:

State-wide

- ❖ California Environmental Quality Act

State Park System-wide

- ❖ Public Resources Code (PRC)
- ❖ California Code of Regulations
- ❖ California State Park and Recreation Commission Statements of Policy
- ❖ Policies, Rules Regulations, and Orders of the California State Park and Recreation Commission and the California Department of Parks and Recreation
- ❖ California Department of Parks and Recreation Operation Manual (DOM)
- ❖ California Department of Parks and Recreation Administration Manual (DAM)
- ❖ California State Park System Plan
- ❖ California State Park Mission Statement
- ❖ California State Parks Access to Parks Guidelines
- ❖ Resource Management Directives for the California Department of Parks and Recreation. These directives amplify the legal codes contained in the PRC, the California Code of Regulations, and the California State Park and Recreation Commission's Statements of Policy and Rules of Order. The directives that are particularly pertinent to existing or potential issues at Pfeiffer Big Sur State Park include the following:

- # 5 State Park Development
- #26 Consideration of Ecological Factors
- #28 Visitor Use Impacts
- #29 Vegetation Management
- #34 Exotic Plant Elimination
- #35 Wildlife Habitat
- #36 Wildlife Population Balance
- #41 Paleontological Resources Protection
- #43 Water Quality Control
- #46 Environmental Quality
- #58 Archaeological Site Protection
- #60 Flow of Human History
- #63 Cultural Resource Management Plan
- #74 Recreation Development/Use

Regional Planning Influences

Existing regional planning documents and their associated legal requirements include:

Monterey County, Big Sur Coast Land Use Plan, Local Coastal Program, 1986:

Written to guide planning decisions by county and state agencies within the coastal zone, LCP policies affect both private and public lands and serve as the primary policy guideline. The overall philosophy of the LCP is to maintain the scenic beauty, rural character and cultural traditions of the Big Sur coast. Basic objectives of the LCP affecting Pfeiffer Big Sur State Park are:

- 1) ensuring preservation of resources;
- 2) prohibiting development visible from Highway One;
- 3) retaining Highway One as a scenic, two-lane road primarily serving recreational traffic;
- 4) placing the preservation of natural scenery above the need for development; and
- 5) providing housing for employees of local private businesses and government agencies.

The LCP recognizes the value of recreational visitation to the area and of the private and public facilities that serve this economic resource, as well as the severe shortage of housing for the people who must provide most of these services. It also cites problems associated with the area's popularity, stating "Pfeiffer Big Sur State Park is an example of a State facility whose popularity and use is at or beyond its environmental holding capacity." It identifies as problems overuse of campgrounds, loss of riparian vegetation, erosion of paths, compaction of soil in redwood forests, disruption of wildlife habitats, littering, increased fire hazard and high numbers of cars parked along the highway during peak use periods.

The LCP has furnished a framework of guidelines for this general planning effort. The general plan has been prepared in accordance with LCP policies including:

- ❖ standards for development of visitor-serving facilities
- ❖ the need for management plans before significant land use or developmental changes can occur in the Park
- ❖ the special attention required for environmentally sensitive habitat areas
- ❖ the requirement to protect the quality and flows of watercourses within the Park
- ❖ the requirement to preserve forests and landmark trees
- ❖ the need to protect and maintain records for cultural resources
- ❖ provisions for housing for Park and concession employees
- ❖ evaluation of the traffic impacts of new developments with the aim of not increasing traffic loads on the highway
- ❖ standards for development in hazard areas, safety of highway access and for trail development and management

Monterey County, Big Sur River Protected Waterway Management Plan for the Lower Big Sur River Basin, 1986:

This plan was prepared as a supplement to the LCP. It contains numerous requirements for public and private entities with property adjacent to the river or within its watershed. Specifically, it identifies standards concerning water rights, optimization of water yields within the watershed, leach field locations, and distances of trails and campsites from the edge of the river. It also mandates clearing debris from the river channel which could impede water passage during high water periods and the

restriction of incompatible development in the floodplain. The *Protected Waterway Management Plan* calls for restoration of native vegetation along the riverbank for ecological and visual reasons and for the use of prescribed burns to reduce fuel loads. Regarding Pfeiffer Big Sur State Park, the plan calls for removal of all gabions on the riverbank, suggests consideration of retaining the dike at Skunk Hollow and preparation of an interpretive plan for the Big Sur River within the Park.

See the *Big Sur River Protected Waterway Management Plan* for details related to these provisions.

Los Padres National Forest, Land and Resources Management Plan, 1988:

The plan covers the huge Los Padres National Forest (LPNF), including the Ventana Wilderness, which adjoins the Park. It emphasizes watershed management, water quality improvement, increased diversity of ecosystems through the use of prescribed burning, reforestation, and the enhancement of wildlife and fisheries habitat, especially riparian areas, maintenance of visual quality and enlargement of primitive recreation opportunities, and protection of cultural resources. It adds 14.4 miles of the upper stretches of the Big Sur River to the Wild and Scenic River System. The plan directs that the Ventana Wilderness will be managed to preserve wilderness values, emphasizing primitive recreation, habitat improvement, some grazing, visual quality, and the use of prescribed burning to prevent wildfires. Land adjacent to the Park will remain closed to OHV use and to oil and gas leasing. The *LPNF Land and Resources Management Plan* was written to be in conformance with the *California Coastal Plan*, the *Monterey County Local Coastal Program*, and the *Big Sur River Protected Waterway Management Plan*.

Public Comment

State Parks initiated the process of developing a General Plan for Pfeiffer Big Sur State Park in 1988. As a part of that process, and in response to the considerable community interest and participation, a Citizens Advisory Committee was established. A draft General Plan was completed in 1992, which represented the efforts of the State Parks' planning team and the Citizens Advisory Committee. That draft plan, however, never received broad-based support and was placed on hold for several years.

Using the original research and planning completed by State Parks staff, the Advisory Committee and others, the current plan re-evaluates the Park's critical issues and existing conditions and now provides guidance to ensure the protection of the Park's natural and cultural resources. Public input on the current plan was obtained through a series of focus group discussions and meetings, which culminated in a public forum held in June, 1998. The composite of the several years of public input provided the overall direction and scope of this revitalized General Plan.

ISSUES & ANALYSIS

The issues facing Pfeiffer Big Sur State Park have been consolidated into six key areas of concern. While these six key issues will be addressed individually, an inseparable interdependency exists among them.

Issue I

Environmental Degradation:

Main Camp's Redwood Grove & Big Sur River Riparian Corridor

Main Camp was originally developed within the bounds of the Park's most important redwood grove and along the Big Sur River riparian corridor at a time when annual visitation was much lower than today by virtue of the state's smaller population, the Park's isolation from large population centers and its difficult access via the paved, but primitive Highway One. Today, placement of a large public campground in a prime redwood grove resource area would not be acceptable. The *Big Sur Local Coastal Program* (LCP), the *Monterey County, Big Sur River Protected Waterway Management Plan for the Lower Big Sur River Basin*, and the Department of Parks and Recreation *Resource Management Directives* prohibit or place significant restrictions on proposals for development in or near environmentally sensitive areas and call for restoration of native vegetation along the riverbank for ecological and visual reasons.

There is a certain sense of peace and calm one assumes when camping beneath a canopy of towering redwoods. When those first campers came to Pfeiffer they certainly enjoyed, not only the majesty of the redwoods, but the attending flourish of understory vegetation naturally accompanying redwood groves and the river corridor. Verdant waist-deep gardens of swordferns, wood ferns and ground carpets of oxalis and wood mint would have enveloped these early campers. It is difficult to know with any certainty when such natural gardens disappeared, but the reasons are obvious: too many people loving the Park to death.

Main Camp's high level of detrimental environmental impacts, coupled with the accompanying restroom facilities, tables, parking spaces, roads, traffic, tents, motorhomes and trailers, has effectively overwhelmed the presence of the redwoods, the Big Sur River and the adjoining riparian habitat. Years of intense public use has compacted the soil, critically restricting the ability of the redwood root systems to function normally. It has also eliminated the ferns and groundcover vegetation beneath the trees, which in turn has resulted in severe erosion throughout much of Main Camp.

A visual inspection of Main Camp and along much of the river corridor, especially near the campgrounds and day-use areas, reveals that from 6" to one foot of topsoil has been lost, exposing numerous tree roots. The exposed roots are subject to significant levels of damage cause by vehicles, bicycles, foot traffic and wood fungus and the resultant tree rot. Soil compaction, less easy to identify, has reduced pore space in the soil, resulting in the killing of all or portions of the redwoods' shallow root systems. Lacking the ability to transport water and nutrients upward, limbs have begun to thin and die, causing entire trees to be removed because of their potential danger to the surrounding campers. There is no opportunity for downed trees and their limbs and needles to be left alone on Main Camp's forest floor to replenish much needed nutrients to the soil, nor provide protection from the erosion caused by rain and running water.

The general public's access to and enjoyment of the grove is considerably discouraged by virtue of the campground operation. Day-users are reluctant to wander through overnight users' campsites or walk the paved road which must be shared with cars, recreational vehicles and bicyclists in order to visit the grove. With the reality of having 300 or more visitors camped in Main Camps' 71 campsites, the confusion and noise of children and adults, radios, bicycles, vehicles and columns of smoke from dozens of campfires, effectively eliminates the true essence of a redwood State Park.

To reverse and restore the health and natural reproductive capabilities of the redwood grove and the adjacent riparian corridor from the cumulative damages of more than 70 years of such public uses will require significant, long range work. Replacement of lost soils, containment and control of future erosion, reintroduction of forest floor duff and native ground cover species and the overall renewal of a natural redwood grove and riparian habitat will require the ending of uncontrolled public impacts on the area. The quiet solitude associated with a redwood grove and the beauty and wildlife enhancement properties of a healthy riparian zone can only be returned by redirecting, controlling and monitoring public use.

Issue II

Park Entrance Traffic Congestion

One of the most important goals of all visitors is to spend as little time as possible waiting to get to their in-Park destinations. Their first roadblock is the single road access into the Park which is occasionally dangerous, seasonally congested, always confusing and visually intrusive. During the slower, non-weekend off-seasons, the entrance is reasonably safe, with minimal traffic congestion and less visitor confusion. During summer, shoulder season weekends and holidays, the situation changes quickly. Suddenly, traffic backs up from the entry kiosk to Highway One. Accompanying traffic pressures force hurried decisions about which way to turn in order to get to the Cottages or to Cottage registration, the Lodge, the grocery store, restaurant, day-use areas or the campground. The initial sense of peace and calm that should be a visitor's introduction to this redwood State Park is significantly degraded. And the commercial nature of the Lodge operation with its adjunct gift shop, restaurant and grocery store serves only to further impact each visitor's introduction to what should be the serenity and beauty of the redwood State Park.

Once past the entrance kiosk, day-use and camper traffic is forced to intersect with roads used by Lodge traffic, Cottage traffic, park visitors exiting on foot, bicycles and in motor vehicles, bus parking and turn-arounds. Park maintenance staff vehicles, Park employee housing traffic, commercial vehicles making deliveries to the lodge grocery store, gift shop and restaurant, and those businesses' customers add to the traffic congestion.

Summer campers are subjected to a second long line of vehicles at the campground kiosk in order to register and pay for their campsites. During busy periods campers can spend another hour waiting at the fringes of the campgrounds for their turn to register.

Visitors entering Pfeiffer Big Sur State Park should experience the calming, reflective ambiance generally associated with a quality redwood State Park visit. Driver confusion, traffic congestion and long waits in line should be greatly reduced. Visitors should arrive at their campsites or day-use destinations absent the accompanying stress and frustration generally associated with hectic city driving.

Issue III

The Big Sur Lodge

The Big Sur Lodge is visible from Highway One, and it is the first sizeable Park structure that visitors see upon passing the current Park entrance kiosk. It serves a number of uses. The ground floor includes a Cottage registration center, a gift shop, a grocery store and a restaurant. The second story provides housing for concession employees. The Lodge's adjacent parking lot thus serves as parking space for resident employees and the public, including a significant number of tour buses that visit long enough to allow their passengers to use the restrooms and quickly peruse the gift store. There is no easily identifiable and accessible trail that allows for a leisurely walk among the redwoods in the vicinity of the Lodge, and few, if any, quality interpretive displays are available in the Lodge to encourage longer stays.

Roads to and from the Park exit, the campground, the cottages, both day-use areas, the maintenance yard, Pfeiffer Falls trailhead and the Ewoldson Nature Center, the upper employee housing area and the sewage treatment plant all converge at the Lodge. Every vehicle entering and leaving the Park is forced to pass along the road immediately adjacent to the Lodge, adding to the traffic congestion. During many summer afternoons, the parking lot can be completely filled, with drivers of additional cars and buses searching for either parking space or turn-around areas.

The Lodge should once again assume its more traditional role as a place of quiet refuge from the visitors' ordinary daily regimen of traffic, noise and commercial development. Its primary use should be in offering visitors an opportunity to relax and to obtain needed information about the natural and cultural history of the Park and about the Big Sur area in general. Its commercial character should be reduced. All concession's operations should be evaluated and a reasonable balance established between meeting the visitors' immediate shopping-related needs and that of enhancing their Park experience by imparting natural and cultural park values. Highly visible, Park-intrusive retail operations should be reduced in scope or redirected into more appropriate locations within the Park.

Issue IV

Overnight Accommodations Neglect Population Segments

Currently there are two levels of accommodations in Pfeiffer Big Sur State Park. The more traditional and heaviest used is the campground which accommodates tents, campers and motorhomes, although hook-ups are not available for RVs. There are also hike and bike campsites available. At a higher service level, motel-like cottages with cooking, sleeping and living facilities are offered.

At least two additional levels of overnight accommodations should be added to augment those currently available. The first is full or partial hook-ups (water, sewage and electric) for recreation vehicles, which would allow those visitors requiring or desiring such facilities to visit the Park. The second is additional types of overnight accommodations for non-camping visitors who wish to stay in the Park. These could range from more rustic accommodations, such as tent cabins, to those offering higher levels of visitor comfort or service.

Issue V

Limited Public Appreciation of Historic Buildings

Within the Park several historic CCC and earlier era buildings are being used for nonpublic purposes such as storage, offices and employee living quarters. This has substantially lessened staffs' ability to interpret the history of Pfeiffer Big Sur State Park and the architectural and social significance of these buildings. The presence of a Park residence area and a nonpublic-access administrative office significantly reduces the opportunities to expand public use of the South Day-Use Area. Additionally, the historic Flause cabin, which is currently used as Park employee housing, prevents any public appreciation or use of the structure.

Provision of housing for Park and concession employees in the Big Sur area is recognized as a requirement of the LCP. However, the use of historic buildings for employee housing should be superseded by the need for public benefit when there is an opportunity for public use and interpretation of these structures.

Issue VI

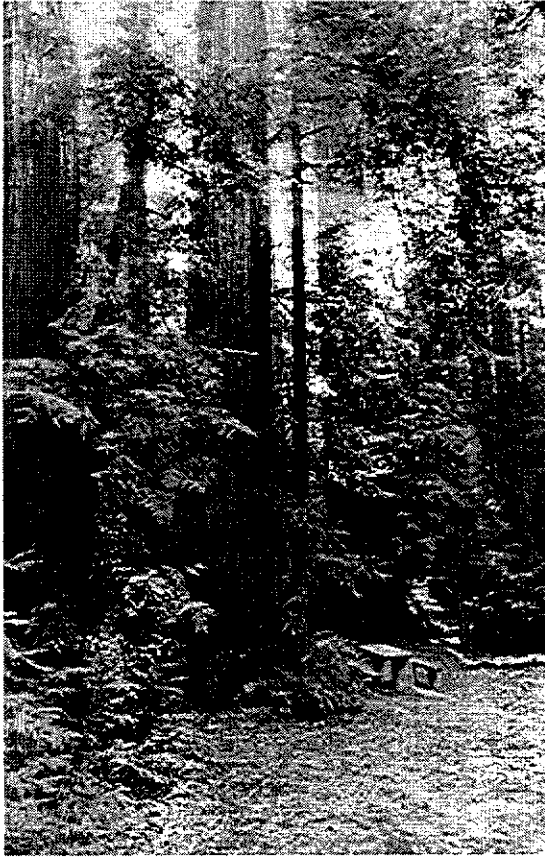
Limited Day-Use and Pedestrian Park Access

From its turn-of-the-century beginnings, Pfeiffer Big Sur's visitor accommodations have been designed primarily for overnight use, with very little focus on developing day-use opportunities. As a result, the North Day-Use Area has limited picnic sites. The focus of the South Day-Use Area is on group picnics and the softball field, again severely limiting day-use options for exploring other areas of the Park.

The trail system is inadequate for allowing exploration of the Park, especially the redwood groves. In the absence of a continuous valley floor trail, visitors wishing to walk must share the narrow, paved roads with vehicular and bicycle traffic, both of which can be extremely heavy and intimidating during summers. The required dependence placed upon the use of roadways for people to move within the Park has decidedly increased the conflicts between autos and pedestrians. Expansion of a trail system for connecting campgrounds, day-use, and the Lodge and Cottages with the surrounding trailheads that reach the undeveloped natural areas is desirable. Lacking such a relatively long and level trail system precludes many visitors from walking in the Park because of perceived and real dangers presented by vehicular traffic, or because they are unable to negotiate most of the Park's current trails which lead up relatively steep mountain slopes.

Additionally, some trailhead areas, such as Pfeiffer Falls, provide limited parking spaces, encouraging instances of illegal parking and significant traffic congestion. In the case of the Pfeiffer Falls trailhead, traffic congestion is a result of a relatively large volume of visitor traffic combined with maintenance vehicles forced to use the same narrow road with its one lane bridge.

See Figure 5: Existing and Proposed Park Circulation



The Plan



PLAN OVERVIEW

The Plan section provides management with the overall, long-range vision, goals and guidelines for the operation of Pfeiffer Big Sur State Park. The Plan addresses general directions and specific guidelines for meeting and rectifying currently recognized critical issues. It does not attempt to dictate specific levels of action. Instead, the Plan describes in general detail an ideal level of protection, preservation, restoration and development, thus providing management with clear guidelines for preparing and implementing more specific management and development plans.

The Plan is by necessity strategic in nature. It identifies ultimate goals and offers insight into the most critical conditions currently affecting the attainment of those long-range goals. It cannot predict the future with any degree of accuracy. Therefore, it is designed to allow managers five, 10, 20 or 30 years from the time of this plan's approval the opportunity to use newly emerging technologies and improved management concepts to meet both current and newly identified critical needs within the parameters established by the Plan's long-range visions, goals and guidelines.

Declaration of Purpose

A Declaration of Purpose describes the purpose of the Park and is the broadest statement of management goals designed to fulfill the vision for the Park. A declaration of purpose is required by the Public Resources Code, Section 5002.2 (b), "*setting forth specific long-range management objectives for the Park consistent with the Park's classification....*"

Through the General Plan effort, the Park's existing Declaration of Purpose was re-evaluated with a goal of developing a stronger focus on the values this Park unit provides within the State Park System. That focus was then used as the framework for establishing guidelines for Park management.

The Declaration of Purpose for Pfeiffer Big Sur State Park will be as follows:

The purpose of Pfeiffer Big Sur State Park is to protect and preserve the quintessential essence of California's Big Sur coast, including one of the most southerly and accessible groves of coast redwoods, its Big Sur River riparian corridor, and the Park's historic CCC-era facilities, while providing opportunities for the visiting public to fully involve themselves in the recreational, interpretive and inspirational enlightenment and enjoyment of the Park's outstanding natural, cultural and scenic features.

To accomplish this purpose, California State Parks intends to manage the Park resources for the continuing scenic, interpretive, scientific and recreational benefits of present and future generations. Park management shall guide the recovery of natural processes and features in the Park toward the balances that existed prior to the arrival of Euro-Americans.

Within the redwood grove & riparian habitat areas, restoration and preservation are primary considerations, with interpretation about wildland resources and ecological processes sharing that primary role. Of secondary consideration within the redwood grove and riparian areas, and of primary consideration in all other areas of the Park, will be the preservation and appropriate uses of CCC-era structures.

Unit Vision

The Unit Vision builds upon the Spirit of Place creating an image that more concretely embodies the Park's most ideal future appearance and character.

The vision for the future of Pfeiffer Big Sur State Park is that it shall again become world renowned as the southernmost showcase for California's coast redwoods by restoring and protecting the primal forest conditions that originally attracted settlers and visitors to this area of the Big Sur coast. The Park will provide a window into the rugged lands that lie in the adjacent Ventana Wilderness and will serve as an indicator of the environmental health of the Santa Lucia Mountain Range.

Resource Management Philosophies

Pfeiffer Big Sur State Park was created in order to capture a unique blend of natural beauty and the historic cultural values that developed as a result of a human need to interact with that beauty. Changing use patterns, combined with an ever-increasing intensity of those uses, including the placement of buildings and the siting of specific public uses, have adversely impacted the very beauty that visitors sought to enjoy. As the body of scientific knowledge has increased allowing appropriate resource protection measures, it also has fostered an evolution of ethics about how we must manage our resources if they are to remain healthy and viable. Today, it is recognized that resource preservation management requires close scrutiny of the resource base. That scrutiny and its resultant actions must be balanced with the need for providing public services if the natural and cultural values that initially fostered the creation of this State Park are to be restored and maintained.

Resources in the State Park System generally are managed under one of four philosophies or approaches. The complexity of Pfeiffer Big Sur State Park requires that all but the last management philosophy be applied in order to ensure the establishment of adequate resource protection measures where inadequate protection now exists, and for the ongoing safeguarding of the Park's resources. Additionally, in areas of the Park where two or more management philosophies overlap, the plan will identify the management philosophy which will take precedence.

Natural Process Management

Nature is recognized as a dynamic system with complex, interdependent partnerships of processes and interactions. Under this approach, natural processes are allowed to occur without interference. Where they have been altered or interrupted by human influence, attempts are made to restore processes to a natural condition. Restoration activities will be directed toward self-maintaining levels, where possible. This overall management philosophy at Pfeiffer Big Sur State Park is especially critical with regard to the upper slopes of the unit.

Cultural Area Management

Preservation and interpretation of significant cultural features are given the highest consideration. This type of management is appropriate in areas of prime historical or archeological significance. Historic zones and historic landscape scenes and settings are managed under this approach. The Park's CCC-era structures and facilities, as well as pre-State Park-era buildings fall within the scope of Cultural Area Management.

Recreation Enhancement Management

Management to enhance visitor appreciation of natural and cultural resources calls for creative resource management approaches. For instance, management of natural vegetation in campgrounds may be based on ecological knowledge, but vegetation would be controlled to enhance visitor safety and facility maintenance. Balancing recreational and resource management objectives remains an important and ongoing consideration at Pfeiffer Big Sur State Park. Creation of an improved trail system, providing for enhanced family day-use experiences and providing for alternative overnight accommodations are examples of Recreation Enhancement Management.

Special Protection Management

Giving management priority to a specific element or condition is sometimes required or suggested by legislation earmarking acquisition funding, by unit classification, by declaration of purpose, as well as by federal, state and local laws. Archeological site protection, scenic viewshed protection, rare species or rare habitat management and management for a specific successional stage are all examples of special protection. It is unlikely that this approach will be appropriate for Pfeiffer Big Sur State Park.

UNIT-WIDE MANAGEMENT GOALS

The overall goal for Pfeiffer Big Sur State Park embodied in this general plan is to restore and maintain the qualities that 100 years ago first drew people to vacation in this remote and primitive place, while providing interpretation and recreational opportunities for the wide range of visitors who pass through Big Sur. This section presents the broad goals and guidelines for unit-wide management of natural and cultural resources, interpretation, visitor use and development. It addresses all types of related planning issues that are not tied to specific management areas of the Park.

Unit-Wide Management of Natural Resources

Within the natural resource management responsibilities lie the restoration and ongoing protection of the redwoods and the closely associated Big Sur River riparian habitat. Increasing levels of inappropriately located public use throughout most of the 20th century has significantly reduced the vitality of the Park's prime redwood grove and most significant natural resource area, which is located in Main Camp. Significant habitat destruction, including soil compaction, severe erosion and loss of understory and ground cover vegetation, and the added preclusion of forest regeneration has created a critical need for a major reduction of high impact use. A comprehensive recovery plan is needed for the Park's redwood groves and the Big Sur River's riparian zone habitat. All management will be guided by both the Department's Natural Process Management philosophy and by Monterey County's *Local Coastal Program* and its accompanying *Big Sur River Protected Waterway Management Plan*.

Goals

- ❖ A management plan, in keeping with guidelines for *Natural Process Management*, will be written and implemented, with the overall goal of improving the health and vigor of the redwoods and the riparian vegetation throughout the Park, with a primary focus on Main Camp and the Big Sur River corridor.
- ❖ A scientifically based environmental monitoring plan will be prepared to identify and measure camping and day-use impacts to resources throughout the Park.
- ❖ Data will be collected to establish baseline measurements of current resources and of current park uses, including public, historic and contemporary concessions and State Park administration facilities. The uses will then be monitored and periodic measurements taken and compared with baseline data in order to ensure the future timely identification of resource impacts.
- ❖ The Park's Big Sur River corridor will be managed so as to adhere to the *Big Sur River Protected Waterway Management Plan* which states that its basic goal is "To maintain and enhance the value of the Lower Big Sur River and its watershed as a domestic water supply, fish and wildlife habitat, and recreational and scenic resource and to mitigate adverse effects of activities and facilities on these resources."
- ❖ The Park's 1988 Fire Management Plan guides the control of wildfires within the Park. The plan should be reviewed periodically to ensure that it reflects the most current scientifically based practices for protecting Park resources.
- ❖ A prescribed fire plan will be developed for the Park.

- ❖ Vegetation in the park, particularly in the undeveloped areas, should be managed to achieve a natural condition with a minimum of disruption to natural processes. A secondary objective is to perpetuate and restore the composition and structure of the native plant communities that would prevail in the absence of human influences.
- ❖ Protect special plants and special plant communities within Pfeiffer Big Sur State Park and manage for their perpetuation in accordance with the Big Sur Coast Local Coastal Program Land Use Plan and with state law (PRC, Division 2, Chapter 10, Section 1900).
- ❖ Implement a long-term program of control and/or eradication to prevent the establishment and spread of non-native species. Priority for control efforts should be given to those species most invasive and conspicuous in the park.

Unit-Wide Management of Cultural Resources

The cultural resource management responsibilities include one of the largest collections of buildings and campground furniture constructed by the Depression-era Civilian Conservation Corps found in any California State Park. The Park contains three structures which have been identified as eligible for listing on the National Register: the Administration Building near the entrance to Main Camp, the South Day-Use group picnic ramadas, and the recreation hall in Skunk Hollow. The Park retains its original landscape setting which exemplifies the CCC's fine hand craftsmanship and their use of native building materials. Together, the Park's CCC buildings and facilities possess a high potential for Historic District listing on the National Register, a potential that should be investigated. While time and weather have combined forces to degrade some of the campground furniture (tables, fountains, fireplaces), most remain generally well maintained because of their current, ongoing public use.

See Figure 7: Historic Structure Locations within the Park

Goals

- ❖ The Park's CCC-era structures and facilities, as well as other pre-State Park-era buildings, fall within the scope of Cultural Area Management. A unit-wide plan for management of significant cultural features should be written. The plan should identify the Park's historic zones and historic landscape scenes and settings and identify specific levels and types of protection appropriate for each, including the potential for establishing a Historic District within the Park.
- ❖ A Historic Structure Report should be prepared prior to alterations of any historic structure. Any plan for restoration, remodeling, adaptive reuse or nonuse will require careful consideration for ensuring the widest public benefit until such time as a more comprehensive Cultural Area Management Plan can be completed.
- ❖ Active maintenance and occasional repair of historic structures is essential to their preservation. All repairs will be undertaken in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- ❖ The historic significance of the CCC facilities should be interpreted in order to advance public education and awareness of their important relationship with a major historical period of our country.

- ❖ Construction of modern facilities or improvements should occur outside Cultural Resource area viewsheds. At a minimum, new development should be fully screened by dense vegetation or other appropriate visual barriers.

Unit-Wide Management of Interpretation

Pfeiffer Big Sur State Park holds statewide significance as a representative example of southern redwood groves with their mixed, old growth and second growth redwoods, easy public access, and interpretive potential. Several remnant examples of pioneer-era construction, with the Homestead Cabin being the oldest, still remain within the Park. The Pfeiffer's Ranch Resort and Wayland Camp are illustrative of Big Sur's role as a late 19th and early 20th century-era retreat.

The goal for interpretation at Pfeiffer Big Sur State Park will be to foster a public understanding of the need for the perpetual protection and enhancement of the Park's natural and cultural resources, particularly its redwood groves, riparian habitats and its historic buildings representing many years of human occupation and settlement, for the enlightenment, inspiration and aesthetic enjoyment of present and future generations.

Unifying Interpretive Theme

Explore how plants, animals, people and natural forces continually change this fragile and dynamic land.

Primary Interpretive Themes

❖ *Discover the Coastal Forests*

The Big Sur coast's nearly century-old second growth redwood forests are still in the process of succession leading toward a mature old growth forest community.

❖ *Preserving the CCC Heritage*

Pfeiffer Big Sur State Park contains many facilities and structures built by the CCC between 1932 and 1941. The park possesses an extensive collection of what was the most prevalent and most geographically dispersed single historic building type within the State Park System. These buildings and structures exemplify the use of native construction materials and fine hand craftsmanship.

❖ *Discover the Park's Coastal Streams*

Coastal streams contain critical and fragile ecological habitats for freshwater, terrestrial and anadromous fish life.

❖ *Carving Out Livelihoods*

Nineteenth century ranchers, homesteaders, loggers, miners and tan oak harvesters used the tools of their day to carve out livings along the remote and challenging Big Sur coast.

❖ *Big Sur as a Retreat*

From pioneer days, tourists, campers and sports enthusiasts have been drawn to the Big Sur coast. Initially the Pfeiffer's Ranch Resort and the Wayland brothers camp, and later, federal and state government facilities, have provided for the needs of tourists.

Secondary Interpretive Themes

❖ *Home of the Esselen Indians*

Pfeiffer Big Sur State Park is near the northern boundary of the Esselen Indian ethnographic territory. The Esselen are a people that had developed a social and material culture that served them well for thousands of years, until the arrival of Europeans.

❖ *Traversing the Big Sur*

Like the footpaths and wagon roads it replaced, Highway One demands extra effort to maintain and caution to travel.

❖ *Preserving the Coast's Natural Heritage*

Native species populations that are rare, threatened or endangered must be actively managed. Disrupted natural processes, such as anadromous fish runs, must be actively reintroduced and protected.

Interpretive Collections

The Department acquires and maintains collections for several reasons. First, is to preserve elements of the natural and cultural environment original to the Park; second is to document the people, events and cultural or natural features that are central to the Park's purpose; and third is to support the interpretation of themes that are important to the Park. The collection of both natural and cultural artifacts at Pfeiffer Big Sur State Park will be considered only as they fulfill these criteria. The Department has a legal and ethical mandate to obtain only collections that are relevant and consistent with the goals and purposes of the State Park System and for which it can provide professional curatorial management. Therefore, collections obtained or housed at Pfeiffer Big Sur State Park will be obtained and maintained as directed by Departmental Museum Collections Management policy as outlined in the Department Operations Manual.

At present there are limited collections on display at the Ernest Ewoldsen Nature Center. The following is a general Scope of Collections Statement that provides broad management objectives and provides guidance for the type of park collections appropriate for Pfeiffer Big Sur State Park:

Scope of Collections Statement

Natural and cultural material and object collections at Pfeiffer Big Sur State Park will have specific connection to the natural and cultural history of the park, or provide support for interpretive themes and programs. Archaeological materials, natural history specimens of park flora and fauna, and objects such as historic furnishings, equipment, or personal items associated with the Park are all potential collection items at Pfeiffer Big Sur State Park.

Principal goals for collection management

- ❖ The Department should complete and maintain a museum collections inventory specifically for the Park.
- ❖ The Department should develop a collections management program for the Park including environmentally safe and secure spaces for storage and display of Park collections. These collections management

tasks, as well as implementation of Departmental policies as outlined in DOM Chapter 20, will be required prior to any active museum collections acquisition program at Pfeiffer Big Sur State Park.

Specific goals and directions for the development of collections at the unit will be included in the Pfeiffer Big Sur State Park *Interpretive Prospectus* and *Scope of Collections*.

Unit-Wide Management of Visitor Services

Visitor Services provide the means for allowing the public to enjoy and benefit from the many resources and recreational opportunities available at Pfeiffer Big Sur State Park. Both park- and concession-offered visitor services should provide enhanced, quality recreation opportunities for the widest possible range of visitors. Such enhanced public use will meet both the letter and intent of the Americans with Disabilities Act standards. Further, such facilities shall not be provided at the expense of the Park's natural and cultural resources, but only in conjunction with management practices that allow for the elimination or acceptable mitigation of all immediate and long-term impacts on the Park's natural and cultural resources. This plan foresees no increase in overnight use or in overall parking for day-use. Traffic circulation within the Park also will be improved.

Goals

- ❖ In all areas of the Park, reduce existing resource degradation and restore key resource areas by removing or relocating resource impacting (public and non-public) facilities either outside the core resource areas of the park or to less sensitive sites within the core area. For facilities, like portions of Wayland Campground and South Camp, which are retained in or near prime resource areas, a management plan will be prepared that, as it is implemented, will reduce resource impacts.
- ❖ Provide the highest quality day-use and overnight recreational opportunities through a variety of facilities that complement protection of the Park's primary natural and cultural resources. While some visitor facilities might be retained within prime resource areas, they should be designed, sited and maintained so as to minimize their impacts. These facilities and their associated services could be provided through park operations or a concessionaire, as management deems appropriate.
- ❖ Improve pedestrian and vehicular traffic circulation throughout the park by separating public contact areas and conflicting visitor activities. Reduce vehicular impacts in Wayland Campground and South Camp, and eliminate all visitor vehicles from Main Camp.
- ❖ A trail management plan should be completed that will review pedestrian circulation in relation to existing trails and make recommendations that create better links for visitors wishing to access the Park's numerous public use areas. ADA accessibility would be addressed so as to meet the needs of visitors with physical disabilities. Also, a trail system serving the needs of cottage guests and the interpretive needs of the new Redwood Grove Management Area would be addressed in the plan, as well as linkages to other scenic areas of the Park and to the regional trails system.
- ❖ Provide only direct visitor-serving facilities within the Park's relatively limited level, developable landbase. Only existing or future park and concession facilities that are critical to the day-to-day operation of the Park should remain within the Park's highly developed central core area. Nonessential functions would be moved to the periphery or to ancillary locations.

- ❖ Visitor related services may be provided through concessions operations as appropriate. All concession operations, including their associated operational and administrative vehicular traffic and parking, and the concessions' employee housing, will be managed so as to minimize their impacts on park visitors. In addition, all concession facilities will be managed so as to minimize their impacts on the natural and cultural resources of the Park. Nonnative plant species, such as lawns and exotic shrubbery, will be eliminated within the Park's public areas.
- ❖ A primary management goal throughout the Park will be the protection and enhancement of the aesthetic values most often associated with the rugged Big Sur Coast—wild rivers, riparian habitat and primal redwood groves. Any relocated or new development within the Park will be carefully and appropriately sited as guided by Monterey County's *Local Coastal Program*: "*New development should be subordinate and blend with its environment, using materials or colors that will achieve that effect.*" Scenic qualities of wilderness character should be the primary view of the park by passing motorists along Highway One. Where existing facilities are visible from Highway One, they eventually should be removed, if feasible, or screened with vegetation.

Unit-Wide Management of Undeveloped Lands

It is management's goal to mitigate the development of future facilities that are identified in this plan as being appropriately sited on currently undeveloped, but disturbed, park lands, such as the Log Lot (new Mountain View area), through an equal or enhanced reduction of current developed facilities. All proposed developments (and alternatives) will be thoroughly analyzed in order to ensure that they meet identified critical needs and are consistent with management guidelines for the Park. The comprehensive Park-wide trails plan, as it relates to undeveloped lands, will be created to ensure continued public access between current and any future visitor facilities and the undeveloped lands and prominent viewshed overlooks throughout the Park. The plan will include identification of in-park trail access to regional trail systems.

Goals

- ❖ Develop a trails plan that identifies all trail needs throughout the Park's undeveloped lands. The plan will include the most efficient trail layout so as to limit intrusions on the landscape while providing public access for recreation and interpretation.
- ❖ Work with outside agencies to coordinate the trails plan development.
- ❖ Develop a plan for effectively using the disturbed, but undeveloped, Log Lot (new Mountain View area) for alternative overnight accommodations as replacement for a portion of the campsites removed from Main Camp (Redwood Grove Management Area) and from critical resource areas of Wayland Campground and South Camp.
- ❖ Develop a plan for effectively using the currently disturbed, but undeveloped, area between the South Day-Use area and the Flause Cabin for RV and tent camping sites to replace a portion of the campsites removed from Main Camp (Redwood Grove Management Area) and from critical resource areas of Wayland Campground and South Camp.

SPECIFIC AREA GUIDELINES

Management Areas for Pfeiffer Big Sur State Park are designed around a combination of geographically and operationally-related developed and undeveloped land areas within the Park. They were created based on analysis of the natural conditions, their historic and cultural features and on current human use impacts upon their natural and cultural resource sensitivities. Many of these management areas were, in reality, established over the past century as the Park's management passed from private owners, through the CCC-driven project era, and subsequently through the past 50 years of State Park use and development, all without benefit of any formal general, strategic or long range planning efforts. In some cases, new management areas have been created based on changes of land use.

All Specific Area management will adhere to appropriate goals and guidelines included in the Department's Resource Management Philosophies (see page 40) and with Monterey County's *Local Coastal Program* and its accompanying *Big Sur River Protected Waterway Management Plan*.

See Figure 4: Land Use by Specific Management Area Before and After the General Plan

Redwood Grove Management Area *(former Main Camp)*

Statement of Management Intent

The Redwood Grove Management Area should serve as the Park's prime focal point both in terms of resource preservation and interpretation. It should serve for introducing park visitors to the natural values associated with the coastal redwood grove and associated plant communities. The goal of management is to restore and maintain the vitality and health of the Park's primary redwood grove and its associated plant communities (located in the present Main Camp).

GUIDELINES

1. Establish a Redwood Grove Management Area by restoring the essence of the original primal redwood forest. Eliminate broad-based visitor impacts on the (Main Camp's) redwood grove, such as all camping and its associated infrastructure. With the elimination of campsites in Main Camp that within a five year period substitute overnight accommodations would be provided such that the number of overnight accommodations would be neither increased nor decreased in Pfeiffer.
2. Remove all nonhistoric structures from the Redwood Grove Management Area.
3. Perform a cultural resource assessment to identify the appropriateness of adaptive reuses for historic CCC buildings located in the reestablished redwood grove.
4. Establish appropriate low-impact public uses for retained CCC buildings.
5. Reestablish natural vegetative conditions within the Redwood Grove Management Area and along the adjacent river corridor.
6. Establish an interpretive program to educate the public about the significance of the redwood/riparian ecosystems and the human impacts on the Park's old growth and second growth redwoods.
7. Eliminate all paved roads and visitor vehicular traffic from the Redwood Grove Management Area.
8. Establish a system of visitor trails through the Redwood Grove Management Area to serve visitors who have differing time commitments and physical abilities.
9. Place appropriate interpretive messages and media within the Redwood Grove Management Area.

River Corridor Riparian Management Area

Statement of Management Intent

The Big Sur River Riparian Corridor should serve as the Park's second prime focal point both in terms of resource restoration and protection and for introducing park visitors to the natural values associated with the river and its associated natural habitat. The goal of management is to minimize visitor impacts and to restore and maintain the vitality and health of the Park's riparian habitat.

GUIDELINES

1. Restore the essence of the original riparian vegetation adjacent to the Big Sur River by removing or relocating, reducing or controlling visitor activities, such as camping, volunteer trails and other visitor impacts.
2. Complete a cultural resource assessment for nonhistoric structures and historic CCC buildings in the area.
3. Establish appropriate low-impact adaptive reuses for historic structures and facilities including CCC-constructed facilities located in all riparian areas.

Park Entrance and Lodge Management Area

Statement of Management Intent

For all visitors, entry into Pfeiffer Big Sur State Park should immediately impart a lasting sense of serenity amidst the background of a primeval redwood forest. The primary goal for the Lodge is to create a rustic park lodge experience that introduces the visiting public to the Park's natural and cultural resources and to Park values. This should be accomplished in general by significantly reducing traffic noise and congestion, reducing asphalt parking areas and lowering the Lodge's commercial profile.

GUIDELINES

1. Create a logical, safe and efficient traffic circulation pattern at the Park entrance by redesigning or realigning key intersections between Highway One and the Lodge.
2. Relocate the primary contact station to the North Day-use Area.
3. Restore the historic "lodge" character to the Big Sur Lodge, both interior and exterior, as part of an overall program for introducing visitors to the values associated with the Park's natural and cultural resources.
4. Investigate public need for continuing or redefining the concession gift shop and grocery store services in their current Lodge locations, or if relocation would better serve the overall public and Park good.
5. Eliminate all employee housing from the Lodge.
6. Relocate cottage administration and registration from the Lodge.
7. Retain food services inside the Lodge as a convenient, relaxing location for Cottage patrons, campers and day-use visitors.
8. Explore the need for establishing a social center within the Lodge for visitor relaxation, meetings and Park orientation.
9. Explore opportunities and need for establishing a State Park gift shop (park or co-op association operated) inside the Lodge.
10. Remove unnecessary asphalt roads and parking spaces and revegetate the areas.
11. Improve screening of the Lodge area from Highway One traffic and reduce the highway's associated noise and viewshed impacts.

12. Create interpretive opportunities at the Lodge.
13. Explore the possibility of reducing traffic volume at the Park entrance, especially during the busy season, by allowing or requiring Park and concession employee residents to use the current service road (or its realigned alternative, if appropriate) from Highway One at the Water Treatment Plant. The completion of an area development plan should precede any changes.

Cottage Management Area

Statement of Management Intent

The Cottages should provide overnight visitors with comfortable, safe and enjoyable accommodations in a setting that is closely associated with the natural resource values of the park. There should be an opportunity for non-camping, overnight visitors to be introduced to, experience and enjoy the Park's natural environment. The goal of management is to provide a quality, overnight experience for visitors, while linking their stay in the Cottage area with the natural and cultural resources that surround them.

GUIDELINES

1. Provide adequate and safe vehicular access to the Cottage area, while reducing Cottage area vehicle impacts on the Entrance and Lodge area roadways.
2. Remove all nonvisitor-related uses from the immediate public-use Cottage area, such as concession employee housing. Consideration should be given to converting the north cul-de-sac cottages to employee housing units and separating them from remaining public-use cottages.
3. Remove all paved parking and roadways identified as nonessential and revegetate with appropriate native plants.
4. Remove nonnative vegetation (such as lawns) and reintroduce a more natural setting conducive to native plant self-regeneration and minimal maintenance.
5. Add trail connections from the Cottages to the Lodge and to the remainder of the Park's trail system.
6. Provide interpretive media for Cottage area visitors that reflect upon and integrate the overall interpretive themes throughout the Park.
7. Provide for cottage administration and registration in the Cottage Area (relocated from the Lodge).

North Day-Use Management Area

Statement of Management Intent

The goal of management in the North Day-Use area is to create a centralized park visitor-serving entrance area designed to facilitate the flow of information and the safe, timely and smooth movement of visitors to their destinations. The North Day-Use Management Area will serve as a parking, staging and picnicking area for Park day-use and camping visitors. It should provide an orientation and fee collection point for visitors destined for the campgrounds, Park trailheads, the Redwood Grove Management Area and for the South Day-Use Management Area.

GUIDELINES

1. Relocate the Park's primary contact station to the North Day-Use area.
2. Provide parking and associated visitor-needed facilities, such as restrooms and interpretive and orientation displays, for day-use visitors, including tour bus passengers.
3. Provide trailheads for accessing the Park's entire trail system, including a pedestrian bridge crossing to the Redwood Grove Management Area.
4. Retain the CCC campfire center for day-use purposes.
5. Continue appropriate day-use opportunities in the Big Sur River swimming area at the east end of the North Day-Use Management Area.
6. Redesign the parking lot to improve efficiency, circulation and aesthetic quality.
7. Remove picnic facilities and relocate to the South Day-Use Management Area.

South Day-Use/Skunk Hollow Management Area

Statement of Management Intent

The South Day-Use/Skunk Hollow Management Area will include the northern portion of the old South Day-Use Area and Skunk Hollow. Management's goal is to integrate Skunk Hollow into the South Day-Use Area, utilizing the entire area to meet a wide variety of identified visitor recreational needs, including group and family picnicking, special events, river access, softball, and possibly interpretive and overnight visitor facilities.

GUIDELINES

1. Relocate South Day-Use family picnic facility to the area where the CCC-constructed swimming pool was located prior to its removal.
2. Restore riparian vegetation where possible and redesign trail access to the river to reduce future degradation of the resource.
3. Retain the softball field and re-orient if necessary to better use the area and to protect resources. Continue working to locate a site outside Park for its possible acceptable future relocation.
4. Remove employee housing and administrative functions from Skunk Hollow.
5. Utilize Skunk Hollow's CCC buildings for public use, possibly including food service, interpretive services and as limited alternative overnight visitor facilities (to replace some camping capacity removed from Main Camp's newly established Redwood Grove Management Area).
6. Based on future design plans determine if either portions of or all of the emergency levee that separates the current South Day-Use area and Skunk Hollow can be removed.
7. Establish linkages to park and regional trail systems.
8. Interpret the area's natural and cultural resources.
9. Establish a buffer that will clearly separate the day-use visitor area from the newly created adjacent overnight areas near the Mountain View area (Log Lot), north of the Flause Cabin.

South Valley Overnight Management Area

Statement of Management Intent

Wayland Campground and South Camp will be combined with a new overnight location that includes the Mountain View (Log Lot) area and the southernmost portion of the current South Day-Use Area. The goal of management is to integrate overnight visitor use on both sides of the river into one management area located in the southern end of the park, a location farthest removed from the noise and crowds most often associated with day-use and park entrance areas. A portion of the campsites removed from Main Camp (Redwood Grove Management Area) will be relocated to this newly identified South Valley Overnight Management Area in order to partially offset the loss of family campsites (from Main Camp, Wayland and South Camps) and to meet the need for alternative forms of overnight accommodations.

The existing vehicular traffic circulation routes for day-use and overnight use would be redesigned and rerouted in order to provide access to the campgrounds while eliminating the need to pass through the Redwood Grove Management Area.

See Figure 5: Existing and Proposed Park Circulation

GUIDELINES

1. Furnish family campsites on both sides of the river; continue to provide RV and tent camping in Wayland Campground and South Camp.
2. Remove or relocate current campsites that significantly impact riparian habitat.
3. Relocate current hike and bike camps that significantly impact redwood grove or riparian habitat.
3. Consider utilizing a Skunk Hollow CCC-era building or another appropriate structure for a hostel.
4. Reestablish and protect vegetation between campsites.
5. Provide a camp store to meet the basic needs of overnight visitors.
6. Convert the southern portion of the old South Day-Use area into additional tent and RV camping to partially offset the loss of campsites removed from Main Camp (Redwood Grove Management Area) and those removed from other sensitive riparian areas. Remove pavement as necessary.
7. Establish a second vehicular bridge crossing to reduce vehicular impacts to other prime resource areas and to provide access to campsites on the south side of the river.
8. Cluster RV sites near the current South Day-Use parking lot, away from tent camping sites. Explore the need and feasibility for providing full or partial hookups for RV sites.
9. Consider installation of alternative overnight accommodations in the Mountain View (Log Lot) area.
10. Establish a new campfire center in the vicinity of the campgrounds.
11. Identify and establish an appropriate adaptive use of the Flause Cabin, to include interpretation, while retaining the exterior historical integrity of the building.
12. Establish trail connections to park-wide and regional trail systems.
13. Endeavor to keep day-users from impacting the overnight areas.
14. Prepare and implement a resource monitoring program to identify impacts and measures necessary for minimizing and controlling visitor use of sensitive resource areas.

River Bend Group Camp Management Area

Statement of Management Intent

Separate camping areas for organized groups, such as youth organizations and large family gatherings, from the family camp areas. Such group camp facilities offer the ability for larger groups to congregate and to enjoy the Park's resources without impacting the park experiences of small and intimate friends and family groups. Management's goal is to provide basic services and facilities for the continued use of the two Group Camps while providing for the adequate protection of critical riparian and redwood habitat areas.

GUIDELINES

1. Establish a revegetation and erosion protection plan and design and implement a resource monitoring plan for the area.
2. Eliminate current soap contamination of the river by providing accessible alternative bathing/showering facilities.
3. Explore alternatives and appropriateness for increasing current restricted seasonal use of the group campground, currently based on the ability to set a temporary foot bridge in place and for service vehicles to ford the Big Sur River.
4. Study alternatives to the current Highway One shoulder vehicle parking area.

Employee Residence Management Area

Statement of Management Intent

Both the Local Coastal Program and the Park's ongoing staffing and operational needs require that housing be made available to all Park employees in the Big Sur area. Management's goal is to provide adequate housing for Pfeiffer Big Sur State Park employees and for the Park's concession employees. Housing within the Park will be provided to those employees whose presence is required to meet the most immediate day-to-day and emergency operational needs of the Park. For those State Park and concession employees whose jobs are not critical to the Park's immediate day-to-day or emergency operational needs, employee housing will be located on less critical nearby State Park properties. All employee housing within Pfeiffer Big Sur State Park will be designed and located so as to impose minimum impact on the visiting public, historic structures or Park resources.

GUIDELINES

1. Retain all permanent housing units in the Residence Hill area.
2. When alternative housing can be identified and made available to employees, investigate the potential for removing mobile home housing units. Identify locations within the Residence Hill area (such as in areas previously occupied by mobile homes) where additional permanent housing could be constructed to meet current and future employee housing needs.
3. Reduce employee residence area traffic impacts on the visiting public's enjoyment of the Park. Study rerouting both resident State Park employees and concession employees' vehicular Park ingress and egress through the current (or possibly realigned) Waste Water Treatment Plant road.

Pfeiffer Falls Trail Management Area *(former Maintenance Yard Area)*

Statement of Management Intent

Management's goal is to eliminate conflicting uses between meeting operational needs and the public's recreational use of the Park's main trails: Pfeiffer Falls Trail and the adjacent Pfeiffer-Redwood Creek, Valley View and Oak Grove trails. Management's intent is to reduce or eliminate the noise and heavy equipment traffic associated with the maintenance yard that negatively impacts guests in the nearby Cottage complex and conflicts with visitors accessing the area's trail systems. Relocation of the maintenance yard and its associated operations outside the core visitor-serving area of the Park is desirable, thus allowing for the expansion of public use of this area and the enhancement of Park visitors' recreation experiences.

GUIDELINES

1. Identify an appropriate alternative location outside the Park's core public use areas for the construction of a new park maintenance yard and associated facilities.
2. Upon relocation of Park maintenance yard operations, establish appropriate public use of historic buildings, including possible concessions use, and remove remaining nonhistoric structures.
3. Integrate trail connections between Pfeiffer Falls, the Cottage area, and outlying park-wide and regional trail systems.
4. Relocate visitor parking away from the Pfeiffer-Redwood Creek redwood corridor to the North Day-Use parking lot, and establish connective trails.
5. Utilize the current roadway as part of the Park's trail system and limit vehicular traffic to service vehicles only.

Waste Water Treatment Management Area

Statement of Management Intent

It is management's goal to continue to provide for the safe processing of sewage waste collected from the campground, day-use, concession and employee housing areas of the Park, while reducing or eliminating all impacts such a facility might have on park visitors and on highway passersby.

GUIDELINES

1. Ensure that the waste water treatment plant's operation does not impact the Highway One viewshed by establishing and maintaining appropriate and effective vegetative screening from public view.
2. Monitor sewage leach fields to ensure they do not impact the Park's vegetation or watershed resources.
3. Utilize proven and affordable new technologies when available that can further increase the plant's efficiency, while reducing impacts on the Park's resources and on the public.



Environmental Analysis



SUMMARY

The General Plan, with all its components, constitutes an environmental impact report (EIR), as required by Public Resources Code Sections 5002.2 and 21000 et seq. This General Plan and Final Environmental Impact Report will be submitted to the California Park and Recreation Commission for its approval. The discussion of impacts is commensurate with the level of specificity of this plan.

The General Plan proposes the preparation of 10 management plans, provides guidelines and criteria for area development plans, and makes general recommendations for some facilities. Potential significant environmental impacts are those commonly associated with visitor use and facility development - visual impacts, disturbance or loss of sensitive species and habitats, and loss of historic fabric. The mitigation proposed generally requires resource specialists to review and select sites avoiding or reducing potential impacts, and will be implemented as specific projects are proposed.

The Notice of Preparation was circulated to State agencies and local planning agencies. Public meetings have been held to solicit public input on the plan proposals and the issues. The General Plan does not provide a detailed program of specific development or management, but sets the broader goals for the unit's management, resource protection, and provisions for public use. Those details are part of future planning steps that may include layout and design of facilities or specific resource management plans and process. Another level of environmental analysis is applied at that time. "Tiering" is a term that refers to these levels of environmental analysis. The first tier refers to an analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement). Later EIRs and negative declarations of narrower projects, will incorporate, by reference, the general discussions from the broader EIR and focus the later EIR or negative declaration on the issues specific to the later project. For example, the General Plan delineates the areas acceptable for overnight use and describes the impacts in general, non-quantitative terms. A future area development plan will define what types of accommodations (i.e. tent camping, RV hookups, tent cabins, etc.) will be developed, how many, and their physical arrangement. That area development plan will be subject to a more specific environmental review.

Project Description

The Unit-Wide Management Goals, and Specific Area Guidelines describe the intent and objectives that potentially could have a physical impact on the environment. See also *Figure 7 - Land Use by Specific Management Area Before and After the General Plan*. The current management and development has evolved without the direction of a plan since the park was founded. The proposed General Plan attempts to address the problems created by the existing uses and facilities by providing direction, criteria, goals and objectives for future development, operation and management.

The objectives of the Environmental Impact Element is to identify the unit-wide impacts of implementing the General Plan, provide general guidelines for mitigation, and provide a first tier for the review of environmental effects of the specific projects implementing the general plan. Following the approval of the General Plan by the California Park and Recreation Commission, the Department will prepare management plans (i.e. vegetation, trails, etc.) and area development plans as staff and funding become available.

The area development plans will provide specific layout, capacity, facilities, configuration, etc. for a designated area such as new campground. Implementation of the area development plans will generally be carried out through major and minor capital outlay projects. At each planning level, whether it is a management or area development plan, major capital outlay or minor capital outlay project, the plan or project will

be subject to further CEQA environmental review to determine if the impacts are consistent with those described in the General Plan and identify any environmental impacts and mitigation that are specific to the project. More detailed environmental review will be possible at those levels of planning where facility size, location, and capacity will be more explicitly delineated than at the General Plan level.

Environmental Setting

Refer to the Critical Issues listed on the Existing Land Use map (*Figure 2*) for a description of the existing environment.

Air Quality

Pfeiffer Big Sur State Park is in the North Central Coast Air Basin and Monterey Bay Unified Air Pollution Control District (MBUAPCD). The North Central Coast Air Basin is currently in attainment for federal particulate (less than 10 microns) standards, and federal and state standards for nitrogen dioxide, sulfur dioxide, and carbon monoxide. The Air Basin is not in attainment for federal and state standards for ozone and state standards for particulate matter (less than 10 microns). Air quality is generally good due to the inflow of clean air from the Pacific Ocean.

Esthetics

The two predominant esthetics factors at Pfeiffer Big Sur State Park are visual and audible. The determinations of quality and impact are subjective and are influenced by expectations.

The primary noise generators in the Pfeiffer Big Sur area are vehicles, either on the highway or park roads. Distance and terrain ameliorate most of the noise impacts from the highway for the vast majority of the park.

Visual qualities of Pfeiffer Big Sur State Park are generally rated high with only specific points having negative values (disturbed areas, intrusive structures, parking areas, and maintenance and storage areas).

Traffic

Most of the traffic is either local residents or tourists. Very little commercial traffic travels along this section of Highway One other than to serve the communities. Traffic volume, therefore, may vary with tourist seasons and road conditions; slides have limited traffic flow periodically. In 1997 at Post Mile 46.60 (Big Sur River Bridge), the peak hour traffic was 660 vehicles per hour, the peak month ADT (average daily traffic) was 5,500 vehicles per day, and the annual ADT was 3,700 vehicles per day. The peak hour volume in the peak direction (PHV) generally occurs in the spring or summer during days and hours when tourists, not working commuters, would be traveling the roadway. At Garrapata Creek Bridge north of the park, the AM one-way peak PHV was 374 (northbound) and PM PHV was 478 (northbound) in 1997.

CalTrans rates level of service on roadways with a scale from A to F. The rating is not wholly dependent on the number of vehicles but also on the nature of the flow, speeds, and delays. Level of service A represents unrestricted operation; level F represents overcapacity flows with heavy congestion and considerable reductions in speed. Level C is still stable flow; although it approaches the range where instability may occur because of small changes in flow. Caltrans design standard level of service for freeways and highways is "C." Maximum volume (passenger cars per hour in one direction) for rural 2 lane highway for B level of service is 900 under ideal conditions (Fundamentals of Traffic Engineering, 8th Edition, Institute of Transportation and Traffic Engineering, University of California, Berkeley, 1973). Highway 1 in the vicinity of the

park is below the recommended maximum volume, however, congestion may occur at the park entrance during peak periods when the limited “stacking room” and restricted flow of traffic past the contact station causes traffic to back up to the highway.

Significant Impacts and Mitigation

The purpose of this section is to identify impacts of the implementation of the general plan as a whole, and to identify impacts that have the potential for significance and will require more specific analyses when area development and management plans are prepared.

The thresholds are standards that this Environmental Analysis uses to determine if an activity or project will or potentially will have a significant impact. If the project or activity could exceed a threshold, a significant impact is designated. If mitigation can reduce the impact below the threshold, the impact is considered avoidable.

The mitigation measures below reflect the specificity of a General Plan and, therefore, are in the form of guidelines and directions. As management plans, area development plans, or other projects are proposed, they will be subject to further environmental review and project-specific mitigation measures will be developed and implemented.

Visual

THRESHOLD

New development in a natural-appearing landscape visible to users, neighbors, or adjacent traffic.

IMPACT

Potentially significant.

DISCUSSION

The impact is considered potential, because the actual size, location and design of the facilities or structures are not yet planned. The impact is also dependent on the expectations and perception of the users; those expecting a “wilderness” experience more likely will be sensitive to the presence and design of the facilities. The development of campsites could create an adverse visual impact to users. While the camping public expects to see campsite facilities and furniture, poor siting and inappropriate materials can create an offensive visual scene for campers and other users. A parking area with reflective parked automobiles could be a very obvious human-made intrusion to the natural landscape. Inappropriate colors, design and materials in the natural or historic scene may be visually offensive.

MITIGATION

Visual impacts can be mitigated by careful siting, design, and selection of materials. Landscaping with native plant species could screen development of parking areas and campsites.

Responsibility:

Project manager, Department Staff

Monitoring/Reporting:

Project review required as part of a subsequent tier CEQA review.

IMPACT AVOIDABLE

The impact can be reduced to a level of non-significance. Implementation of the mitigation will be carried out in later planning and development stages.

Wildlife

THRESHOLD: Direct take or removal of individuals of a sensitive species, reduction in area, or disturbance or alteration of critical habitat.

IMPACT: Potentially significant.

DISCUSSION

Eighteen sensitive wildlife species occur, have suitable habitat, or have been observed in transit through the park. They are the ringtail, black bear, mountain lion, sharp-shinned hawk, Cooper's hawk, golden eagle, American peregrine falcon, spotted owl, long-eared owl, black swift, purple martin, yellow warbler, yellow-breasted chat, southwestern pond turtle, California red-legged frog, foothill yellow-legged frog, Clemence's fritillary, and Smith's blue butterfly.

Facility development, resource management, disturbance of roosting sites by public use, etc. have the possibility of impacting these species. While impacts by public use can be reduced or eliminated in some cases by locating public facilities away from known nesting sites and habitat, the public presence cannot be controlled because the species range may include the entire park (i.e. golden eagle, black bear, mountain lion, etc.). The cumulative impact of lost habitat throughout the state has been significant.

MITIGATION

Prior to construction of facilities and trails, areas of potential impact will be surveyed for the presence of the endangered or threatened animal species. If there is a potential for impact, the Department of Fish and Game and the U.S. Fish and Wildlife Service will be consulted. Facilities or trails will be relocated to avoid impact. Nesting or spawning periods can be avoided with proper scheduling of construction or resource management activities.

Responsibility:	Department Staff/Resource Ecologist
Monitoring/Reporting:	Project review required as part of the second tier CEQA process.

Removal of campsites in the riparian area will reduce impact to sensitive wildlife species using the habitat. This will mitigate for the loss of riparian habitat resulting from the construction of the new vehicle bridge.

Responsibility:	District staff.
Monitoring/Reporting:	Project review required as part of the second tier CEQA process

IMPACT AVOIDABLE

The impact can be partially mitigated. The impacts to those sensitive species using the entire park could only be fully mitigated by removing all human presence. The impacts to those large range species extend beyond the jurisdiction of the Department.

Vegetation

THRESHOLD

Direct take or removal of individuals of a sensitive species, reduction in area, or disturbance or alteration of critical habitat.

IMPACT

Potentially significant

DISCUSSION

Five plant species identified as sensitive by the California Native Plant Society are found in the unit. Two of these, Arroyo Seco bushmallow and Hutchinson larkspur, are eligible for State listing.

<i>Chorizanthe douglasii</i>	Douglas' spineflower
<i>Clarkia lewisii</i>	Lewis' clarkia
<i>Delphinium hutchinsoniae</i>	Hutchinson's larkspur
<i>Malacothamnus palmeri</i> var. <i>lucianus</i>	Arroyo Seco bushmallow
<i>Ribes sericeum</i>	Santa Lucia gooseberry

Hutchinson's larkspur has been found east of the South campground and north of Post Creek. The Arroyo Seco bushmallow has been found east of the highway and just north of the access from Highway One to the group camp area. The Service Entrance, Log Lot (new Mountain View Area), Valley View, and Park Entrance Areas are located in the mixed evergreen forest plant community, habitat for this larkspur and bushmallow. Development in these areas could potentially impact these species. The Log Lot (new Mountain View area) has been historically disturbed and no individuals have been observed in the area; it is unlikely that bushmallow or larkspur would return if the area is developed as a campground.

MITIGATION

Prior to any habitat restoration or development, the areas will be surveyed for the presence of listed plant species. If any are found in the proposed area of development or habitat restoration, the Department will consult with the US Fish and Wildlife Service and the Department of Fish and Game to incorporate protective measures or re-design the project to avoid impact.

Responsibility:	Department Staff/Resource Ecologist
Monitoring/Reporting:	Project review required as part of the second tier CEQA process.

AVOIDABLE IMPACT

The impact can be reduced to a non-significant level, and, therefore, is avoidable.

Plant Communities

THRESHOLD

Reduction or loss of rare natural plant community.

IMPACT

Potentially significant.

DISCUSSION

Four plant communities are recognized as rare by the Department of Fish and Game (California Natural Diversity Data Bank), and as Environmentally Sensitive Habitats in the Big Sur Coast Coastal Program Land Use Plan: coastal prairie, sycamore riparian forest, central coast riparian scrub, and redwood riparian forest. Trail and vehicle crossings of the river and creeks will degrade or remove riparian and aquatic habitat.

MITIGATION

Removal of campsites in the riparian area will mitigate for the loss of riparian habitat resulting from the construction of the new vehicle bridge.

Responsibility:	District staff.
Monitoring/Reporting:	Project review required as part of second tier CEQA process

IMPACT AVOIDABLE:

The net loss or gain of riparian habitat cannot be determined at this level of planning.

Cultural Resources

IMPACT: Potentially significant.

THRESHOLD: Loss or destruction of historic fabric or structure.

DISCUSSION

CCC structures at Skunk Hollow, the maintenance area, and the Main campground are proposed for adaptive reuse. Adaptive reuse of historic structures can involve the modification, replacement, or removal of historic fabric such as walls, doors, windows, hardware, utilities, etc. or introduce non-historic elements (access ramps, furniture, heaters, etc.) to a structure.

MITIGATION

Prior to site specific development or preparation of management plans, areas of potential impact will be reviewed by Departmental historians and archeologists to determine the presence and significance of cultural resources, the potential impact and recommended mitigation, if appropriate. The alteration or removal of any historic or archeological features will be subject to PRC 5024.5 review requirements. The evaluation is reviewed by the Departmental coordinator and also by the Office of Historic Preservation, if impact to a National Register-eligible site is possible.

Responsibility:	Department Historian/Archeologist
Monitoring/Reporting:	An evaluation required under PRC 5024.5 is submitted by Departmental historians or archeologist to the Office of Historic Preservation for their concurrence.

IMPACT AVOIDABLE

Until specific plans and uses are identified for the adaptive reuse of structures, the determination of avoidability cannot be made.

ALTERNATIVES TO THE PROPOSED PROJECT

Three alternatives are proposed for comparative consideration: (1) Resource Protection and Enhancement, (2) Recreation Enhancement (1980 Proposal), and (3) No Project (CEQA requires the consideration of a No Project alternative - no change in existing development, operation, and management). The first two alternatives are compared with the No Project Alternative or existing condition in terms of addressing the six issues (environmental degradation, park entrance congestion, Big Sur Lodge, overnight accommodations, public access to historic buildings, and limited day use opportunities) as well as environmental impacts.

(1) Resource Protection and Enhancement Alternative

The goal of this alternative would be protecting and enhancing the natural and cultural resources while permitting the least intrusive recreation to continue

DESCRIPTION

The main campground would be removed without replacement in the Log Lot (new Mountain View area). The existing lodge and adjacent parking would be removed and the area rehabilitated. The concessionaire cabin lodging could be discontinued or substantially reduced. As much area around the cottages would be

revegetated with native species and alien species removed. Administrative, employee housing, and maintenance facilities would be relocated to the Multi-agency Facility or to the Point Sur area. The softball field would be removed and the area revegetated with native vegetation. The bike camp could be relocated to the Wayland campground area. Campsites in the riparian area of the Wayland and South campgrounds would be removed (approximately 12). The CCC structures at Skunk Hollow, maintenance area, and Main Campground would be retained as house museums. The day use and group campground areas could be retained. The visitor contact station would be relocated to the interior park to improve "stacking" capacity and the visitors' first impression.

EVALUATION

This alternative would be an improvement over the existing situation for environmental degradation, access to historic structures and the park entrance. There would be no change in the range of overnight accommodations, but the capacity would be reduced with the removal of the riparian campsites and the Main campground. Day use opportunities would be altered; the locally-popular softball field would be lost while interpretive and trail opportunities would be increased at the Redwood Grove Area. The impact of lodge activity would be effectively answered with its removal.

Environmental effects would be generally beneficial. Compaction of soil and loss of forest litter in the redwood grove area of the main campground would be reduced. Soil erosion, disturbance of sensitive plant and wildlife species, vegetation loss, and traffic would be reduced with the reduction of visitor capacity and visitor use. Recreational opportunities would be significantly diminished.

2) Recreation Enhancement Alternative

The goal of this alternative is to expand overnight facilities or opportunities for the public. Standard park campsites and alternative overnight facilities (tent cabins, primitive cabins, lodgings, etc.) would provide more opportunities for the distance-traveling public to stay and enjoy the unit. This was the general plan proposal in 1980.

DESCRIPTION

This alternative would create environmental campsites at Liewald Flat, add parking at the group camp, and increase employee residential trailer sites at the employee housing area. It would relocate the contact station to the North Day Use area, eliminate the bypass road at the entrance area, replace concession employee residence rooms in the lodge with interpretive and public information facilities and add 20-30 rental cottage units and re-landscape the cottage area. This alternative would also convert the historic office at the Main Campground to an interpretive trailhead, reduce parking at the North Day Use Area to 30 sites from approximately 100, construct a new bridge, reduce parking at the South Day Use Area from 395 to 167 spaces, remove the softball field, interpret CCC structures at Skunk Hollow, remove 34 campsites from Wayland, Main and South campgrounds, relocate the Flause Cabin employee housing to employee housing area, and construct 30 to 50 tent cabins in the Flause Cabin area.

EVALUATION

Environmental degradation would continue with the retention of the Main Campground and the increase in visitation. The range and quantity of overnight accommodations, and access to historic buildings would increase. The Lodge access for the public would be improved. Day-use opportunities would be reduced with the loss of parking spaces and the softball field. The park entrance environment and experience would be improved.

Soil erosion, disturbance of sensitive plant and wildlife species, vegetation loss, and traffic would be increased with the increase of visitor capacity and visitor use.

(3) No Project Alternative

This alternative would continue operation, management and facility development at its current level in the park.

DESCRIPTION

No new facilities would be constructed. There would be no change in concession facilities or operation.

EVALUATION

None of the issues would be addressed.

Soil compaction impacts to the redwood grove at the main campground would continue. The long-term effect may be decreased vigor of the stand. Deterioration of the riparian habitat from the existing campsites would continue. Traffic and circulation difficulties at the entrance to the park would continue.

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES IF THE PROJECT IS IMPLEMENTED

No significant irreversible environmental changes are projected. While any facility development may be considered a long-term commitment of resources, the impacts can be reversed through removal of the facilities and discontinued use. The Department does remove or realign trails, replace campsites, etc. where the impact has become unacceptable either from excessive use or from a change in environmental circumstances.

GROWTH INDUCING IMPACT OF THE PROPOSED PROJECT

The proposed project may have a minor cumulative impact on growth inducement in the area. While no capacity increase is planned for the park, some of the proposed facilities may encourage more "off-season" use which creates an additional demand for tourist services. Population growth in the state will create an increased demand for recreational opportunities with or without facility development at Pfeiffer Big Sur State Park.

There are no known development projects proposed in the immediate vicinity of the unit.

EFFECTS FOUND NOT SIGNIFICANT

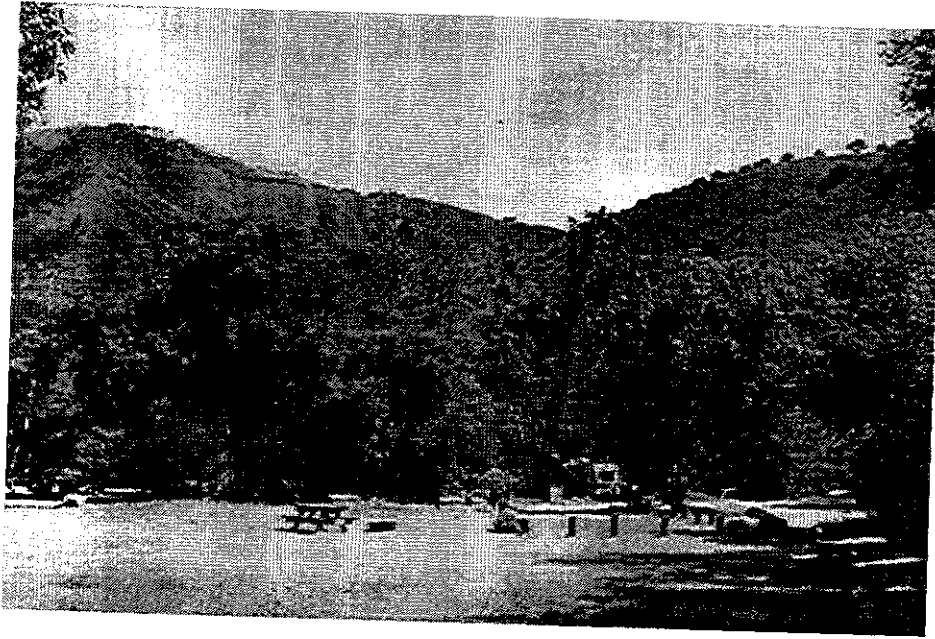
In this first tier of planning and environmental analysis, the following impacts were found not significant. In future planning and environmental analysis, they will be reconsidered.

1. No significant noise impacts by future development or management potential allowed for in this general plan were projected. There will be temporary noise increases during construction; however, there are no immediate sensitive receptors. Construction normally would be limited to regular working hours.

2. No significant impact to archeological resources is projected. No sites are known to be located within any area proposed for development.
3. No significant impact to the water supply is projected. No increase in user capacity is proposed.
4. Soil erosion is not expected to increase. No immediate expansion of the trails is proposed. A unit-wide trails plan will be prepared which may call for the development of new trails and the removal of redundant trails. Resource management plans may call for the elimination or consolidation of trails which could result in the reduction of soil erosion.
5. While the area of Pfeiffer Big Sur State Park is relatively geologically active (known active faults, known rock slide avalanches, high potential for mass movement by virtue of the steep slopes and high water table), the General Plan does not call for development or substantial increase of public use in known risk areas. The entire unit is subject to significant seismic movements; however, the change in risk (increased or decreased) is dependent on where the visitor might be if they weren't at Pfeiffer Big Sur State Park. The impact is not considered significant.
6. No change in public use, and, therefore, no change in fire risk is expected. The reintroduction of fire by prescribed burning will reduce the fuel loading.
7. No significant impact is expected for traffic. The visitor capacity (people at one time) will be equal to or less than the existing capacity. It is possible that visitor use could increase during the off season as a result of the development of alternative overnight facilities (i.e. camping shelters, tent cabins, or hostel); however, this increase in visitor use and traffic would occur during the periods of low traffic use, too.
8. No significant impact to water quality is expected. As stated above, no increase in public use is expected. Removal of campsites from the riparian area and revegetation of riparian areas should reduce erosion and sedimentation into the Big Sur River. Waste water is treated at the unit's sewage treatment plant; no new leach fields or septic tanks will be constructed in the flood plain.

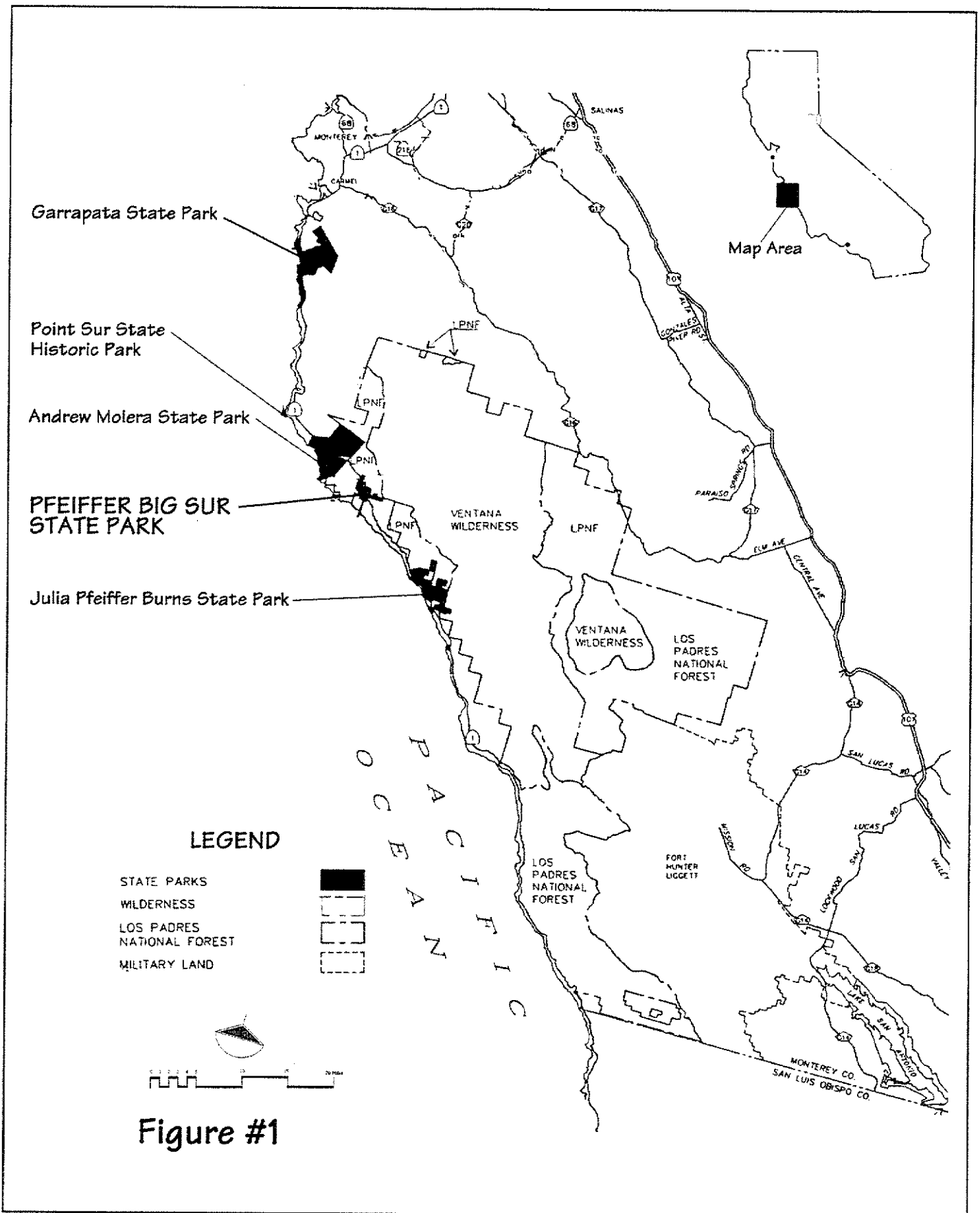
REFERENCES

- Big Sur River Protected Waterway Management Plan,*
1997 Traffic Volumes, California Department of Transportation
Guide to the Geology of Pfeiffer Big Sur State Park, Special Report 11, Division of Mines, 1951
Resource Element, Pfeiffer Big Sur State Park, California Department of Parks and Recreation, 1980

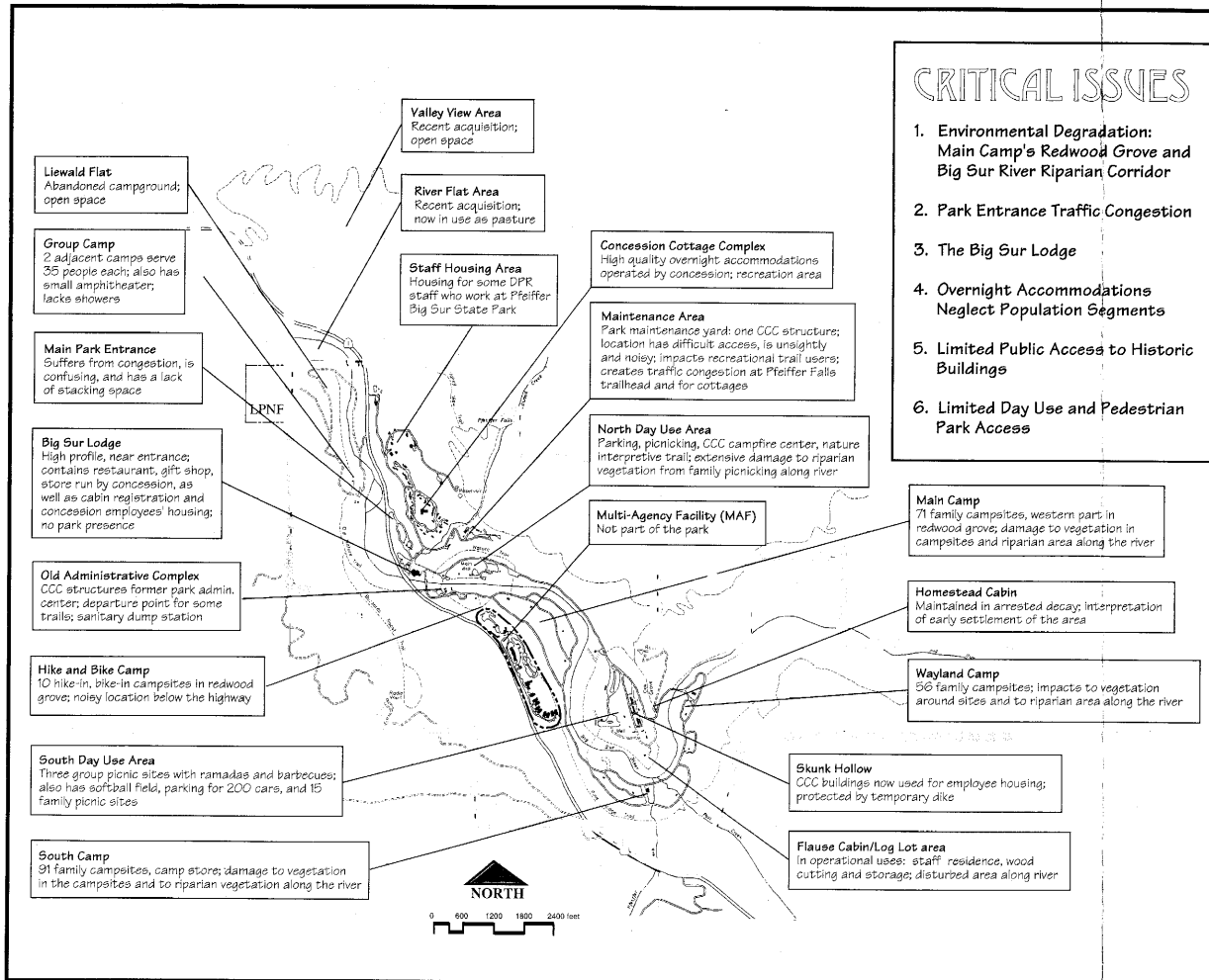


Figures and Appendix





PFEIFFER BIG SUR STATE PARK LOCATION AND BOUNDARY MAP



CRITICAL ISSUES

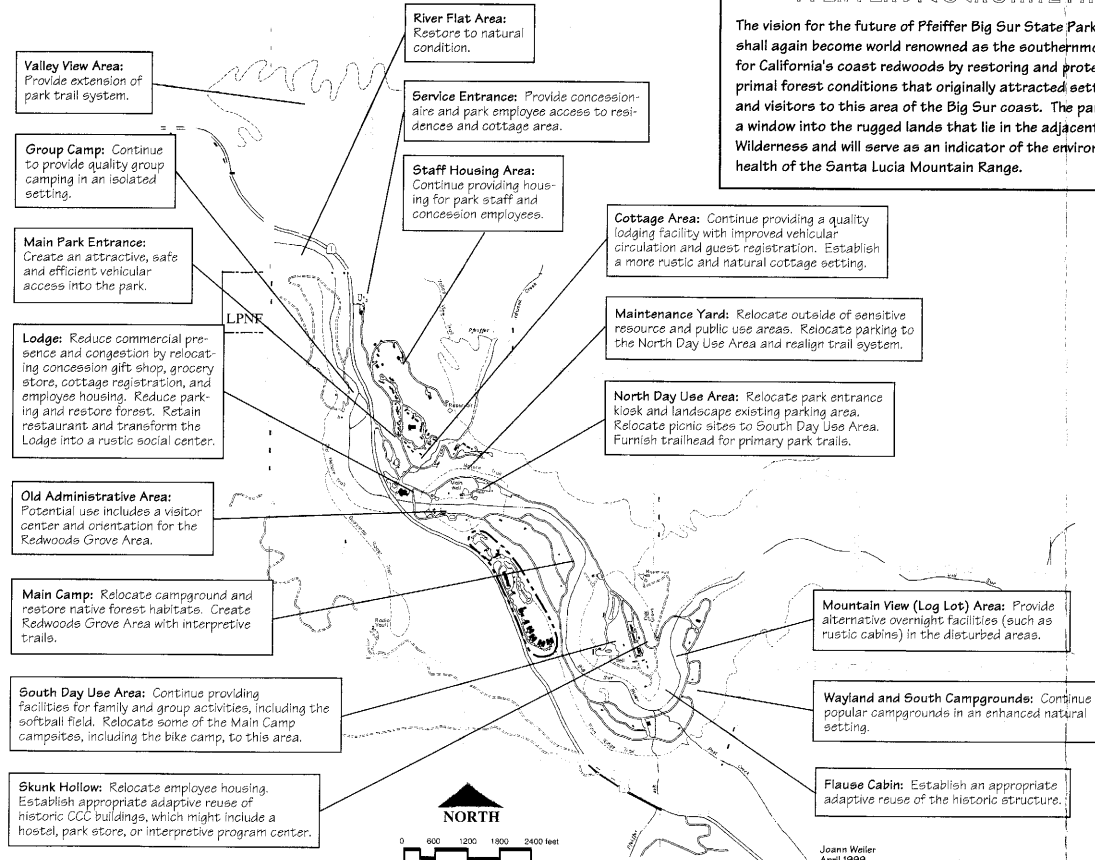
1. Environmental Degradation:
Main Camp's Redwood Grove and Big Sur River Riparian Corridor
2. Park Entrance Traffic Congestion
3. The Big Sur Lodge
4. Overnight Accommodations
Neglect Population Segments
5. Limited Public Access to Historic Buildings
6. Limited Day Use and Pedestrian Park Access

PFIEFFER BIG SUR STATE PARK GENERAL PLAN - EXISTING LAND USE

Figure #2

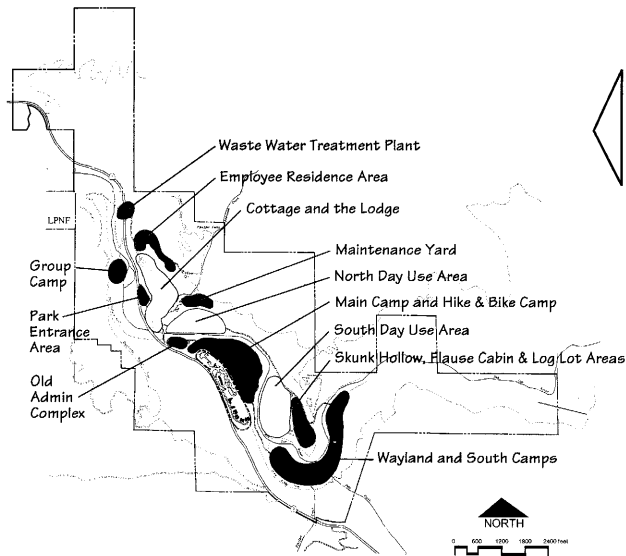
THE VISION FOR PFEIFFER BIG SUR STATE PARK

The vision for the future of Pfeiffer Big Sur State Park is that it shall again become world renowned as the southernmost showcase for California's coast redwoods by restoring and protecting the primal forest conditions that originally attracted settlers and and visitors to this area of the Big Sur coast. The park will provide a window into the rugged lands that lie in the adjacent Ventana Wilderness and will serve as an indicator of the environmental health of the Santa Lucia Mountain Range.



PFEIFFER BIG SUR STATE PARK
GENERAL PLAN GOALS

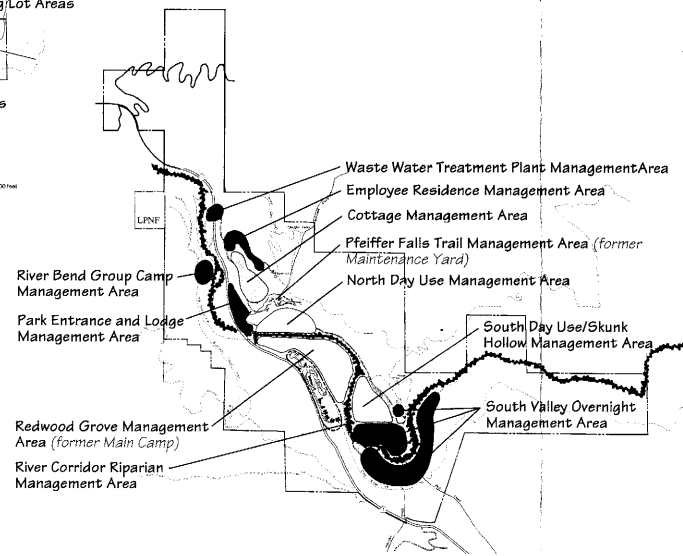
Figure #3



EXISTING

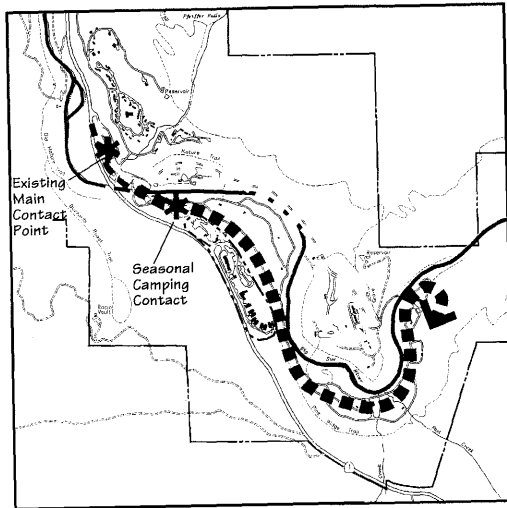
PROPOSED

MANAGEMENT	
Visitor Day Use	
Natural Resource Restoration	
Park Operations	
Visitor Overnight	
Concession	
Open Space	

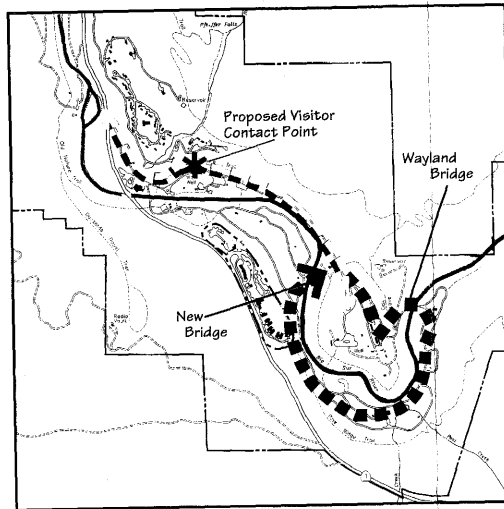


PFEIFFER BIG SUR STATE PARK
 LAND USE BY SPECIFIC MANAGEMENT AREA
 BEFORE AND AFTER THE GENERAL PLAN

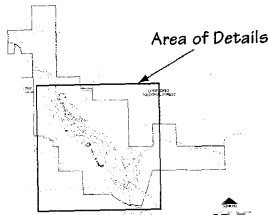
Figure #4



EXISTING: Day use circulation (gold) north of the river (blue) and camping circulation (green) south of the river each come to a dead end east end of the valley.



PROPOSED: When day and overnight uses are relocated according to guidelines in the general plan, day users will only drive as far as the South Day Use Area. Camping circulation will employ two bridges to permit movement on both sides of the river.

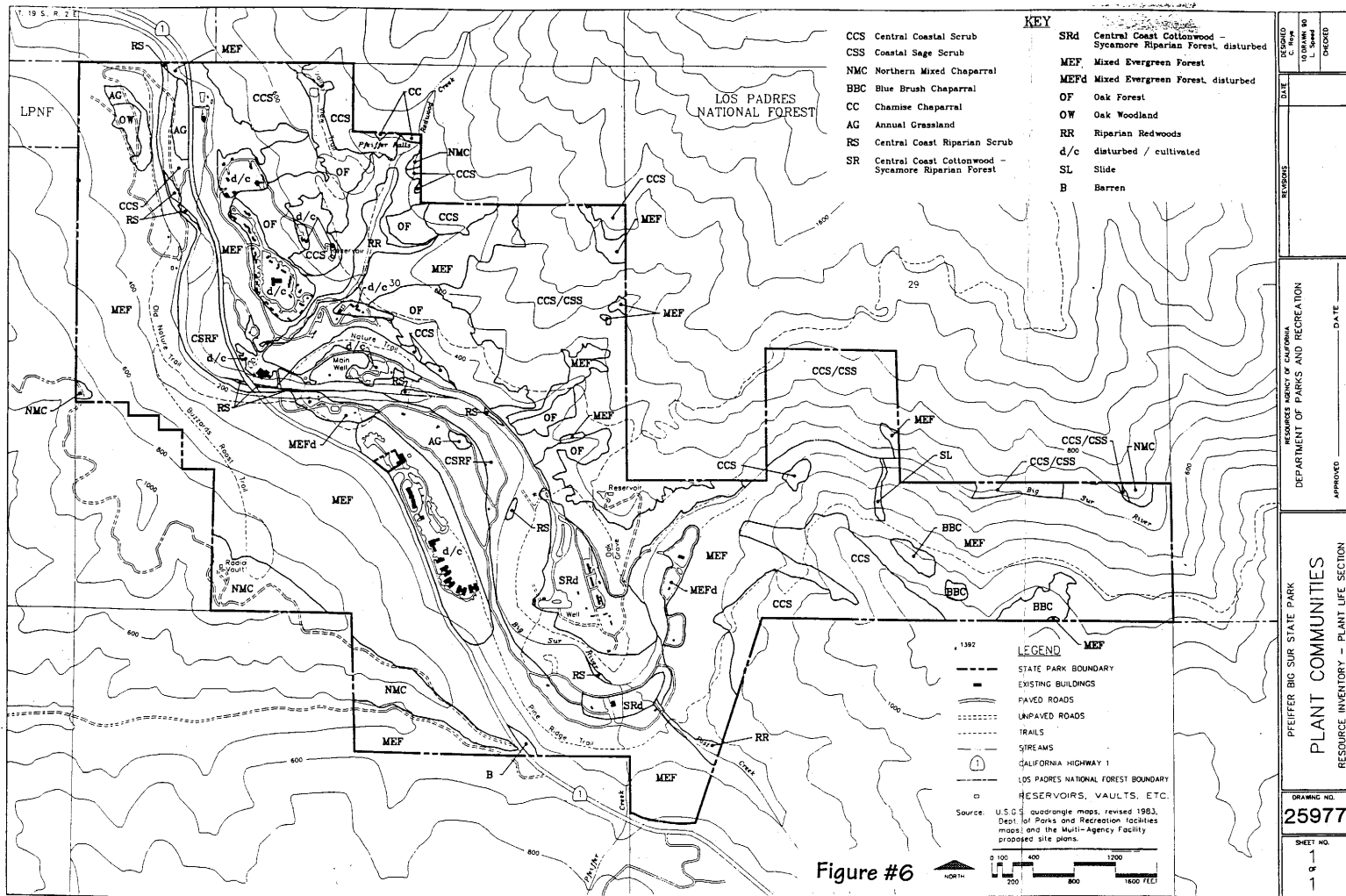


INTENT

The intent of restructuring vehicular circulation at the park is to create a more efficient road system with fewer impacts to environmentally fragile areas of the park, such as the redwood grove that will be the centerpiece of the Redwood Grove Area. The new system will also allow one visitor contact point to serve all incoming park traffic in a better location than at present.

PREIFFER BIG SUR STATE PARK EXISTING AND PROPOSED PARK CIRCULATION

Figure #5



DESIGNED BY	DATE
REVISIONS	
APPROVED	DATE
DEPARTMENT OF PARKS AND RECREATION	
CALIFORNIA	
PFEIFFER BIG SUR STATE PARK	
PLANT COMMUNITIES	
RESOURCE INVENTORY - PLANT LIFE SECTION	
DRAWING NO.	25977
SHEET NO.	1
	1
	1

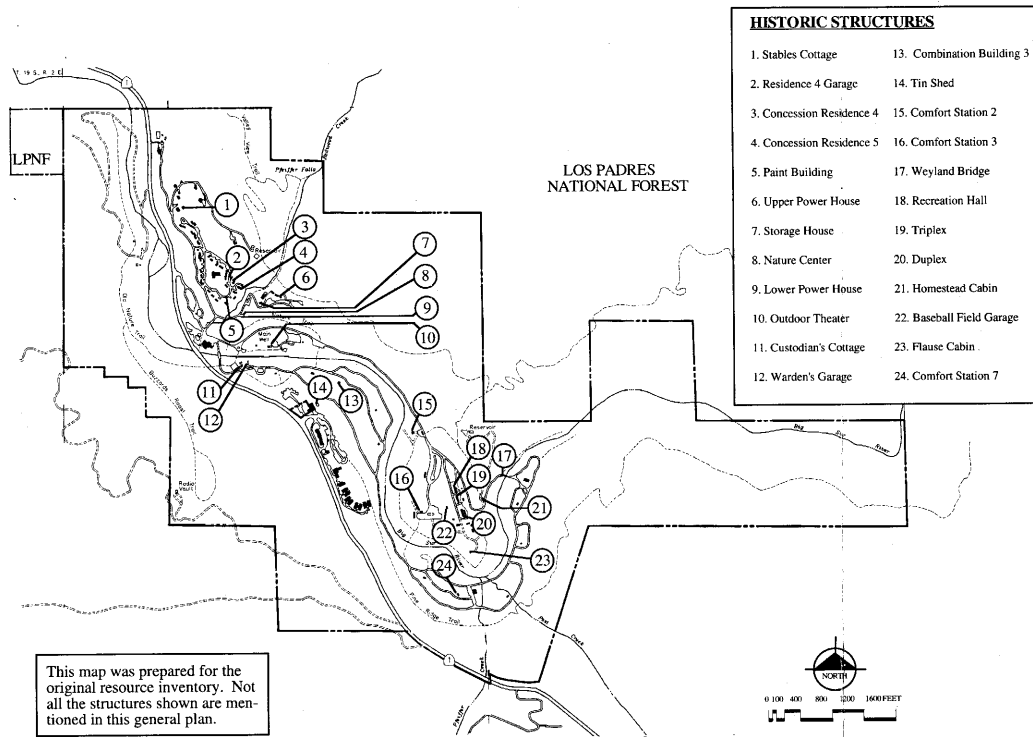


Figure 7

**PFEIFFER BIG SUR STATE PARK
HISTORIC STRUCTURE LOCATIONS WITHIN THE PARK**

Appendix A

CEQA Review: Public Comments and DPR Responses

As a part of the public review process required by the California Environmental Quality Act, the preliminary (draft) of a General Plan document is made available for public review and comment for a minimum of 45 days. For the review process, each plan is assigned a unique number by the State Clearinghouse, located in the Governor's Office of Planning and Research.

The State Clearinghouse number assigned to the preliminary general plan for Pfeiffer Big Sur State Park is No. 98062020.

At the close of the review period, all public comments which are received in writing, comments from individuals, organizations and other public agencies, are evaluated by the Department's planning staff, which prepares written responses. The California Park and Recreation Commission reviews these materials as part of the process of evaluating and approving a general plan.

These comments and the resultant departmental responses are retained by the Department as part of the public record. Those wishing to examine these materials should contact the Department at its Sacramento headquarters or at the office of the District in which the park unit is located.

Copies of this report are available from:

California Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

The price of this report is \$5.00 plus \$2.00 for shipping and handling.
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