



CCC Hearing Item: Th 13.3
February 9, 2012

California Coastal Commission's 40th Anniversary Report

Coastal Management in Big Sur History and Accomplishments



Cypress Pt.
Pescadero Pt.
Carmel River SB
Point Lobos SNR

Seaside
Monterey

Carmel

Carmel Valley

Gonzales

Soledad

Greenfield

King City

MONTEREY

Big Sur

Los Padres NF

Ventana Wilderness

Los Padres NF

John Little SNR

Lucia

Lopez Pt.

Limekiln SP

Hunter Liggett
Military Reservation

Cape San Martin
Gorda

Salmon Cr

Ragged Pt.

San Simeon SP
Pt. Piedras Blancas

SAN LUIS
OBISPO

Little Sur R
Pt. Sur

Point Sur SHP

Big Sur R

Andrew Molera SP

Pfeiffer Big Sur SP

Julia Pfeiffer Burns SP

PACIFIC
OCEAN



To Coalinga

To Coalinga

To Paso Robles

San Antonio Res

Nacimiento Res

Overlake Rd

Jolon Rd

Mission Rd

Nacimiento-Fergusson Rd

Elm Ave

Arroyo Seco Rd

Arroyo

Valley Rd

101

146

1

1

68

**NORTHERN
BIG SUR**



MONTEREY



NORTHERN
BIG SUR

CENTRAL
BIG SUR

MONTEREY



“A Highway Runs Through It”



Highway One, southbound, north of Soberanes Point.

“A Highway Runs Through It”



Highway One, at Cape San Martin, Big Sur Coast.

“A Highway Runs Through It”



Heading south on Highway One.

“A Highway Runs Through It”



Southbound Highway One, near Partington Point.

“A Highway Runs Through It”



Highway One, south of Mill Creek.

“A Highway Runs Through It”



Historic Big Creek Bridge, at entrance to U.C. Big Creek Reserve.

“A Highway Runs Through It”



Highway One, looking south to the coastal terrace at Pacific Valley.

“A Highway Runs Through It”



Highway One, at Monterey County line, looking south into San Luis Obispo County, with Ragged Point and Piedras Blancas in far distance (on the right).



NORTHERN
BIG SUR



“Grand Entrance View” (from the north) of the Big Sur Coast, looking southwards to Soberanes Point, with Point Sur in the distance (on the horizon to the right).



Garrapata State Park/Beach, looking north to Soberanes Point.



Mouth of Garrapata Creek (from Highway One).



Sign for Rocky Point Restaurant, with Notley's Landing and Rocky Creek Bridge in distance.



Rural agricultural setting of Notley's Landing, south of Rocky Point.



Historic Bixby Creek Bridge, with USFS Brazil Ranch inland of Highway One (right of bridge).



Mouth of Little Sur River, looking north to Hurricane Point.



Point Sur State Historic Park, with Point Sur Lighthouse (in foreground).



Big Sur Village: campgrounds and other visitor-serving accommodations.



Pfeiffer Beach, at the mouth of Sycamore Canyon



MONTEREY

Little Sur R
Pt. Sur

Point Sur SHP

Big Sur R

Big Sur

Los Padres
NF

Andrew Molera SP

Pfeiffer Big Sur SP

Ventana
Wilderness

Julia Pfeiffer Burns SP

Los Padres
NF

CENTRAL
BIG SUR

John Little SNR

1

Lopez Pt.

Lucia

Limekiln SP

Cape San Martin



Deetjen's historic Big Sur Inn.



Nepenthe Restaurant sign along Highway One.



©Kelly Cuffe 2012

Old Post Ranch Homestead at entrance to Ventana Inn, south of Big Sur Village.



Looking into Partington Canyon, Julia Pfeiffer-Burns State Park.



Big Sur Coast view south of Partington Point



Sharks-tooth rocks, Julia Pfeiffer-Burns State Park.



Grassland, forest and chaparral habitats, Coast Ridge foreslopes, Julia Pfeiffer-Burns State Park.



McWay Falls, Julia Pfeiffer-Burns State Park.



©Kelly Cuffe 2012

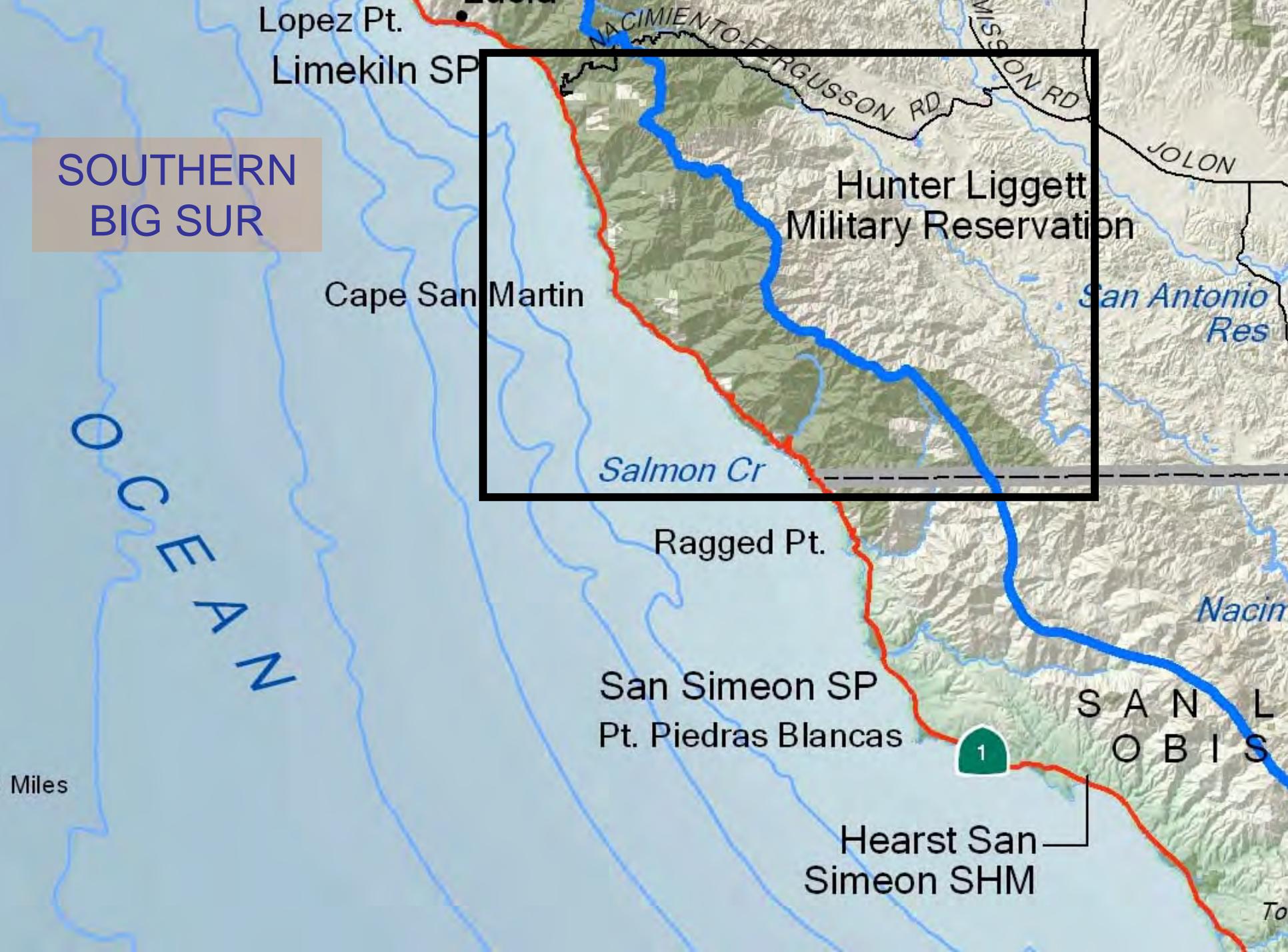
Looking northward to Big Creek Bridge at mouth of Big Creek Canyon, from Gamboa Point.



Lucia

Heading into the town of Lucia, south of Lopez Point

SOUTHERN
BIG SUR



Lopez Pt.

Limekiln SP

Cape San Martin

Ragged Pt.

San Simeon SP
Pt. Piedras Blancas

Hearst San
Simeon SHM

Hunter Liggett
Military Reservation

Salmon Cr

San Antonio
Res

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OBISPO

Miles

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NACIMIENTO-FERGUSSON RD
MISSION RD

JOLON

Nacim

To

LIMEKILN
STATE PARK



Rustic sign for Limekiln State Park, at mouth of Limekiln Creek.



Limekiln State Park entrance, with alpen-glow on mile-high Cone Peak, in background.



Kirk Creek Campground, south of Lucia.



Pacific
Valley

Heading south, onto the broad coastal terrace of Pacific Valley.



Sand Dollar Beach overlook, near south end of Pacific Valley.



Cape San Martin, south of Willow Creek.



Southbound Highway One, coming into the town of Gorda.



Big Sur Coast, near Soda Spring Creek.



©Kelly Cuffe 2012

Redwood Gulch: southern-most remaining redwood grove on Big Sur Coast.



Looking north along Highway One, from Monterey / San Luis Obispo County line.



SAN LUIS OBISPO
COUNTY LINE

SLO
7432

MON
000

Monterey / San Luis Obispo County Line, looking south to Ragged Point and Piedras Blancas.

But it could have been quite different...
...there could be:

- Offshore oil drilling



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- Offshore oil drilling



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- Offshore oil drilling
- Oil transport near sensitive shoreline



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- Oil transport near sensitive shoreline
- Landslide debris pushed into rocky inter-tidal habitat



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- Oil transport near sensitive shoreline
- Landslide debris pushed into rocky inter-tidal habitat
- Over 10,000 small residential parcels



But it could have been quite different...
...there could be:

- Offshore oil drilling
- Oil transport near sensitive shoreline
- Landslide debris pushed into rocky inter-tidal habitat
- Over 10,000 small residential parcels
- Large open pit mining at Pico Blanco

But it could have been quite different...
...there could be:



UB

California Coastal Plan

*California Coastal Zone
Conservation Commissions*



CALIFORNIA COASTAL ACT OF 1976

As of January 2012



BIG SUR COAST LAND USE PLAN

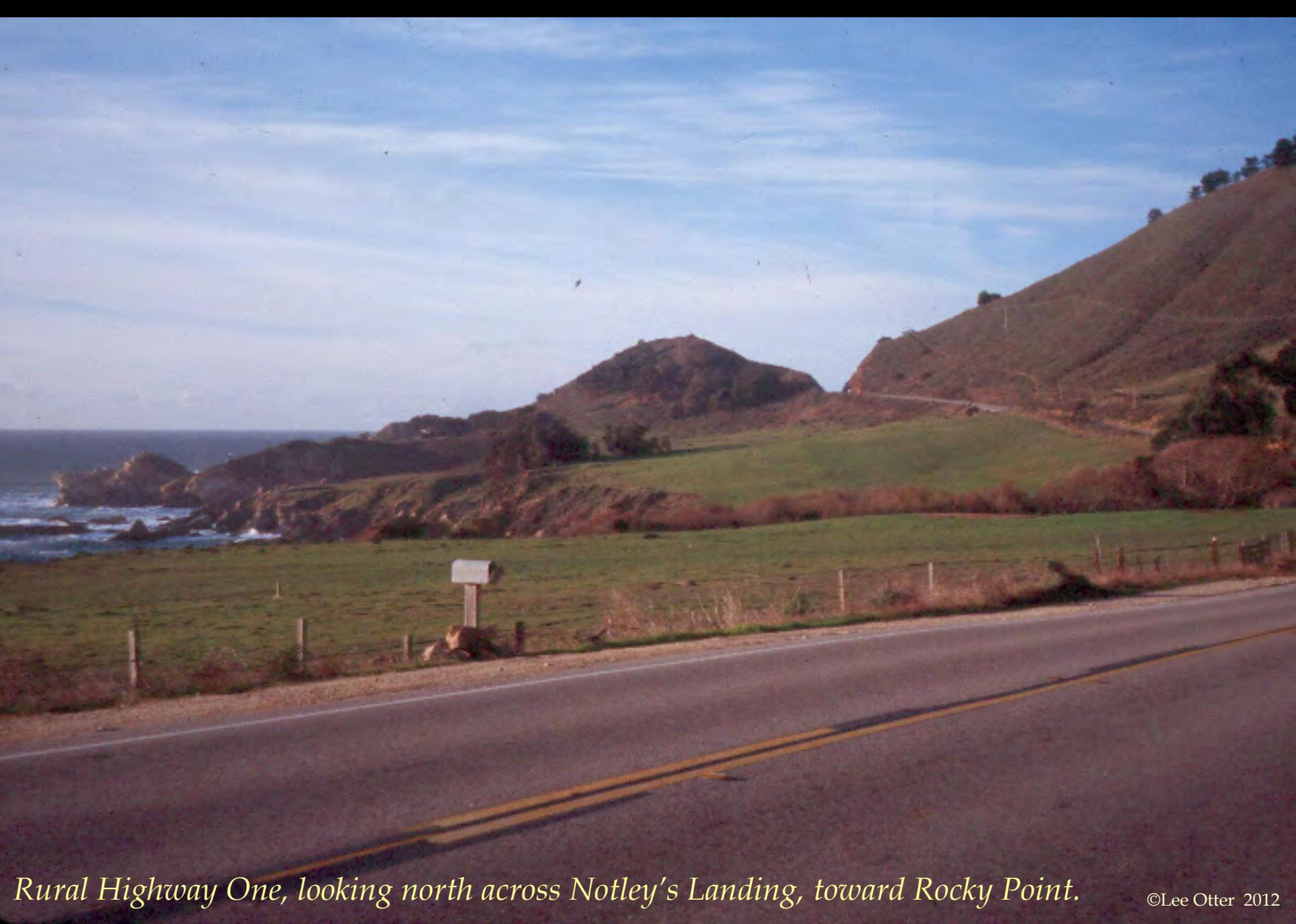
CALIFORNIA



LOCAL COASTAL PROGRAM
MONTEREY COUNTY, CALIFORNIA

Coastal Management Accomplishments in the Big Sur Coast Area

- Protecting Big Sur's Critical Viewshed
- Limiting amount and types of development
- Maintaining Highway One –
 - scenic and rural character
 - function as *the* primary coastal access corridor
 - while protecting marine environments of the Monterey Bay National Marine Sanctuary



Rural Highway One, looking north across Notley's Landing, toward Rocky Point.



Highway One, looking north to Puerta del Diablo, inland of Garrapata State Park .



*Big Sur Coast north of Plaskett Creek Campground; Prewitt Creek loop trail on hillside;
Cone Peak in the distance.*

Big Sur Coast LUP

Critical Viewshed Policy

- No visible development in the Critical Viewshed
- Critical Viewshed = everything visible from Hwy 1 and major public viewing areas (turnouts, beaches and certain locations)
- New parcels must contain building sites outside of Critical Viewshed
- Scenic easements and Transfer of Development Credits (TDCs) encouraged
- Limited exceptions - require strict design criteria for allowed development

Rural Service Centers



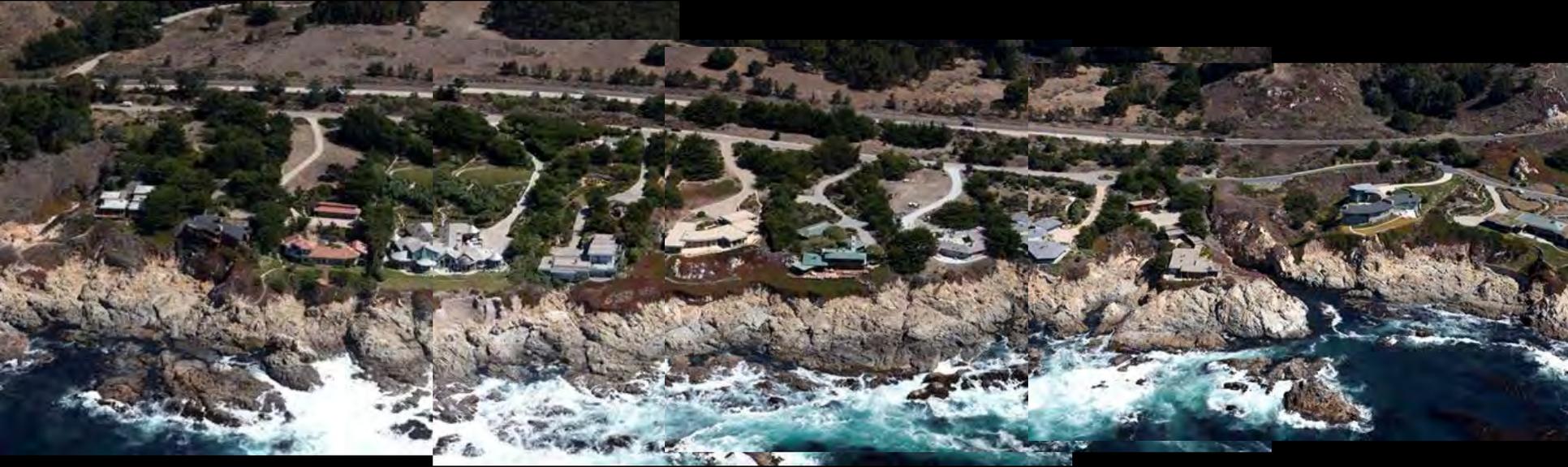
Existing Ranching Structures



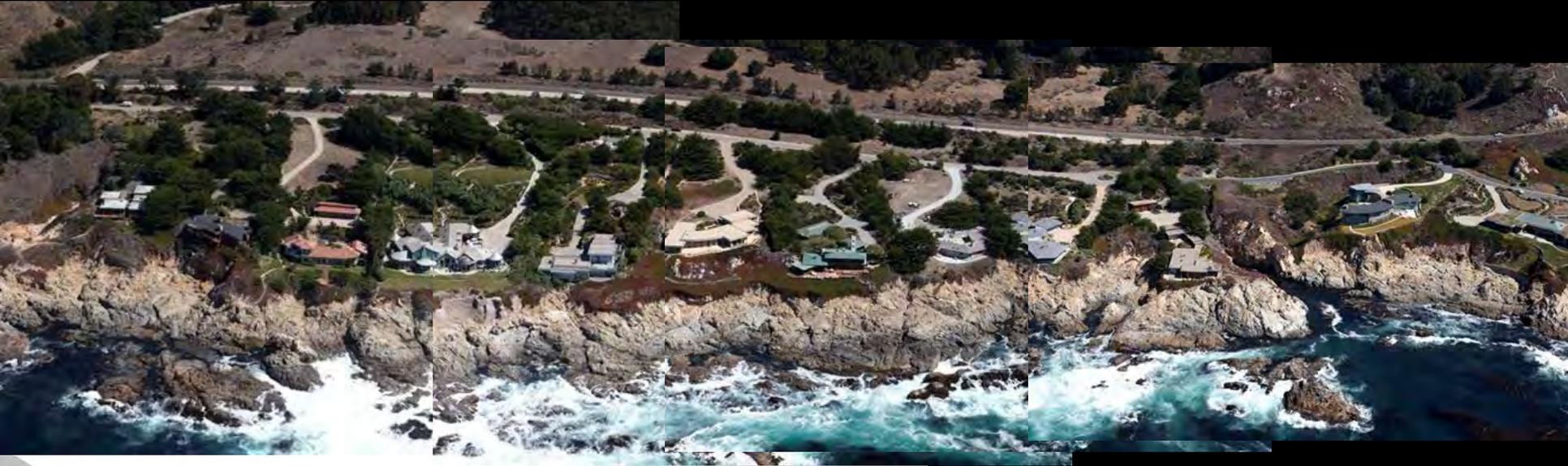
Highway 1 Facilities & State Park Parking Areas



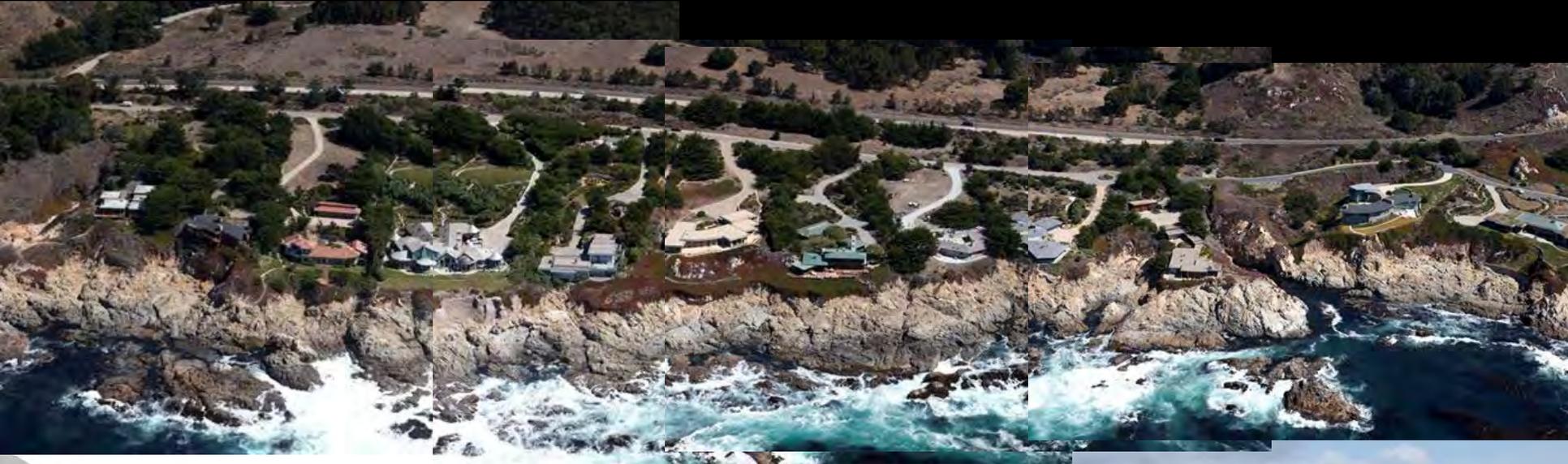
Otter Cove



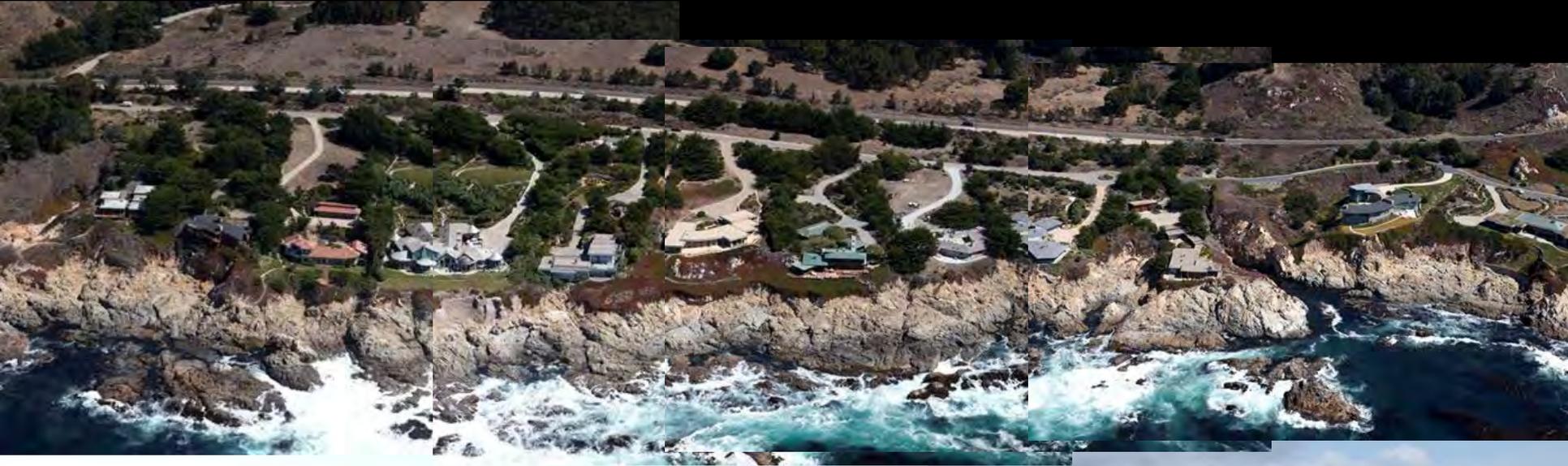
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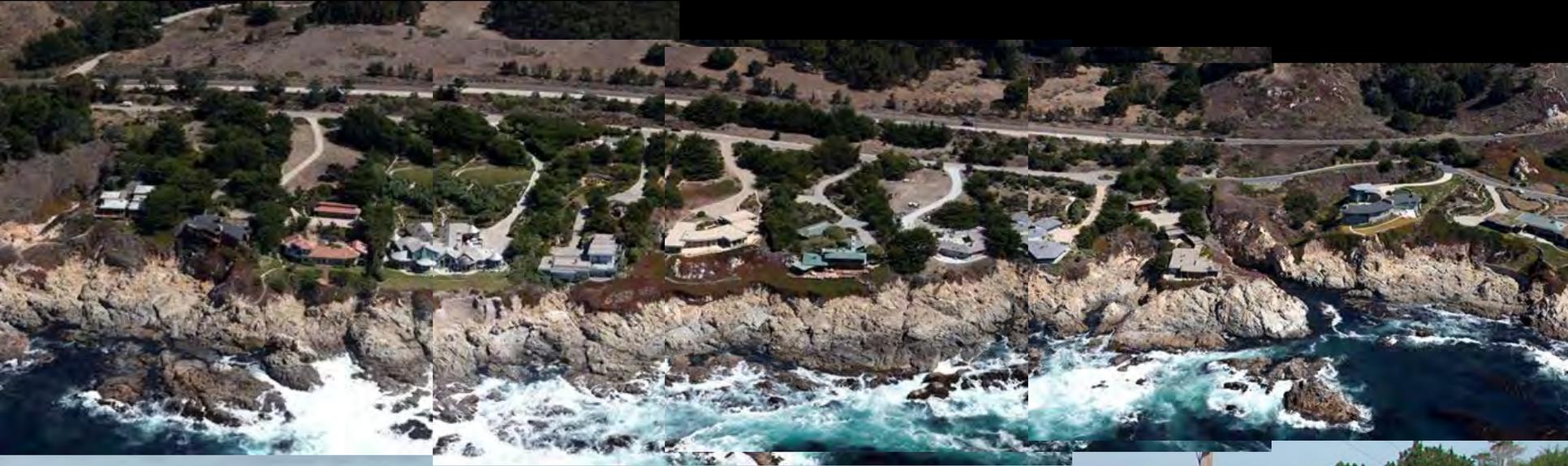
Otter Cove



Otter Cove



Otter Cove



Kasler Point



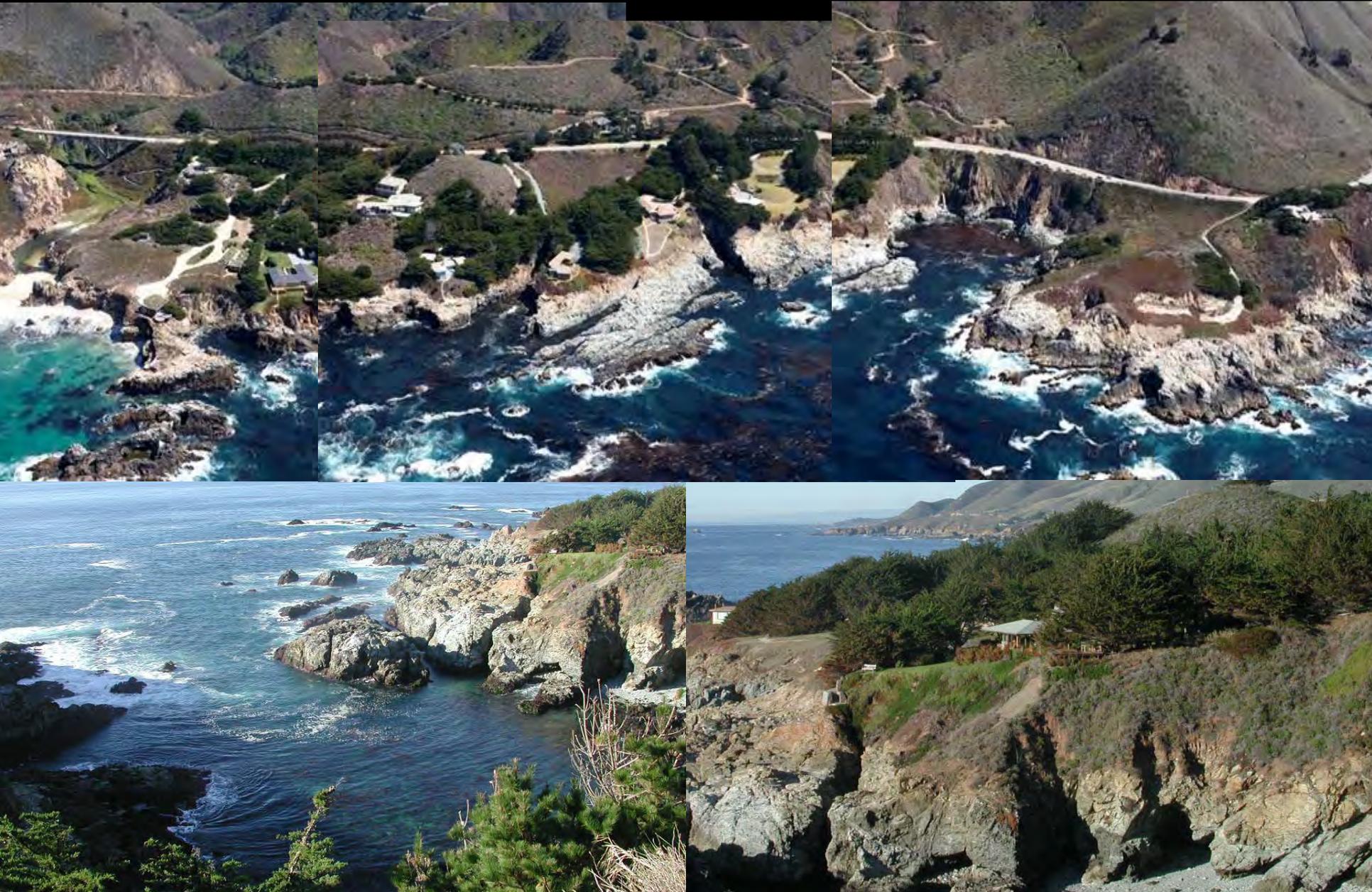
Kasler Point



Kasler Point



Kasler Point

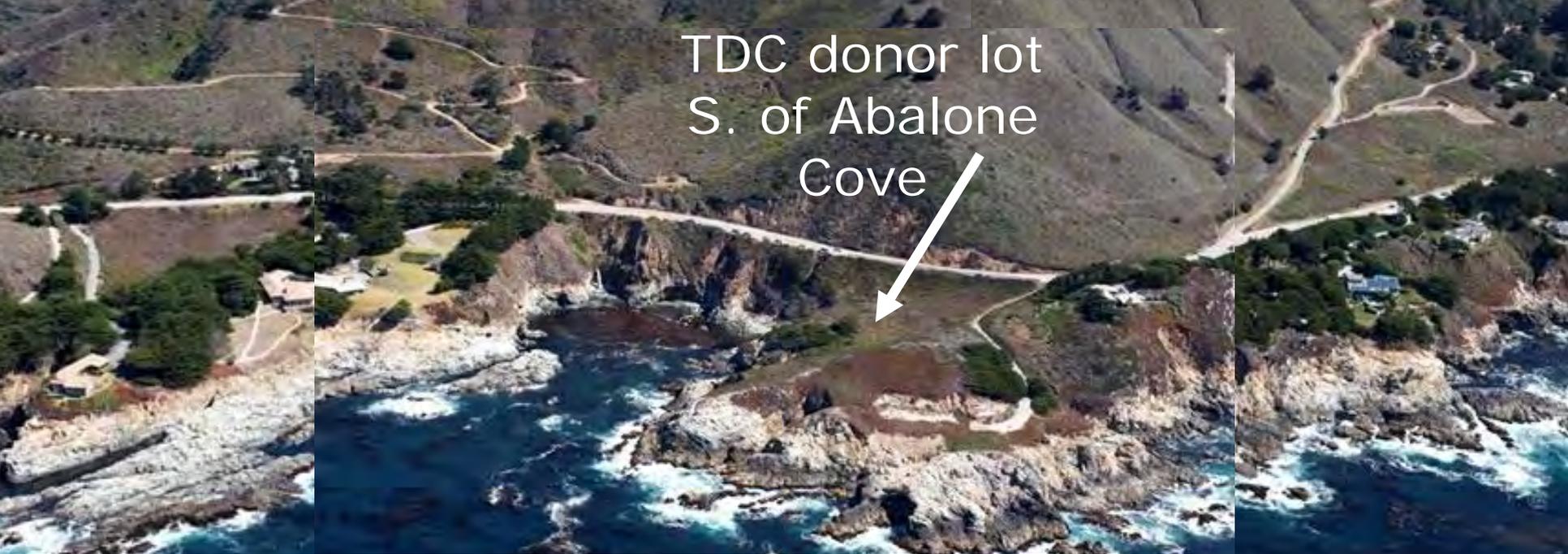


Kasler Point



TDC donor lot
S. of Abalone
Cove





TDC donor lot
S. of Abalone
Cove



Potential TDC
receiver site:
Victorine Ranch



Point Sur and Point Sur State Historic Park, west of Highway One.

©Kelly Cuffe 2012



El Sur Ranch, east of Highway One near Point Sur.

©Kelly Cuffe 2012

Big Sur Coast LUP

Limits Amount & Types of Development

Pre LUP zoning:

- 2.5 to 10-acre minimum parcel size
- would have allowed up to 10,000 parcels

Big Sur Coast LUP:

- 40-acre minimum parcel size (seaward of Hwy 1)
- 80 to 320-acre min parcel size (inland of Hwy 1)
- prohibits development on slopes > 30%
- prohibits interbasin water transfers



Yankee
Point

Carmel Area LUP

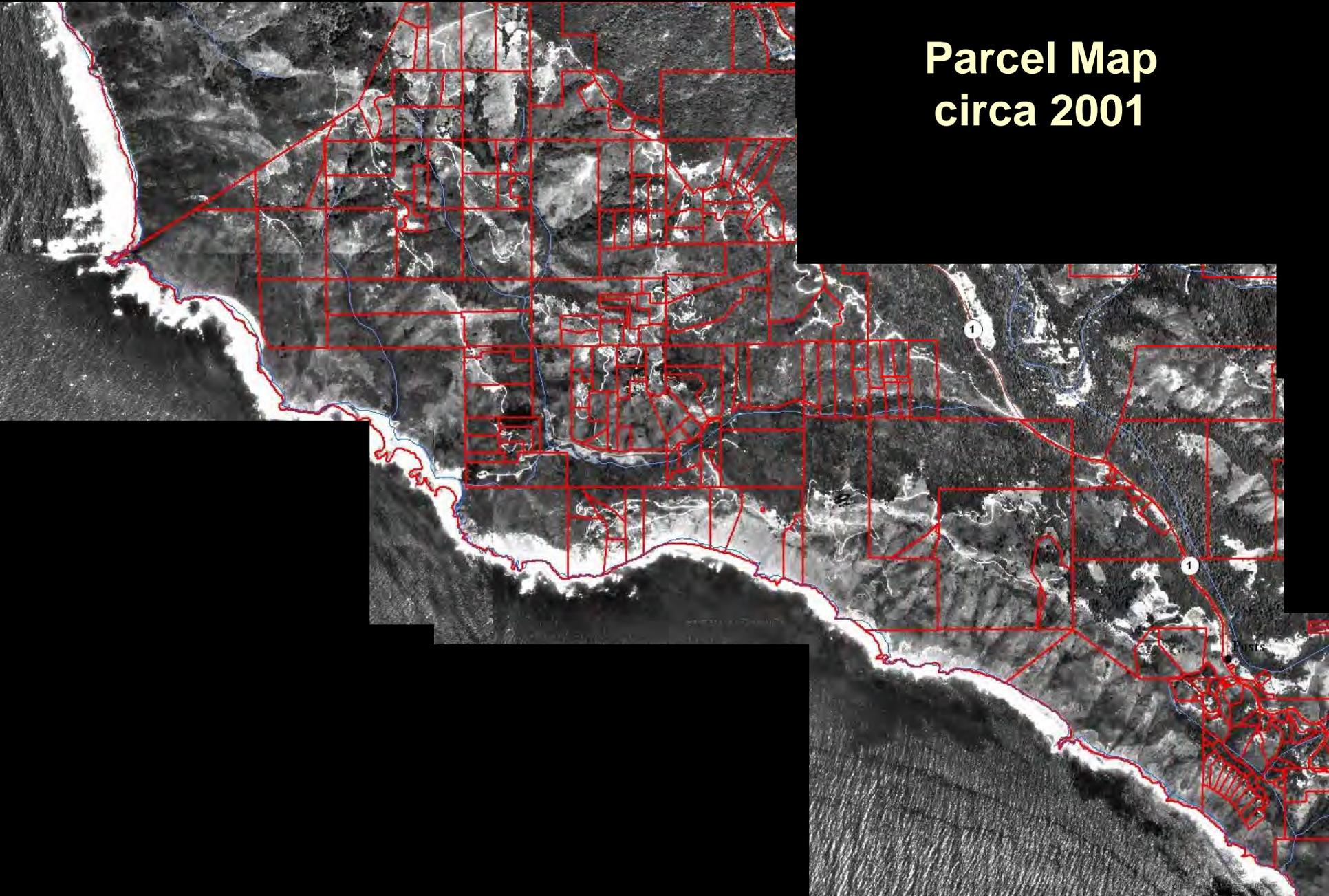
Malpaso Creek

Big Sur Area LUP

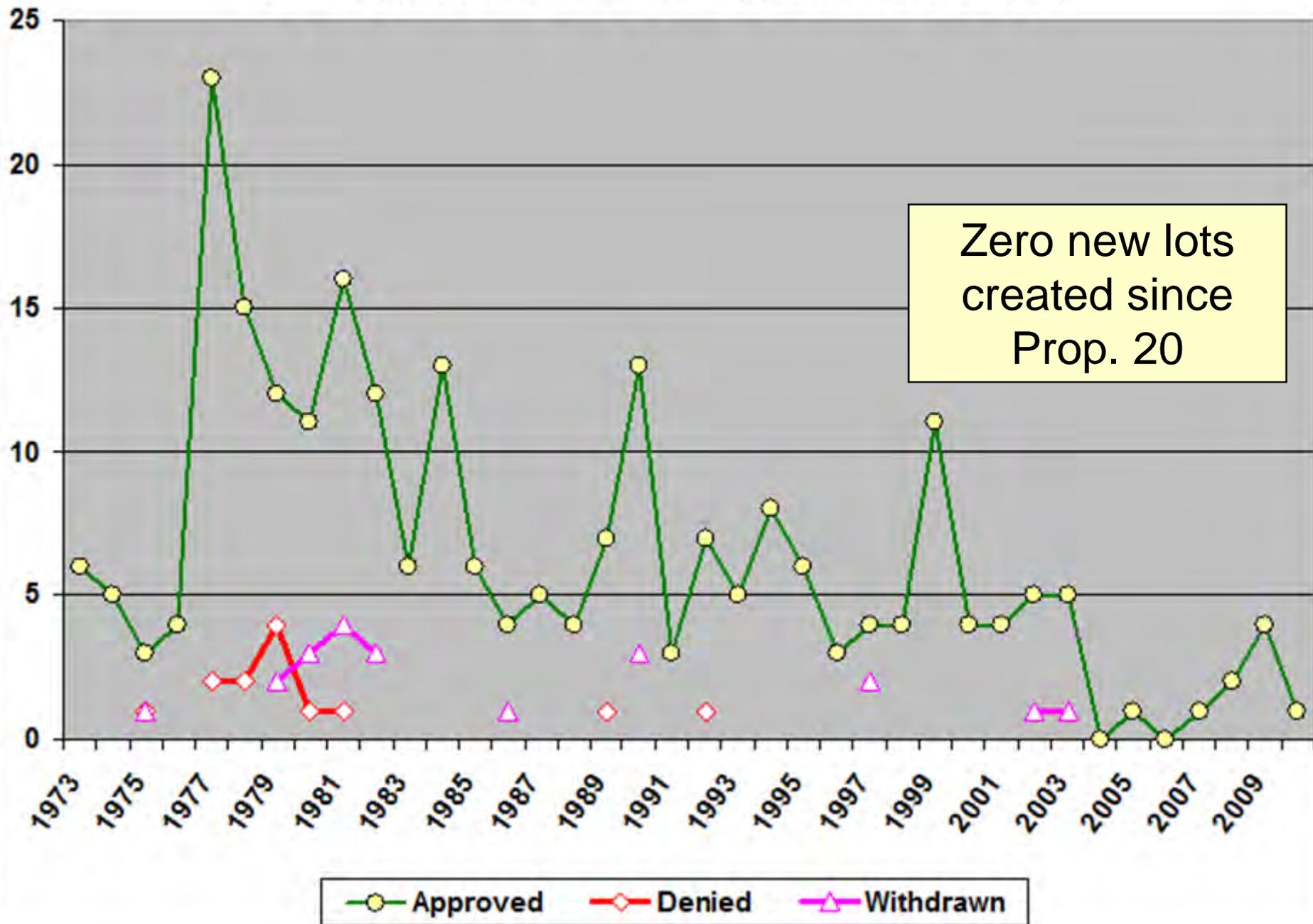
Otter Cove

Pfeiffer Big Sur / Sycamore Canyon Area

**Parcel Map
circa 2001**



SFD Applications Big Sur (approximate, N=290)



Big Sur Coast LUP

Maintaining Highway One

- Highway One runs entire length of Big Sur Coast - provides N/S access for through travel and access
- State Scenic Highway & National Scenic Byway
- Highway One traffic = 95% recreational, 5% residential and commercial
- Provides recreational and scenic access to 9 State Parks and the Los Padres National Forest
- Runs through steep, “landslide-controlled” geology with high geologic instability
- Coast Highway Management Plan (CHMP) doctrine: “Living with landslides”

NORTHERN
BIG SUR

CENTRAL
BIG SUR

SOUTHERN
BIG SUR

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LANDSLIDES IN THE HIGHWAY 1 CORRIDOR:

GEOLOGY AND SLOPE STABILITY ALONG THE BIG SUR COAST

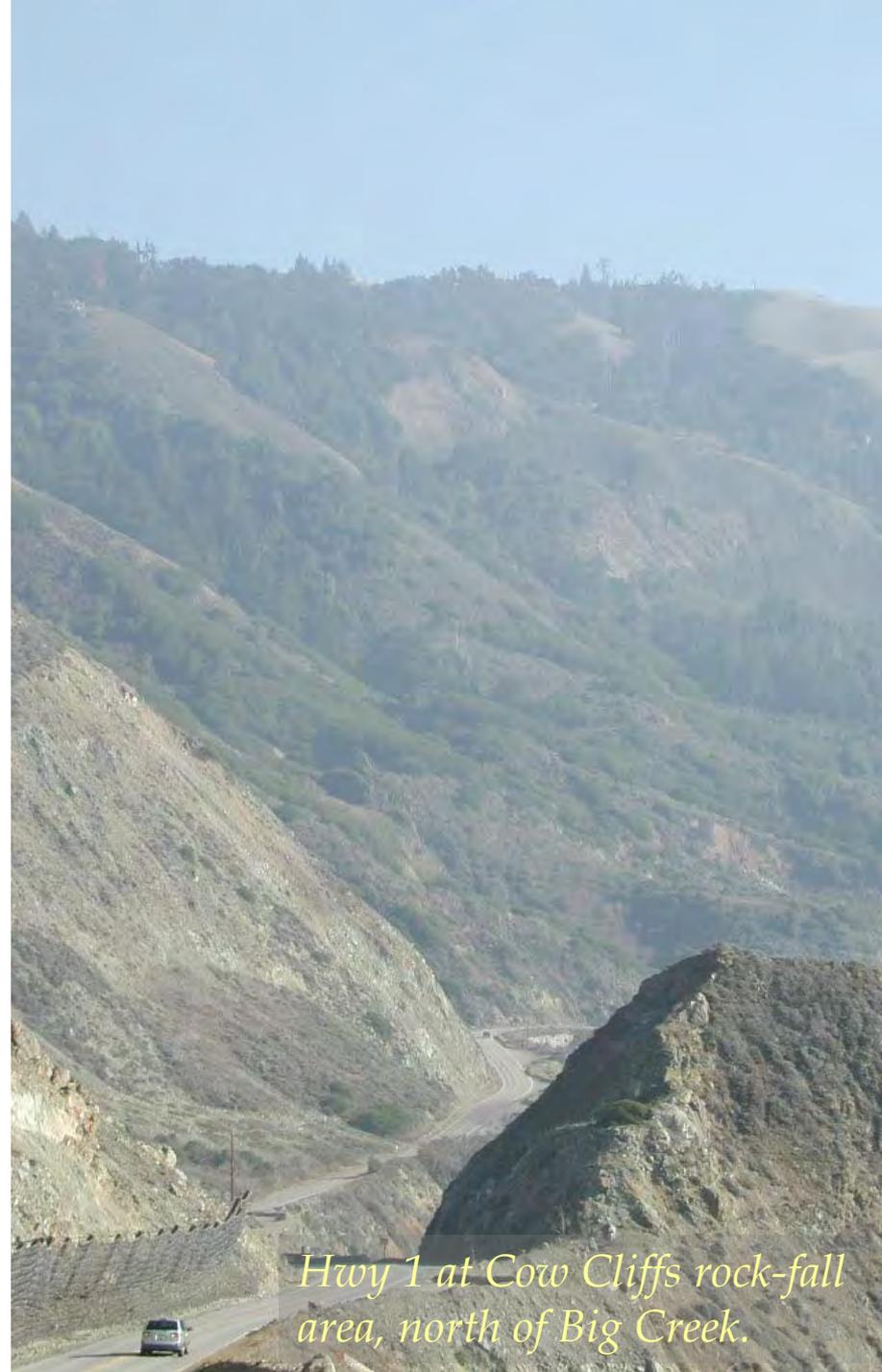


Highway 1 along the Big Sur Coast
Between Point Lobos in Monterey County
and San Carpoforo Creek in San Luis Obispo County
SLO-1-71.4/74.3
MON-1-0.0/72.3

Prepared for: Caltrans District 5

Prepared by: California Department of Conservation
Division of Mines & Geology

November 2001



*Hwy 1 at Cow Cliffs rock-fall
area, north of Big Creek.*



McWay Slide (1983)



Alder Creek Slide (2011)



Pitkins Curve Slide (2001)



Rocky Creek Slide (2011)



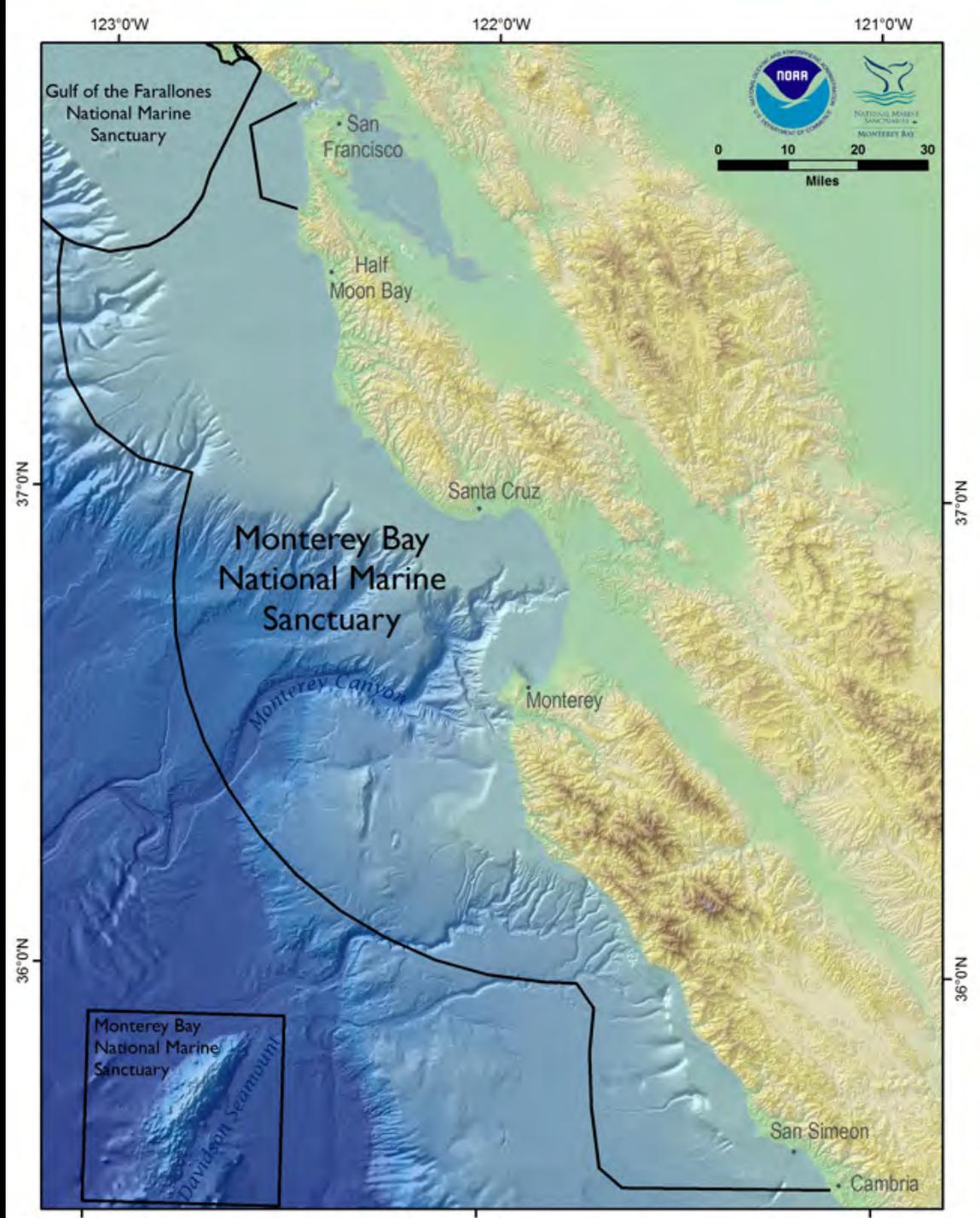
USGS photo



NOAA photo



NOAA photo



Coast Highway Management Plan (CHMP) Strategies

- Protect scenic & rural character of Highway One
- Minimize landslide closures
- Protect marine resources in Monterey Bay National Marine Sanctuary
- Developed by Caltrans, under National Scenic Byway grant from FHWA
- Stakeholder-based process with Coastal Comm., County, NOAA-National Marine Sanctuary, Big Sur Community, etc.

WHAT IS THE PROBLEM?



- Landslides frequently close Highway 1
- Disposal into National Marine Sanctuary prohibited

Highway One travel disruption— Pitkins Curve Slide



- 100,000 cy moved in 2000 alone
- 7,000 truck trips
- cost \$3.4 million
- travel disrupted 3 months
- detour = up to 100 extra miles
- travel disrupted for 5 months in 1998



Caltrans photos

Learning to Live with Landslides

Pitkins Curve

Rainrocks

Limekiln

Caltrans photos





Pitkins Curve

Rainrocks

Limekiln

Caltrans photos



Coastal Management Accomplishments in the Big Sur Coast Area

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Ongoing Coastal Management Challenges in Big Sur Coast Area...

Maintaining and enhancing:

- Scenic and natural resources
- California Coastal Trail
- Highway One
- Public recreational access opportunities



Big Sur Coast, looking north to Rocky Point.



Big Sur Coast, at Kirk Creek Campground.

Acknowledgements

Photos, except as noted, ©Kelly Cuffe, California Coastal Commission.

Other photos from:

- California Coastal Records Project (oblique aerial photos)
www.californiacoastline.org
- California Department of Transportation (Caltrans) District 5
- Big Sur Coast Highway Management Plan, California -
Department of Conservation, Division of Mines & Geology
(Nov 2001)

Maps used were taken from California Coastal Commission's *Experience the California Coast - Beaches and Parks from Monterey to Ventura* (regional coastal access guide series).

