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STATE PARK AND RECREATION COMMISSION MEETING VIRTUAL

May 21, 2021

STAFF REPORT: Action Items: General Plan for Carmel Area State Parks

STAFF: California State Park Staff and Ascent Consultant

SUBJECT: Request for the SPRC Commission to approve the Carmel Area State Parks General Plan and Environmental Impact Report and associated Resolutions that determine park classifications and names.

I. DEPARTMENT RECOMMENDATIONS

California State Parks recommends that the Commission take six actions related to the Carmel Area State Parks General Plan by adopting the following resolutions.

Agenda Item VIII Resolutions

- A. Approve the Preliminary General Plan/Final Environmental Impact Report for the Carmel Area State Parks General Plan including the two classified properties of Carmel River State Beach and Point Lobos State Natural Reserve and the two unclassified and unnamed properties known as Hatton Canyon and Point Lobos Ranch, and
- B. Amend the boundary of Point Lobos State Natural Reserve and reclassify the Reserve lands East of State Highway One from State Natural Reserve to State Natural Preserve and include these lands east of Highway One into the Point Lobos Ridge Natural Preserve, and Classify and name the Point Lobos Ridge Natural Preserve.
- C. Classification and naming of two unclassified properties (Hatton Canyon and Point Lobos Ranch) as State Park, and

- D. Classification and Naming of the Point Lobos Ridge Natural Preserve, and
- E. Classification and naming of the San Jose Creek Natural Preserve, and
- F. Classification and naming of the Tatlun Cultural Preserve.

All of the above Commission resolutions are visually depicted in Attachments at the end of this report.

II. INTRODUCTION

Background

The Carmel Area State Parks General Plan covers four separate park units located in Monterey County just south and east of the City of Carmel-by-the-Sea: two previously classified units of the State Park system – Carmel River State Beach (State Beach) and Point Lobos State Natural Reserve (Reserve), and two unclassified properties known as Point Lobos Ranch Property (Point Lobos Ranch) and Hatton Canyon Property (Hatton Canyon). The four units consist of over 3078¹ acres total and are all close in proximity to each other (see Figure 1).

Carmel River State Beach, acquired in 1953, consists of 297 acres of coastal beach, former agricultural lands, including a complex of historic buildings, the mouths of Carmel River and San Jose Creek, the Carmel River Lagoon and Wetland Natural Preserve, the Ohlone Coastal Cultural Preserve, the former Odello Ranch lands and Carmel River Lagoon, and 1.5 miles of shoreline; and is contiguous with the north boundary of the Reserve (see Figure 4).

Point Lobos State Natural Reserve, established in 1933 through the efforts of the Save the Redwoods League, recognizes the importance of protecting and preserving the unique coastal and underwater marine resources and other significant natural features within the Reserve, with the goal to make these places of natural beauty available for the people’s enjoyment for future generations. It includes 1324 acres including 775 acres classified as an underwater Ecological Reserve (see Figure 2). The Reserve was originally acquired to protect one of the most significant geological and ecological coastal regions within the state of California. In 1962 approximately 145 acres located east of State Highway One were donated to the State and were incorporated into the Reserve at that time. The east parcel of 145 acres is not a contiguous parcel to the rest of the Reserve and is surrounded by the Pt. Lobos Ranch property, which is recommended to be classified as a Natural Preserve. These 145 acres contain significant stands of Monterey pine and Gowan cypress forests and have resources consistent with the management needs of a Natural Preserve Classification. The 145 acres located east of Highway One will be reclassified and included in the New State Park Point Lobos Ridge Natural Preserve (see figure 3).

¹ All park unit acreages listed are approximate per the grant deeds and are subject to change pending land surveys and or GIS data.

Point Lobos Ranch property, acquired over multiple years starting in 1998, consists of 1328 acres and is located immediately east of the Point Lobos State Natural Reserve and Carmel River State Beach, only being separated by State Highway One. The property was acquired by The Big Sur Land Trust and sold to state parks using California Wildlife Protection Act (Proposition 117) funds to provide for the conservation and protection of open space and wildlife habitat. The Ranch consists of coastal terraces and mountains, two creeks (San Jose Creek and Gibson Creek), as well as significant rare plant community types. The property also contains a proposed historic district encompassing numerous historic structures and landscape features dating from the late nineteenth century to the mid twentieth century. This will be the first general plan for the Point Lobos Ranch property. Point Lobos Ranch is depicted in Figure 5.

Hatton Canyon, acquired in 2002 through legislative action from Caltrans as a former site for a bypass route, consists of approximately 131 acres. Hatton Canyon is located immediately northeast of Carmel River State Beach, separated by the State Highway One and the Carmel River. Hatton Canyon contains Monterey pine forest and riparian habitat. Figure 6 depicts the Hatton Canyon property.

This proposed General Plan continues the existing classifications for Point Lobos State Natural Reserve and Carmel River State Beach including the land and marine areas west of State Highway One and creates a new State Park unit to unify the Hatton Canyon and the Point Lobos Ranch properties. This will require classification of the Hatton Canyon and Point Lobos Ranch properties as the New State Park. The New State Park will consist of the Point Lobos Ranch Property and the eastern parcels of the Reserve, and the Hatton Canyon Property (see Figure 3).

The New State Park - Hatton Canyon Area will be managed to focus on trail and special event use. Future use of Lower Hatton Canyon for a regional transportation center linking State and regional parks, including shuttle or bus services to other CASP units, is also supported in coordination with other partner transportation agencies.

The New State Park - Point Lobos Ranch Property Inland Area, east of Highway One, includes primarily upland and forested hillsides, as well as the stream and riparian area associated with San Jose Creek. The Point Lobos Ranch Property Inland Area includes a cultural preserve, several clusters of historic structures and landscape features, and two natural preserves. The cultural preserve's management focus is on the preservation and interpretation of archaeological and culturally significant resources. Visitor access includes trails that connect with neighboring regional parklands. Two natural preserves cover a majority of the Point Lobos Ranch Property Inland Area and focus on protecting the natural resource values of San Jose Creek and the associated riparian area and the expansive forested hillsides and ridgeline that include California red-legged frog, south-central California coast steelhead, Smith's blue butterfly, old growth Monterey pine forest, important mountain lion habitat, and rare stands of Gowen cypress and maritime chaparral (see Figure 5).

In addition to classifying Hatton Canyon and Point Lobos Ranch, the new state park will also be named. Several names were considered by the District and recommended through the planning process. When considering a name for the New State Park, staff gave consideration to geology, natural environment, cultural history of the property, and written recommendations received by the public. After careful consideration, the name of Ishxenta (Eesh-hen-ta) is recommended as the preferred name. This is the original name given to the Point Lobos area by the Rumsen people who had substantial presence in the area prior to the coming of the Spanish and Americans. Native American presence in the park units has been recorded as early as 5700 – 2700BP (see Chapter 2 of the General Plan, pages 2-77 through 2-82). Archaeologists have found significant cultural sites throughout the area and written records of the Spanish explorers note that these lands contained significant Native American village sites. Current place names in the Monterey, Carmel, and Big Sur region reflect the Hispanic heritage and early American settlers, but none acknowledge the names given by the Native Americans, who stewarded the land for millennia. Other names considered were Carmel Headlands State Park, which was not selected because it could be confused with the Carmel Highlands community which is immediately to the south of the park unit. A.M. Allan State Park was considered because of Allan’s contribution to the development of several industries in the area (ranching, a working dairy farm, canning, etc.), but was not selected because the planning area encompasses a larger area than he was directly involved in. Allan resided in the area for less than 50 years whereas the Native Americans were occupying the area for millennia. A.M. Allen is recognized in the proposed Ranch Zone as well as the existing Cypress Grove in Point Lobos SNR. There was significant input from the public recommending an indigenous name for the park—most of them specifying the name “Ishxenta.”

Preferred New State Park Name	Alternative Names Considered	Alternative Name Considered
Ishxenta State Park	Carmel Headlands State Park	A.M Allan State Park

The proposed Declarations of Purpose for the units and properties included in this combined general plan address the intent to achieve the delicate balance required to provide high-quality recreational opportunities and resource protection in the sensitive marine and terrestrial setting of the central California coast. Throughout the planning process public comments were taken into consideration and incorporated into the General Plan with consideration also given to the larger state-level context of each unit/property.

The parkwide Vision Statement presents a narrative of desired future conditions, character, uses, and functions of the parks. The parkwide vision is comprehensive, addressing all the units. The vision is to provide a world-class, natural environment and outdoor recreational experience on the central California coast for local, regional, national, and international visitors. Cohesive messaging through digital media and physical signage will tell unique and complementary

stories of the various units, will inspire people through the visitor experience to appreciate, protect, and steward parks' resources. Point Lobos State Natural Reserve unit vision emphasizes the dramatic convergence of land and ocean that takes place at Point Lobos. The New State Park vision focuses on providing opportunities to explore the progression of landscapes from the ocean beaches to the Santa Lucia Range. The Carmel River State Beach vision provides opportunities to explore and experience the spectacular Pacific Ocean shoreline, to observe the unique wildlife of the lower Carmel River floodplain, and to hike and explore the interior regions. The Declaration of Purpose and Vision Statements are provided on page 4-5 of the General Plan.

III. PREVIOUS COMMISSION ACTIONS

The first Point Lobos State Reserve and Carmel River State Beach General Plan was adopted by the State Park and Recreation Commission in October of 1979. The 1979 General Plan identified a list of overriding concerns for Point Lobos State Natural Reserve which focused on resource and cultural site protection, parking and recreation visitor use. The 1979 General Plan was amended in June of 1987 which included the development of a newly acquired 36 acre parcel of Carmel River State Beach to include development including a 75-100 car parking lot at the north end of the beach and a 10 car parking lot with restrooms at the south end of Monastery Beach. The General Plan Amendment (GPA) also identified resource management policies. In March of 1996 the General Plan was amended for a second time with the Commission adopting a change in the land use designation for the 155 acre Odello West field within Carmel River State Beach from agriculture to riparian and wetland habitat.

IV. Public Input Process: The General Plan process began in February 2012 with an initial agency and public outreach meeting held in Carmel. The meeting included a presentation and overview of the planning and environmental review process. In April of 2012, the first public workshop and scoping meeting occurred to consider alternatives. The planning effort stopped and restarted a few times during the next two and one-half years and continued with a public, agency, and stakeholder alternative visioning and concept workshop held in July 2015. This workshop introduced two General Plan alternatives and a range of potential resource conservation approaches. Subsequent department and public meetings were held in June of 2016 to discuss preferred alternatives to those activities first suggested. In March of 2017, a special State Park and Recreation Commission Listening Session and tour of the CASPGP units and unclassified properties took place with the public in attendance. During April 2017 through October 2017, park district staff met with multiple neighborhood associations and focus groups to discuss the alternatives and to gain additional input and comment from the public. In October 2018, a public information open house was held in Carmel to present the preferred plan and alternatives. This last public meeting was held on September 2018 while the General Plan DEIR was being circulated for public comment. In addition to the seven (7) public meetings and neighborhood focused sessions, the public was continuously involved throughout the entire planning process through direct mailings, email updates, newsletters, public workshops,

and a project information website. Native American consultation has been ongoing throughout the planning process. Native American consultation was extensive, and although all tribal leaders do not agree, tribal associations agreed with State Parks on the preferred alternative. Newsletters and public notices were posted on the website and mailed to individuals, organizations, and agencies from a mailing list containing approximately 981 addresses. State Parks maintained the website and updated it frequently with meeting announcements and summaries, as well as documents and meeting materials. Newsletters were sent in April 2012, June 2015 and in May 2016. California State Parks circulated the Preliminary General Plan/Draft EIR for a 60 day review period, beginning on July 20, 2018 and ending on October 1, 2018. One hundred and ten comment letters and email messages were received during the review period. The comments and Department responses are contained in the Final Environmental Impact Report/Response to Comments.

V. General Plan/Environmental Impact Report: This General Plan includes a programmatic Environmental Impact Report (GP/FEIR) for Carmel Area State Parks. New Projects proposed by the general plan will require subsequent California Environmental Quality Act (CEQA) compliance at the time of implementation in the form of second tier environmental evaluations of the potential impacts of the specific project.

Summary of Proposed Actions:

- Point Lobos SNR: Adaptive management strategies including; Reservation system, Park circulation and access improvements, sensitive resource monitoring, internal shuttle, and redistribution of parking.
- Carmel River SB: Odello Farm area restoration & visitor improvements, visitor access and shuttle area with ADA parking, nature trail, and regional trail connections.
- New State Park (Hatton Canyon): Regional shuttle hub at Marathon flats, sustainable road and trail access through the upper canyon.
- New State Park (Pt. Lobos Ranch): Visitor Parking, visitor serving facilities, shuttle hub, creation of a new cultural preserve and two natural preserves, regional connecting trails.

VI. STAFF REVISIONS AFTER PRELIMINARY GP DRAFT EIR: Following the release of the Draft General Plan additional public comments were received. Staff carefully considered all comments received in formulating the final draft of the General Plan. Over the course of the planning process, several changes were made in consideration of comments received, which are listed below:

- **Remove Carmel River State Beach Parking at Carmel Area Wastewater District (CAWD) Entrance Road.** The proposed 10 car parking lot would have been located on an active service road to the CAWD waste water treatment plant, which must remain open at all times and would therefore be an unregulated access point. The parking area is also

subject to active and ongoing flooding from the Carmel River. Parking at the Odello Farm Zone was retained in the plan to provide access to the area.

- **Reduce Odello Farm Zone Parking.** Staff received input from the California Coastal Commission, as well as neighboring residents concerning the parking at this location. There has been careful planning taking into consideration sensitive natural and cultural resources and local support, in identifying an appropriate parking lot foot print. In consideration of these comments and planning evaluations, staff revised the parking downward from an initial 100 spaces to 25 spaces. The Odello Farm Zone parking may also serve as a future shuttle stop, which may reduce parking further to accommodate a shuttle drop off and pick up area as well as providing several ADA parking spaces. Until a shuttle is available, parking here could accommodate up to 25 spaces.
- **Retain Carmel River State Beach as a Separate Unit.** The preliminary General Plan called for combining Carmel River State Beach with The New State Park. It was determined that retaining its State Beach classification was consistent with PRC 5019.56 which is inclusive and specific to areas with frontage on the ocean, or bays and which provide beach-oriented recreational activities as well as being long established and recognized with allied agencies.

VII. MAJOR ISSUES:

A number of primary planning issues emerged during the planning process and are addressed in the General Plan. These key issues may be discussed during the Commission's consideration of this plan and may include the following:

- Visitor use management, sustainable use and resource protection
- Traffic and parking
- Forest health and fuels management
- State Park facility adaptive reuse.

These and other issues are discussed in Chapter 3 of the Preliminary General Plan, on pages 3-1 through 3-25.

Issue: Visitor Use Management, Sustainable Use and Resource Protection

Throughout the planning process, concern has been expressed with regard to the increasing popularity of the Reserve and questions raised as to what the visitor capacity of the Reserve should be. Associated with the increase in visitor use of the Reserve is the concern over the degree to which impacts to natural and cultural resources are occurring. Since the 1979 General Plan was prepared for the Reserve, visitation rates have steadily increased. In 1969, annual visitation at the Reserve was estimated at 170,000. By 1976/77, visitation rates rose to 300,000 annually. By 2018, estimated visitation increased even further to over 600,000 yearly visitors

arriving by automobile with up to an additional 169,000 people walking into the Reserve from (unpermitted) parking along State Highway One. The 1979 General Plan considered increased visitation to be one of the main challenges facing the Reserve and set a carrying capacity of no more than 1350 visitors per day which was based on the 150 parking spaces within the Reserve cycling through three times per day.

Visitor capacity and overuse at the Reserve is one of the main critical issues for the Department, Caltrans, the County, stakeholders, and the public. At the public and agency/stakeholder meetings, planning staff heard many concerns with regard to overuse and overcrowding of the Reserve and how these pressures lead to the degradation of natural and cultural resources (such as...) within the Reserve as well as impacting the park visitor experience. Overuse impacts include the destruction and loss of coastal bluff habitat through trampling and off trail hiking, increased erosion and loss of soils, soil sediment entering adjacent tide pool areas, illegal collecting of cultural shell midden materials, and loss of cultural midden sites due to trampling and soil loss. Despite the recorded impacts the Reserve remains an extremely popular destination spot for domestic and international travelers due to its spectacular natural and scenic beauty.

Analysis/Recommendation: Chapter 4 of the General plan includes resource protection guidelines and measures that will be incorporated into subsequent planning, design, and environmental review to ensure that plan alternatives achieve desired outcomes and stated goals of the plan. One of these measures is the implementation of an adaptive management strategy whereby resources are carefully monitored and recorded. This data is used to inform managers on the degree to which overuse impacts are occurring within the Reserve in association with the level of visitor use. This ongoing monitoring and collection of data can assist managers in establishing well informed day use capacity numbers, minimizing resource impacts.

To offset or reduce the impacts associated with overuse, the General Plan also calls for the implementation of a reservation system to assist in the management of daily visitation. The recommended development of a parkwide reservation system will work in tandem with the adaptive management strategy. The reservation system will allow park managers to balance the level of park visitation according to the monitoring data collected on the resources impacted by overuse. Implementation of the reservation system can establish numeric limits on day use numbers within the Reserve with the intent to help alleviate overuse pressures on park infrastructure, facilities, and natural/cultural resources. The development and implementation of a reservation system for the Reserve will manage day use numbers in a more sustainable manner by flattening peak visitation periods over the course of the entire day.

The General Plan recommends additional access and circulation studies to identify alternative and efficient modes to alleviate congestion within the park and provide more direct access to the Reserve's points of interest. Additionally, by evaluating parking and walk-in fees, district

budgets can be augmented to improve facilities that are currently being overburdened by visitor use.

In response to the concerns articulated both verbally and in writing, State Parks will continue to collaborate with Caltrans, the California Coastal Commission, local transportation agencies, and other park partnering agencies to develop overuse solutions.

Issue: Traffic and Parking Traffic congestion, vehicle circulation, parking adequacy, and pedestrian access/safety have all become critical issues with the increase in popularity of the Reserve and the Big Sur region. The increased level of use over the course of the last four decades has come with noticeable challenges associated with limited parking within the Reserve. With this increase in global recognition and popularity, it is not uncommon to have the Reserve parking fill to capacity by 10:00am. Once parking in the Reserve reaches full capacity, spill-over parking within the Caltrans State Highway One shoulder occurs, causing traffic congestion. Caltrans shoulder parking outside the Reserve can add up to 169,000 uncontrolled walk-in visitors to the Reserve in an average year. Highway parking presents public safety concerns with people walking within the active travel lanes of Highway One and adds additional highway congestion and traffic safety concerns as well. Increased levels of visitation have placed additional pressures on the physical landscape of the Reserve resulting in natural and cultural resource impacts associated with off trail hiking, illegal collecting, and an additional barrier to the overall park visitor experience as a result of overcrowding.

Analysis/Recommendation: The General Plan identifies and recognizes these traffic circulation and access challenges and proposes alternative solutions. One of these solutions include a shuttle system to improve circulation between the park units and alleviate parking concerns. Parking would be provided east of the Reserve with an internal shuttle system that would incorporate all parking areas, and some of the popular trail heads and points of interest. The General Plan also emphasizes using the Hatton Canyon property lower marathon flat area as a focal point for a regional shuttle and parking transportation hub. The regional shuttle would provide transportation alternatives to the Reserve and New State Park as well as to other local and state parks. The lower Hatton Canyon property (New State Park) has the potential to be a site for a multimodal transportation center with parking of up to 98 vehicles and could be the focal point for a regional shuttle system. With such a center, transit and/or shuttle operations may be able to link multiple parks in the region, including CASP units, providing alternate travel modes and reducing the need for visitors to use personal autos. State Parks staff continues to work closely with local transportation partners in developing a regional shuttle system at this location.

Shuttles will help alleviate parking demands and congestion by providing alternative transportation options similar to those implemented at Muir Woods National Monument, and will also provide critical new modes of access to the park units. Working collaboratively with local and regional transportation agencies such as, Caltrans, Monterey Salinas Transit (MST),

The Transportation Agency of Monterey County (TAMC), as well as other park partnering agencies will develop and refine transportation and access alternatives.

Many comments were received expressing concern of the various transportation issues and recommendation to establish a shuttle system. Other concerns expressed were related to the details of how the plan identifies the locations and sizes of new parking lots, reservation system fee structure, and shuttle locations and circulation. While these elements are identified in the General Plan, the projects are all subjects of more detailed special studies and/or plans including road and trail plans, facility use plans, shuttle circulation studies and reservation fee structure plans. Once the General Plan is adopted, these additional plans and/or studies will go through a separate environmental and CEQA public review process as they are proposed.

The General Plan also calls for adding parking at the Point Lobos Ranch property (New State Park). The parking in this area could accommodate up to 200 vehicles. Should the Highway One shoulder parking be permanently removed along the east and west sides of Highway One this parking would also be available to offset those vehicles, and would provide direct visitor access to the Reserve and to The New State Park as well.

Several parking areas within the Reserve consist of dirt parking lots that discharge sediment directly to the ocean and upper intertidal tide pool areas. The plan recommends removing these dirt parking lots within the Reserve once alternative parking is provided. The California Coastal Commission has indicated that removing access to parking along Highway One road shoulder areas must not occur until alternate parking solutions are developed. While the Highway One parking is not within the plan area and is not property owned by State Parks, State Parks will continue to work with local jurisdictions, partnering agencies, the California Coastal Commission, and Caltrans in developing these parking alternative solutions.

The plan retains special event parking at Bay School, thereby continuing to provide access to Carmel River State Beach. The Odello Farm Zone public access will be available and will provide access to Carmel River State Beach as well as a trail link.

All of these parking alternatives when combined can provide alternative parking and access solutions. Understanding that there are still access and parking demands that will not be addressed by this General Plan, it is also recommend that additional studies be conducted to identify additional solutions, such as the Multimodal Access and Parking Management Plan and shuttle transportation and circulation plans. The opportunity for State Parks to pursue solutions that seek to improve visitor access, public safety and resource protection while also addressing local and regional traffic conditions is important to the local community, based on input received during the planning process.

Issue: Forest Health and Fuels Management

During the course of the planning process, the Soberanes Fire occurred in July 2016. As a result of the fire, which did burn a small section of the east-most portion of the Point Lobos Ranch

property, community members expressed heightened concern over park uses that could inadvertently cause a catastrophic fire. Park staff did subsequently meet with concerned citizens and Cal Fire over the fire risk concerns. Prior to the Soberanes fire, the plan included backcountry camping at Point Lobos Ranch.

Analysis/Recommendation: As a result of these heightened fire concerns, the planning team eliminated all back country camping from the plan. Any plan development within the New State Park properties (Point Lobos Ranch and Hatton Canyon) will carefully consider fire risk. State parks is aware of the resource sensitivities surrounding fire risk and will continue to develop fuel reduction projects. All plan development will go through a separate planning process, will include separate environmental and CEQA review, and will have a separate public review and comment period.

Issue: State Park Facility Reuse

Public, agency and stakeholder written comments have suggested that the plan does not accommodate the repurposing of existing state park housing facilities at the Reserve and at the Point Lobos Ranch property. The issue focused on converting State Park residence units to park serving facilities such as visitor centers or other visitor serving facilities.

Analysis/Recommendation:

Management Guideline 9.2 calls for the assessment of historic structures and for their appropriate adaptive reuse. The management Intent of the A.M Allan Ranch Zone calls for the adaptive use of some of the historic structures for visitor access and orientation facilities. The A.M Allan Ranch Zone Goal 1 outlines the reuse of historic buildings while the A.M. Allan Ranch Zone Guideline 1.1 allows for the adaptive use of historic buildings for park operations, visitor facilities and interpretation. The plan does make accommodation for studying the effects of repurposing the Hudson House for a visitor serving facility. There are other facilities that could be considered as support facilities once the Ranch is open for public use and enjoyment. Repurposing facilities would be the subject of a subsequent facility use plan following General Plan certification and adoption by the Commission.

VIII. LEGAL ISSUES

There are no known legal issues relating to the State Park and Recreation Commission's approval of the General Plan/Final Environmental Impact Report for the Carmel Area State Parks.

IX. FISCAL IMPACT

There is no immediate fiscal impact as a result of adoption of the General Plan. Additional revenues and concession opportunities in the park units could change with the adoption of Day Use reservations and a shuttle system. Special event fees could also increase with the opening of this new park unit. If areas are identified as potential revenue generating facilities, such as

visitor centers where park goods are sold, park revenue could increase. Adaptive Management for these improvements would require additional monitoring, staffing, and improvements through capital projects and operational strategies in the future.

Figure 1. Carmel Area State Park General Plan Park Units: Point Lobos State Natural Reserve, Carmel River State Beach, Hatton Canyon Property, Point Lobos Ranch Property.

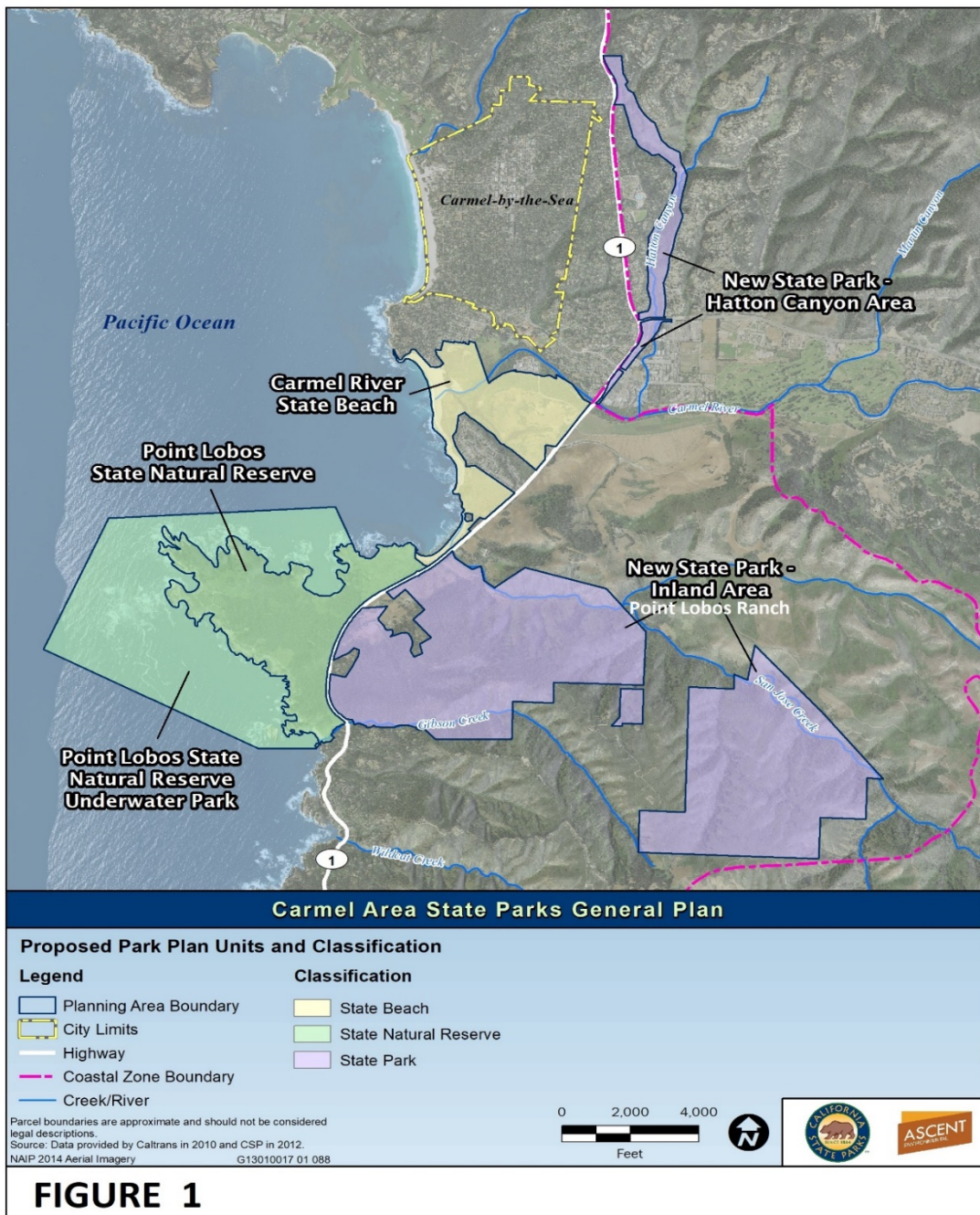


Figure 2. Point Lobos State Natural Reserve.

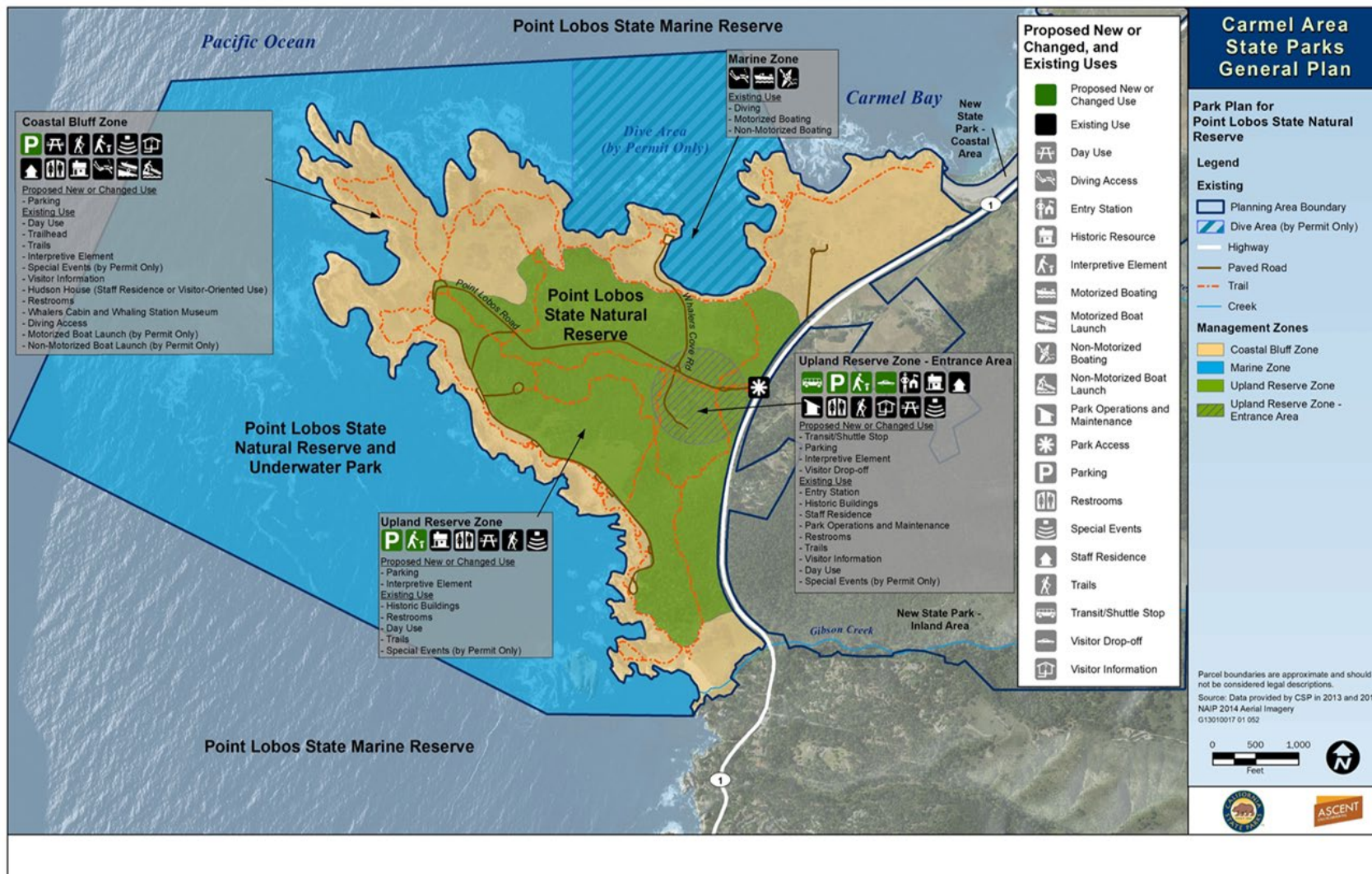


Figure 3. Existing Units and Properties. East Parcel of Pt. Lobos State Natural Preserve to be Included in the New State Park Unit Pt. Lobos Ridge Natural Preserve.

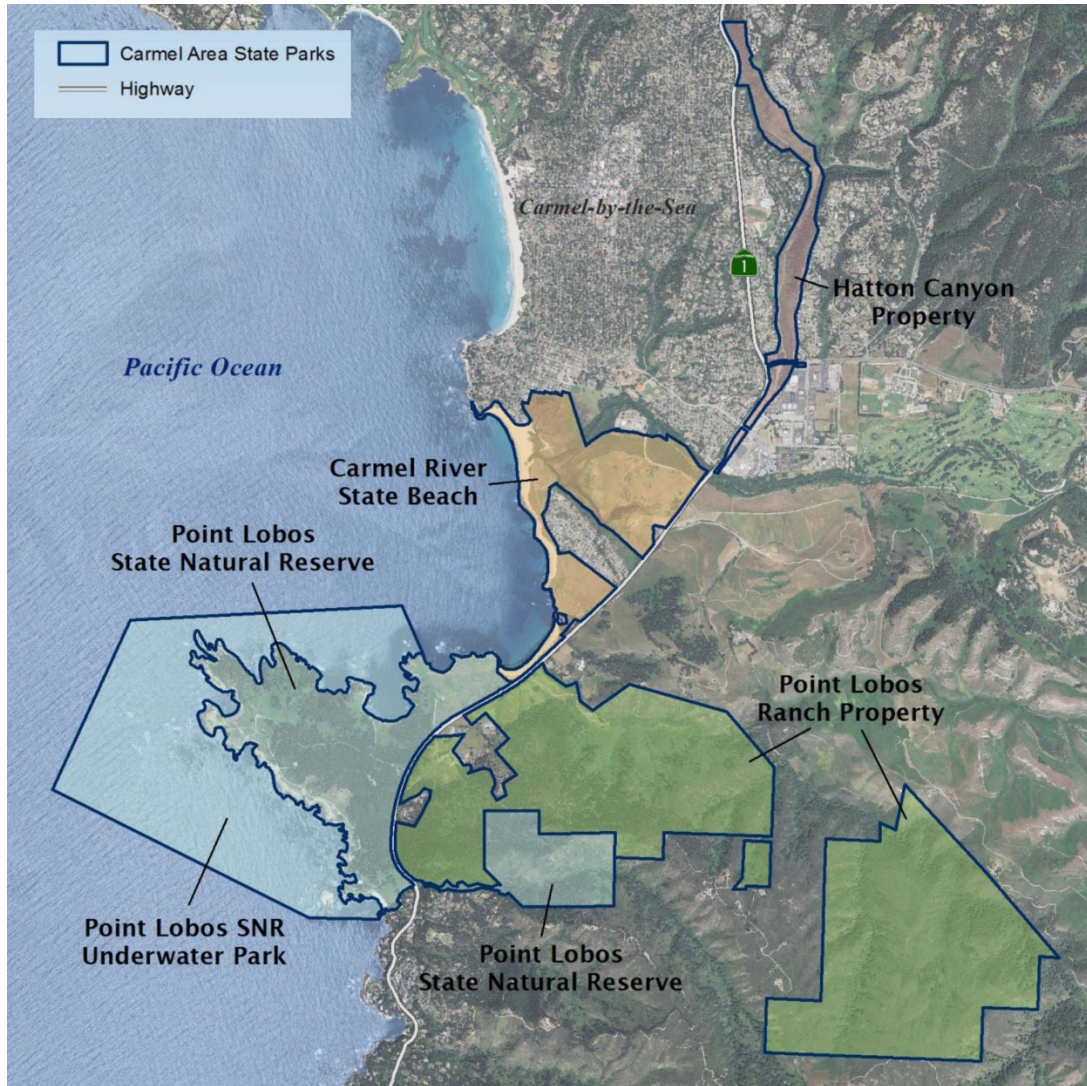


Figure 4. Carmel River State Beach.

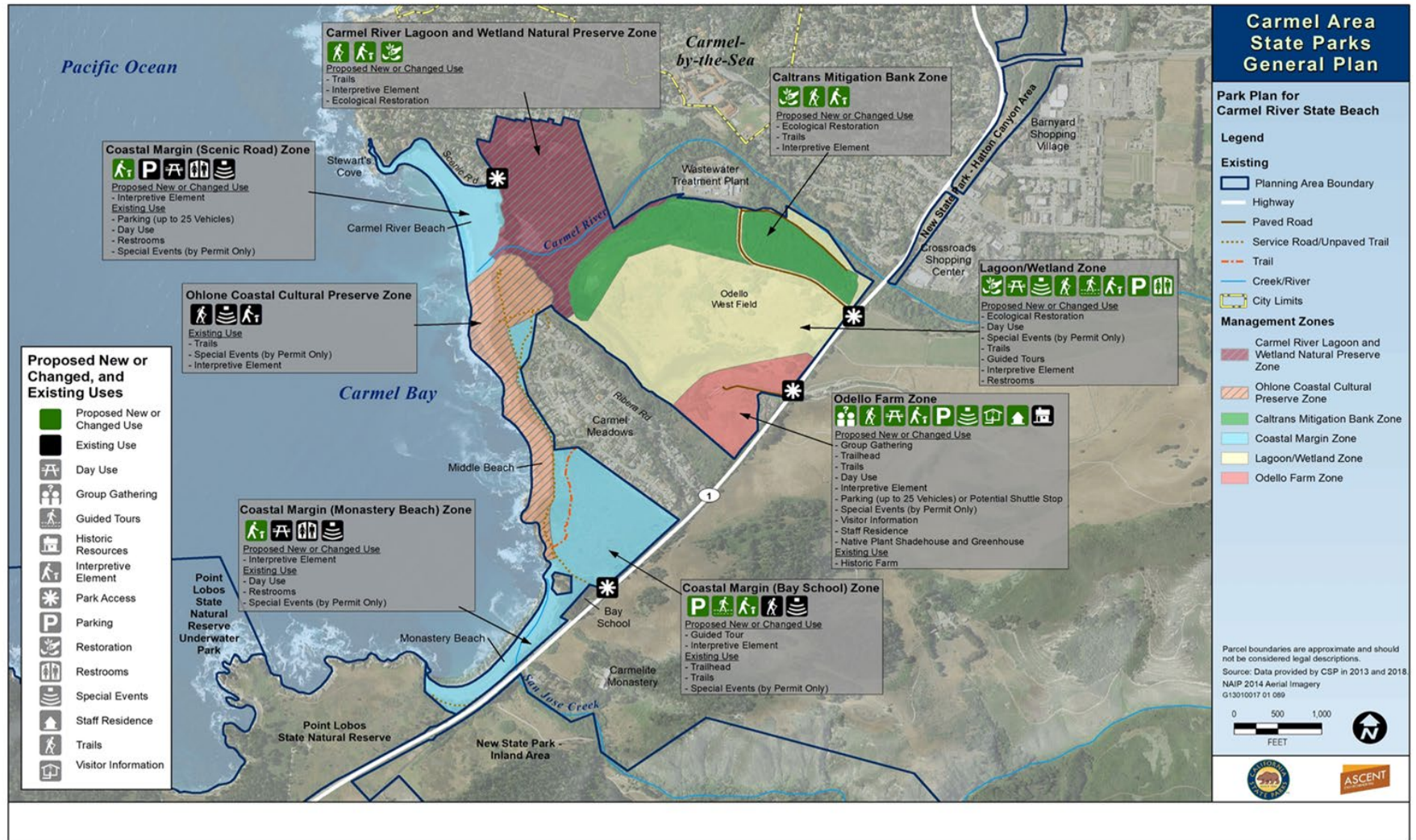


Figure 5. Point Lobos Ranch Property

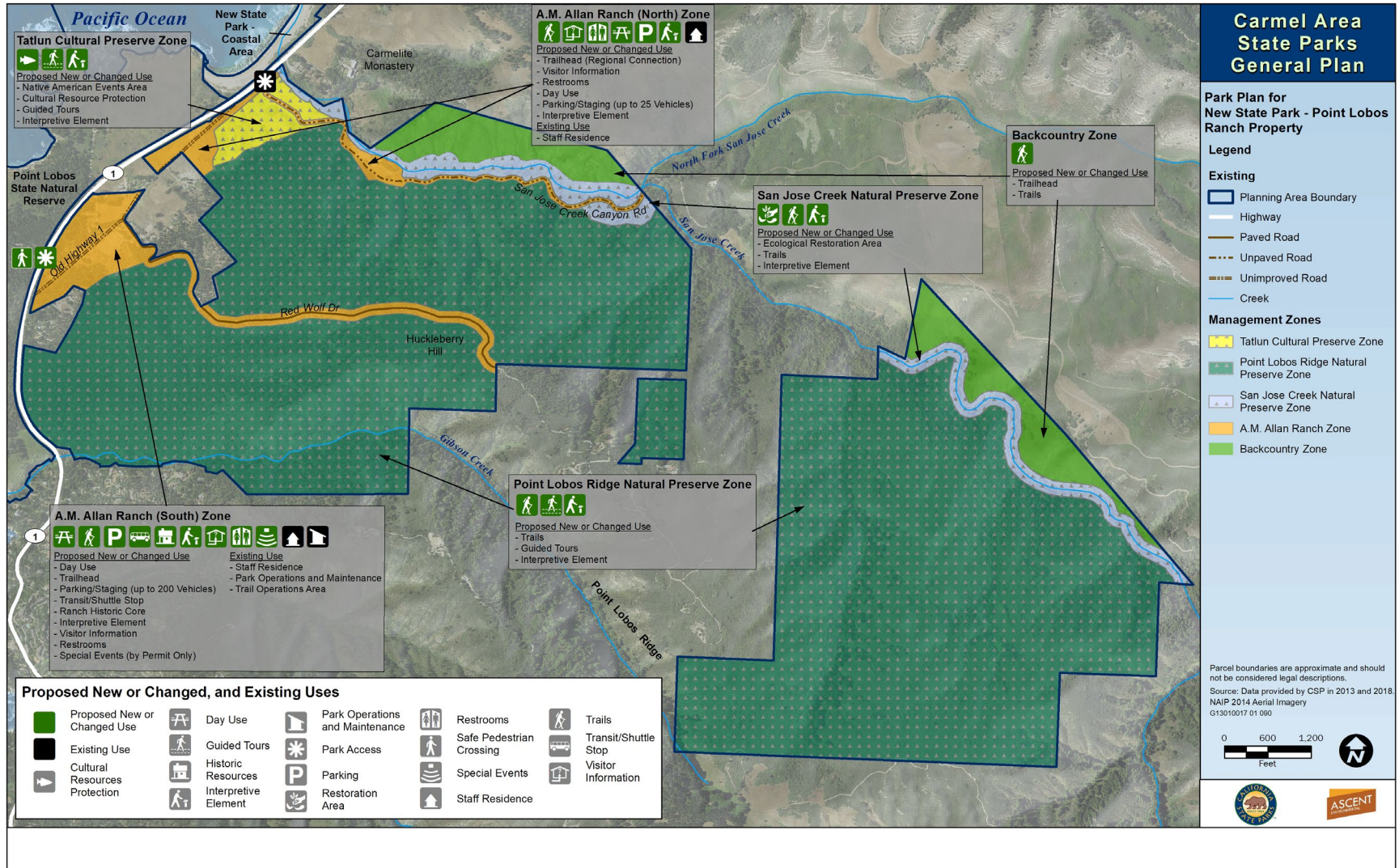


Figure 6. Hatton Canyon Property

