

**STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION  
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT  
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION**

**Pfeiffer Big Sur State Park Campground Cabin Project**

In accordance with the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines, the State of California Department of Parks and Recreation prepared a Draft Initial Study/Mitigated Negative Declaration (“IS/MND”) that identifies and evaluates the environmental effects of the project and presents mitigation for significant impacts.

**Project Title:** Pfeiffer Big Sur State Park Campground Cabin Project (“Proposed Project”)

**Project Location:** The Proposed Project is within the Pfeiffer Big Sur State Park (“PBSSP” or “Park”), located within northern Big Sur in unincorporated Monterey County, California. State Route (“SR”) 1, which bisects PBSSP, serves as the only access road to the Park. PBSSP lies approximately 25 miles south of the City of Monterey and is one (1) mile east of the Pacific Ocean on the western slope of the Santa Lucia Mountain Range. Los Padres National Forest, including the Ventana Wilderness, lies east and northeast of PBSSP. A combination of National Forest land and private property, most of which is undeveloped, borders the Park to the west. The Big Sur River meanders through many of the primary use areas of the Park before crossing into the adjacent Andrew Molera State Park and emptying into the Pacific Ocean.

The Proposed Project site lies in the middle of PBSSP and comprises approximately three (3) acres of the approximately 1,000-acre Park.

**Project Description:** The Proposed Project consists of the construction and operation of new low-cost visitor-serving accommodations and associated infrastructure within the Park. More specifically, the Proposed Project would result in the construction and operation of new low-cost overnight accommodations consisting of nine (9) rustic cabins and related infrastructure. The Project would be compliant with the Americans with Disabilities Act (“ADA”) and with State Parks’ 2015 Accessibility Guidelines. The proposed improvements include the following:

- Nine (9) prefabricated hard wall camping cabins with accessible ramps and exterior amenities (e.g., picnic table, fire pit, etc.)
- A comfort station (combination restroom and shower building) consisting of three (3) lavatories and three (3) showers,
- Renovation of the existing parking lot,
- Internal campground paths,
- Split rail cedar fencing around the outer perimeter of the site to preclude access and associated direct and indirect effects to adjacent sensitive habitats (i.e., riparian),
- Infrastructure improvements, including extending existing utilities to the site and upgrading existing water distribution lines and sanitary sewer facilities,
- Restoration and landscaping in temporarily disturbed areas, as well as other associated environmental enhancements to create, restore, and enhance existing habitat values, and
- Other miscellaneous site improvements (e.g., signage, interpretive elements, maintenance, lighting, fire hydrants, etc.).

**Review Period:** The public comment period begins on May 27<sup>th</sup>, 2021 and ends on June 25<sup>th</sup>, 2021.

**Document Availability:** The IS/MND can be viewed and downloaded from the Department of Parks and Recreation's website, under the CEQA notices page for the Central California region, which can be found at the following location: [https://www.parks.ca.gov/?page\\_id=982](https://www.parks.ca.gov/?page_id=982).

**How to Comment:** Interested parties may provide written comments on the IS/MND, which must be **received** no later than 5 p.m. on June 25<sup>th</sup>, 2021.

Written comments on the IS/MND may be provided via email to:

Matthew Allen, Senior Environmental Scientist Supervisor  
California Department of Parks and Recreation  
email: [matthew.allen@parks.ca.gov](mailto:matthew.allen@parks.ca.gov)

Comments can also be sent by mail to the following address:

State of California Department of Parks and Recreation  
Attn: Matthew Allen  
2211 Garden Road  
Monterey, CA 93940