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April 20, 2021

To: Monterey County Board of Supervisors - Via email

Re: Big Sur Byway Organization Support for Pt. Lobos extend No Parking Ordinance

Dear Chair Askew and Members of the Monterey County Board of Supervisors:

We write to you as appointed members of the Big Sur Byway Organization, established via Resolution No. 19-127 by the Monterey County Board of Supervisors. The Big Sur Byway Organization was formed to implement a program of actions to carry out the goals and policies of the Big Sur Coast Highway Management Plan (2004).

On May 30<sup>th</sup>, 2019 the Monterey County Zoning Administrator approved a Coastal Development Permit to allow the installation No Parking signage along the east side of Highway 1 along Point Lobos State Natural Reserve to comply with Ordinance No. 5307 to prohibit parking in this location for a two-year period. Since installation of the No Parking signage:

1. Access to Point Lobos State Natural Reserve has remained steady, and attendance has not been affected by the No Parking Ordinance;
2. Congestion is limited to only one side of the highway and pedestrians are no longer running across Highway 1 to access the Reserve; and
3. There has not been a single pedestrian accident in the time that the ordinance has been in place.

As stated in Resolution No. 19-127, "Establishment of the Big Sur Byway Organization will promote and protect the public health, safety, and welfare of County residents by implementing and fulfilling the purpose of the Big Sur Coast Highway Management Plan." We believe that because of the public safety benefit and because access to Point Lobos State Natural Reserve has not been reduced, it is in the public's best interest to extend the No Parking Ordinance at this time.

Sincerely,

*Martha Diehl*

Martha Diehl (Apr 20, 2021 18:06 PDT)


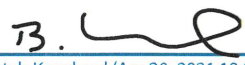





Martha Diehl, Mid Coast Resident and Chair

## Big Sur Byways Organization Signatures

April 20, 2021

To: Monterey County Board of Supervisors - Via email

Re: Big Sur Byway Organization Support for Pt. Lobos extend No Parking Ordinance

 <u>Dan Keig (Apr 22, 2021 09:39 PDT)</u> Dan Keig, Highlands Resident	<b>ABSTAIN</b> <hr/> John Olejnik, Caltrans
 <u>Butch Kronlund (Apr 20, 2021 19:24 PDT)</u> Butch Kronlund, Big Sur Proper/Valley Resident	 <u>John Fintay Eifert (May 6, 2021 07:32 PDT)</u> Fin Eifert, U.S. Forest Service
 <u>Anneliese Agren (Apr 20, 2021 17:41 PDT)</u> Anneliese Agren, South Coast Resident	 <u>Marcos Ortega (May 7, 2021 12:34 PDT)</u> Marcos Ortega, CA State Parks
 <u>Kate Moon (May 4, 2021 07:38 PDT)</u> Kate Moon, Resident At Large	 <u>Rick Aldinger (Apr 26, 2021 10:10 PDT)</u> Rick Aldinger, Big Sur Chamber











# BSBO Support for Pt. Lobos extend No Parking Ordinance

Final Audit Report

















2021-05-07

Created:	2021-04-21
By:	Anneliese Agren (anneliese.agren@agrenparalegal.com)
Status:	Signed
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## "BSBO Support for Pt. Lobos extend No Parking Ordinance" History

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-  Email viewed by Anneliese Agren (anneliese.agren@gmail.com)  
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-  Agreement completed.  
2021-05-07 - 7:34:02 PM GMT

*The Carmel Highlands Association*  
*73 Fern Canyon Road*  
*Carmel Highlands, CA 93923*  
[www.carmelhighlands.org](http://www.carmelhighlands.org)  
[thecarmelhighlands@gmail.com](mailto:thecarmelhighlands@gmail.com)

TO: Monterey Board of Supervisors  
Monterey Public Works

RE: Parking Ban on east side of Highway 1 at Point Lobos

10 May 2021

The Carmel Highlands Association's membership represents the majority of the Carmel Highlands area residents from Monastery Beach to Otter Cove. Prior to the temporary ban of parking two years ago on the east side of Highway 1 at Point Lobos, northbound traffic on the weekends would back up from Rio Road to Rocky Point. It would routinely take forty-five minutes to drive north from the Highlands Inn to Rio Road. At the same time, southbound traffic would back up from Monastery Beach to Wild Cat Canyon. This well-documented congestion and parking on both sides of a two-way highway eliminated any path for emergency vehicles, fire, police, ambulances and created an existential public health threat. Since the implementation of the parking ban, this congestion has been virtually nonexistent and the area created on the east side, allows for vehicles to move to the side allowing moving emergency vehicles to pass. Moreover, the numerous, almost weekly, near-misses of pedestrians crossing Highway 1 from east side parking to access the park has ceased.

In recently checking CA State Parks, the east side parking ban has not affected the number of visitors to Point Lobos nor public access. Highway Patrol reports no increase in accidents during the ban. It should be noted, that during this period, cars parked facing south on west side of Highway 1 at Point Lobos often make U-turns out of their parking spaces, across Highway 1, causing a number of reported near accidents. However, this problem existed before the parking ban, which factually was worse, as cars parked on east side would also at times do U-turns to head south.

The ultimate solution would be to ban public parking on both sides of Highway 1 at Point Lobos, after establishing a visitors parking lot such as behind the tree line on CA State Park land on east side of highway across from Point Lobos with a pedestrian tunnel – an option cited in drafts of CA State Parks Regional Plan. A dedicated parking area would also eliminate or reduce the number of car break-ins of visitor vehicles parked on the highway reported by County Sheriff in the past as a “major crime problem.” The proposed ParkIt program, our Association supports, would also offer visitors shuttle service to the park, reduce traffic and congestion, provide equitable access, and reduce emissions.

We strongly support and endorse making the temporary parking ban on the east side of Highway 1 at Point Lobos permanent.

Board of Directors  
The Carmel Highlands Association



November 9, 2020

Dear Carl Holm and/or Randall Ishii,

I am writing on behalf of the Park It! Steering Committee, which includes community leaders and representatives of Point Lobos Foundation, Big Sur Land Trust, California State Parks and the Monterey Peninsula Regional Park District. The goal of Park It! is to improve public safety and protect natural resources while optimizing access and visitor experience to Highway 1 parklands.

Park It!, together with many community organizations, homeowners associations, and park agencies want to express our appreciation for your help in the passage of the ordinance eliminating parking along the east side of Highway 1 in the vicinity of Point Lobos State Natural Reserve. As you may recall, this ordinance was adopted by the Board of Supervisors on January 29, 2019 for a period of two years. This two-year temporary ordinance officially expires in January, 2021. We seek your support in bringing forward an ordinance to permanently ban parking on the east side of Highway 1.

Since the “No Parking” signs went up in June, 2019, the ban has been in effect for about 1½ years and we have seen distinct and crucial improvements in:

1. Traffic safety - Without drivers making dangerous U-turns to reach east side parking spots, and hundreds of visitors running back and forth across the busy highway each day, it is now much safer for park visitors and through traffic in both directions around Point Lobos.
2. Traffic congestion – With cars only parking and exiting from the west side of the highway, traffic is now moving much better. State Parks staff have also noticed that the constant honking and drivers/pedestrians yelling at each other have basically ceased since the “No Parking” signs were installed.
3. Emergency response – Drivers are now able to move over to the east side highway shoulder and allow emergency service vehicles to pass through.

We are making good progress on replacement parking. A Coastal Development Permit (CDP) application for a 100-car parking lot at the State Park’s Lower Hatton Canyon property (also known as Marathon Flats) will be submitted to the county by early next year. The alternative parking lot is designed to enhance parking in the area and provide for a future shuttle program that will offer transportation to Point Lobos State Natural Reserve, San Jose Creek Trail and Palo Corona Regional Park. We are working collaboratively with CA State Parks, Monterey Peninsula Regional Park District, Big Sur Land Trust, the Point Lobos Foundation and community stakeholders to enhance safety and access to our public lands in the Highway 1 corridor. The no parking restrictions on the east



side of Highway 1 have yielded strong safety improvements while facilitating safe, no-cost access to the Point Lobos State Natural Reserve. We urge you work with us to make this parking prohibition permanent.

Visitation to Point Lobos State Natural Reserve has continued to be at or over capacity at peak times from the period after the installation of the “No Parking” signs until the Reserve was closed for COVID- 19. Visitation is now back up to routinely exceeding capacity. The need for mitigation of traffic congestion and unsafe conditions along Highway 1 is evident and Park It! is working with CA State Parks and other partners to develop and provide new and safer parking options, opening more public land to public use, making car-free access to public lands feasible through shuttles and improved trail connectivity, and broadening access for disadvantaged youth and families.

Point Lobos State Natural Reserve, with financial support from the Point Lobos Foundation, continues to serve Title 1 schools throughout Monterey County through its Experience Point Lobos program and to serve adults with disabilities through the Easy Access Program.

The Park It! Steering Committee respectfully requests that the County Department of Public Works bring forward an ordinance to permanently restrict parking on the east side of Highway 1 in the vicinity of Point Lobos State Natural Reserve. Please let us know what we need to do to bring this forward on the Board of Supervisors agenda prior to the ordinance expiring in January, 2021. At the time that it goes to the Board, we can provide letters from California State Parks, Carmel Highlands Fire District and local homeowners to attest to the dramatic difference in safety that has been achieved by the east side parking ban.

We are prepared to work with you in any way we can, as the Park It! Steering Committee, to make park visitation and travel on Highway 1 a better and safer experience for everyone, while preserving our treasured parks for generations to come.

Thank you for your help. I look forward to hearing from you. I can be reached at 831-521-6636 or [montampotter@gmail.com](mailto:montampotter@gmail.com).

Sincerely,

Monta Potter  
Park It! Coordinator

On behalf of the Park It! Steering Committee:

Ernest Chung  
Former CA State Parks Commissioner

Brent Marshall  
California State Parks

Rachel Saunders  
Big Sur Land Trust

Dr. Rafael Payan  
Monterey Peninsula Regional Park District

Kathleen Lee  
Point Lobos Foundation

Steven Dennis  
Community Stakeholder

Sandy Hale  
Community Stakeholder

Jim Rurka  
Point Lobos Foundation

# CARMEL HIGHLANDS FIRE PROTECTION DISTRICT



2221 Garden Road, Monterey, CA 93940-5317 (831) 333-2600 Fax (831) 333-2660

March 17, 2021

Caltrans  
Sara von Schwind, PE, PMP  
District 5 Deputy District Director  
50 Higuera Street  
San Luis Obispo, CA 93401

Dear Ms. Sara von Schwind:

The Carmel Highlands Fire Protection District Board supports permanent "No Parking" signs on the east side of Highway 1 across from Point Lobos State Natural Reserve. No parking signs protect visitors by keeping them from walking across the highway to the park's entrance; they prevent the unsafe and illegal vehicle violations that may cause vehicle accidents on Hwy 1; they allow vehicles travelling north bound on Highway 1 a shoulder to pull off the roadway when first responders are responding code 3 to emergency incidents allowing those first responders to arrive at the incident safely and in a timely manner.

The Park It! program will offer elimination of parking on Hwy 1 in the vicinity of Point Lobos State Natural Reserve. Park It! offers nearby off-site parking for visitors near Rio Road as well as a reservation system to limit congestion on Hwy 1 at the Point Lobos main entrance.

We support a trial of the Park It! program to evaluate the efficiency of the program enhancing the safety of the public wanting to visit the park.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Semeria".

Lynne Semeria  
Board President

Cc  
Steve Dennis, Sandy Hale Park It!

# CARMEL HIGHLANDS FIRE PROTECTION DISTRICT

2221 Garden Road, Monterey, CA 93940-5317 (831) 333-2600 Fax (831) 333-2660



March 17, 2021

California Coastal Commission  
Board of Directors  
725 Front Street, #300  
Santa Cruz, CA 95060

Dear Board of Directors:

The Carmel Highlands Fire Protection District Board supports permanent "No Parking" signs on the east side of Highway 1 across from Point Lobos State Natural Reserve. No parking signs protect visitors by keeping them from walking across the highway to the park's entrance; they prevent the unsafe and illegal vehicle violations that may cause vehicle accidents on Hwy 1; they allow vehicles travelling north bound on Highway 1 a shoulder to pull off the roadway when first responders are responding code 3 to emergency incidents allowing those first responders to arrive at the incident safely and in a timely manner.

The Park It! program will offer elimination of parking on Hwy 1 in the vicinity of Point Lobos State Natural Reserve. Park It! offers nearby off-site parking for visitors near Rio Road as well as a reservation system to limit congestion on Hwy 1 at the Point Lobos main entrance.

We support a trial of the Park It! program to evaluate the efficiency of the program enhancing the safety of the public wanting to visit the park.

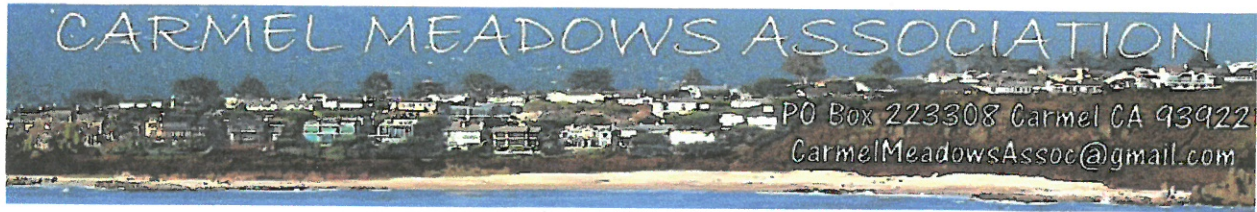
Sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Semeria".

Lynne Semeria  
Board President

Cc  
Steve Dennis, Sandy Hale Park It!





Date: 1-19-21

To: Monterey County Board of Supervisors  
P.O. Box 1728, Salinas, CA 93902

Re: Parking ban, east side of Highway 1, Carmel

Dear Board Members,

The residents of the Carmel Meadows Association strongly support a permanent banning of parking on the east side of Highway 1 in the area surrounding Point Lobos State Natural Reserve.

Since its enactment, we believe the ban has made the area far safer for visitors who wish to park and walk into the Reserve and easier for drivers entering and exiting Point Lobos to negotiate turns. We further believe it has contributed to a smoother flow of traffic for regular and emergency vehicles all along the highway in both northerly and southerly directions.

Thank you,

Larry Purcell, Chairman, CMA Board of Directors

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2021 JAN 27 PM 4:02

CLERK OF THE BOARD

*CM*

DEPUTY

Monterey County Board of Supervisors  
P.O. Box 1558, Salinas, CA 95073

Re: Parking ban, east side of Highway 1, Carmel

Dear Board Members:

The residents of the Carmel Meadows Association strongly support a permanent  
ban on parking on the east side of Highway 1 in the area surrounding Point Lobos  
State Natural Reserve.

Since its enactment, we believe the ban has made the area safer for visitors who  
wish to park and walk into the Reserve and easier for drivers entering and exiting  
Point Lobos to negotiate traffic. We further believe it has contributed to a smoother  
flow of traffic for regular and emergency vehicles off along the highway in both  
northbound and southbound directions.

Thank you,  
*[Signature]*  
Terry Farrell, Chairman, CMA Board of Directors

# Mal Paso Creek Property Association

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Route 1, Box 73, Carmel Highlands, CA 93923

19 March 2021

Supervisor Mary Adams  
Monterey Courthouse  
1200 Aguajito, Suite 1  
Monterey, CA 93940

Dear Ms. Adams,

We, as the Board of Directors for the Mal Paso Creek Property Association in Carmel Highlands, would like to express our opinion about the proposed parking solutions for California State Reserve Point Lobos. There appears to be 2 proposed solutions; 1) the ParkIT solution that would provide shuttle busses to and from a parking lot on Marathon Flats, adjacent to the Crossroads Shopping Center, off Rio Road and 2) the Carmel Area State Parks solution that would provide parking on the east side of Hwy 1, adjacent to the Point Lobos State Reserve Park entrance along with an online reservation system. We prefer the latter for the following reasons:

By nature, people try and find parking close to what they visiting. Almost all visitors to the park will drive down Hwy 1 and try to find parking close to the entrance of the park. If they can not find parking close to the park they may turn around and find parking else where. Turning around on Hwy 1 can slow traffic and cause traffic jams and accidents as seen on the CHP and Monterey Sheriff's accident reports from that part of the highway. Determined visitors may park further away impacting the Carmel Meadows/Ribera neighborhoods and parking for Monastery Beach. We do not want to encourage this.

The ParkIt Transportation Impact Report shows that in 2019 the average annual daily traffic number of 15,300 vehicles traveled on Hwy 1, south of Rio Road. That equates to 637 vehicles an hour, but since the park is only open during daylight hours this number would be greater during those hours.

The proposed Marathon Flats parking lot is designed to accommodate 100 cars, far below the number of cars that visit on weekends and holidays, and the overflow may impact the Crossroad Shopping Center parking lot and traffic flows. We feel using Rancho Canada for additional parking is too far away for most people even with regular on-going shuttles.

The Carmel Area State Parks General Plan shows that over 500,000 people visited the park in 2015 and this number has grown exponentially since 2015, especially on weekends and holidays. TV Station KION reported that over 1 million people visited Point Lobos in 2017, that equates to 2,800 people a day.

Point Lobos State Reserve Park is being "loved to death" by too many visitors. The number of visitors should be limited, especially during peak hours. The Carmel Area State Parks proposed 200-space parking lot will be adequate, with an online reservation system. Their plan also includes restrooms and a visitor center which are desperately needed in this area. The CASP plan will ultimately be more sustainable with less operational cost and overhead and provide safe parking near the entrance of the park which all visitors and residents prefer.

We feel that ultimately NO parking should be allowed on Hwy 1 and that CASP should be pressured into building the parking lot as soon as possible, with a reservation system, even if it is built before other park amenities are built or put in place. Getting people off Hwy 1 should be the CASPs and Monterey County's first and most important priority.

Respectfully Submitted,

Mal Paso Creek Property Association

Adrienne Berry  
Bonnie Burgess  
Roya Javid  
Steve Martin

Bill Brandwein  
Ida Holber  
Fran Leve  
Sally Anne Smith



**Alinio, Chad S. x4937**

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**From:** Jonathan Auerbach <jsa.auerbach@gmail.com>  
**Sent:** Monday, February 15, 2021 1:48 PM  
**To:** info@maryadams.org; 100-District 5 (831) 647-7755  
**Cc:** jj\_auerbach  
**Subject:** Pt. Lobos area no Parking

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Supervisor Adams,

The two year trial of the No Parking regulation on the east/northbound side of Highway One near Pt. Lobos has proven very successful. We urge the Monterey County Board of Supervisors to approve a permanent regulation for the area.

The trial has dramatically improved safety in several ways. Most importantly, Emergency Vehicles are now able to get to their destination. There are many eyewitness accounts of vehicles now pulling onto the empty east side shoulder so that rescue vehicles can pass.

There has also been a dramatic decrease in the number of dangerous u-turns. Vehicles were often not able to complete a u-turn on the first try, which blocked the road and created a hazardous situation. The extra space has reduced this hazard.

Similarly, there are far less people crossing the Highway - as though it were a pedestrian mall - to get to their vehicles, which had created numerous close calls.

In terms of access to the Pt. Lobos Reserve, there has not been a single day where parking slots have not been available on the western/ Pt. Lobos side of the Highway. On busy holidays, drivers often parallel park, which more than doubles the number of parked cars. This creates another problem - overcapacity for the Reserve, where visitors are literally "loving the Reserve to death" - but that is for State Parks to deal with.

Our request to you and all of the Monterey County Supervisors is to permanently approve the existing No Parking regulation on the east/northbound side of Highway One in the Pt. Lobos area.

Thank you very much for your consideration of this request.

Sincerely,

Jonathan and Jessika Auerbach

# Lobos Ridge Association

February 15, 2021

Supervisor Mary Adams  
Monterey County District 5  
[info@maryadams.org](mailto:info@maryadams.org),  
[district5@co.monterey.ca.us](mailto:district5@co.monterey.ca.us)

RE: No Parking regulation on the east/northbound side of Highway One near Pt. Lobos

Dear Supervisor Adams,

The Lobos Ridge neighborhood Association is an organization of concerned citizens located in the immediate proximity of Pt. Lobos, with all of its associated beauty and challenges. We are committed to the safety and quality of life for our neighborhood.

The two-year trial of the No Parking regulation on the east/northbound side of Highway One near Pt. Lobos has proven very successful. We urge the Monterey County Board of Supervisors to approve a resolution to establish this as a permanent regulation for the area.

The trial has dramatically improved safety in several ways. Most importantly, Emergency Vehicles are now able to get to their destination. There are many eyewitness accounts of vehicles now pulling onto the empty east side shoulder so that rescue vehicles can pass.

There has also been a dramatic decrease in the number of dangerous U-turns. Vehicles were often not able to complete a U-turn in a single maneuver, which created a hazardous situation. The extra space has reduced this hazard.

Similarly, there are far less people crossing the Highway putting less citizens in harm's way.

In terms of access to the Pt. Lobos Reserve, there has been adequate parking available on the west side of the Highway to provide parking to access to Pt. Lobos Reserve even on busy holidays

Our request to you and all of the Monterey County Supervisors is to permanently approve the existing No Parking regulation on the east/northbound side of Highway One in the Pt. Lobos area.

We also continue to support efforts to establish a Shuttle System to Point Lobos Reserve as well as a Reservation System to help protect the Preserve from overuse.

Sincerely,  
Members of Lobos Ridge Association

Cc to: John Hiles, Monterey District Facilities Chief, California State Parks

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4863  
FAX: (831) 427-4877  
WEB: WWW.COASTAL.CA.GOV

**SENT VIA ELECTRONIC MAIL****May 25, 2021**

Mary Adams, District 5 Supervisor  
Monterey County Board of Supervisors  
Monterey Courthouse  
1200 Aguajito Road, Suite 1  
Monterey, CA 93940

Re: Ordinance Number ORD 21-006 (Highway 1 Parking Prohibition)

Dear Ms. Adams:

Thank you for the opportunity to provide comments on the proposed Highway 1 parking prohibition ordinance (ORD 21-006) adjacent to Point Lobos State Reserve in the unincorporated Carmel area of Monterey County. Please accept these comments and please also share them with the Board Members at today's meeting.

The Coastal Commission is supportive of measures needed to address bona fide public safety issues especially when such measures can be achieved in a Coastal Act and Local Coastal Program (LCP) consistent manner. As we understand it, the proposed ordinance is intended to make permanent, temporary restrictions implemented to improve public safety by prohibiting public vehicle parking along a roughly 3,600 linear foot stretch of the northbound Highway 1 right-of-way adjacent to Point Lobos State Reserve —a very popular visitor destination. The proposal includes structural and non-structural development such as the installation of signage within the highway right-of-way and enforcement of the parking restriction, which affects coastal access to the shoreline and park. Based on the length of program area it is estimated that the prohibition could displace parking for up to 100 vehicles within the highway right-of-way.

The above-described development is located within the Monterey County coastal zone, and accordingly the ordinance will need to be implemented via issuance of a coastal development permit by Monterey County. The development will occur within Monterey County's permitting jurisdiction and the Coastal Commission's appeal jurisdiction, where the standard of review is the County's LCP and public access and recreation policies of the Coastal Act.

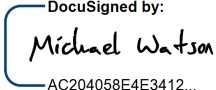
As noted, the safety improvements envisioned adjacent to Point Lobos will displace public parking to one of the area's most popular visitor serving destination. The displacement of roughly 75-100 vehicles in this location is a substantial adverse impact to public access, which must be appropriately mitigated in order to comply with LCP and Coastal Act policies. As we have communicated in the past, we want to work with the County and interested parties to address the safety issues raised, and believe that we can achieve that via a coastal permit that authorizes the implementation of a parking

## ORD 21-006: Highway 1 Parking Prohibition

program and the installation of “no parking” signs on the east side of the highway subject to conditions that at a minimum: a) requires a new similarly sized parking area be developed off-site for free or low-cost public access parking and b) requires coordination with State Parks and other stakeholders to develop an area-wide plan for connecting the new parking area to the Point Lobos State Reserve and adjacent state and county park lands. While the Board Report suggests that planning for these access elements is underway, said plans are mostly still conceptual and have not yet been approved, and are not tethered in any meaningful way to the ordinance. Our preference is that we work collaboratively on the terms and conditions of the CDP in advance of bringing the ordinance to the Board for approval so that we can avoid hiccups in implementing the program. **We strongly recommend that the Board of Supervisors not take action on the ordinance (ORD 21-006) at this time** but perhaps extend the previous temporary ordinance (ORD 5307) for another year to allow more time to discuss and plan for regional parking and public access needs in a manner that protects coastal resources and is approvable under the Coastal Act and applicable LCP policies.

In conclusion, although we are supportive of strategies to improve public pedestrian and vehicle safety, the current proposal cannot be found consistent with the Coastal Act or with the applicable LCP policies. We strongly suggest that the Board not take action on the ordinance until plans for holistically addressing parking and public access within the vicinity come into better focus. We are available for consultation as you proceed forward.

Sincerely,

DocuSigned by:  
  
AC204058E4E3412...

Mike Watson  
Coastal Planner  
California Coastal Commission