



Welcome!

**Phase 3:
Coastal Facilities Management Plan and
Camping Feasibility Study**



Welcome!



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Seacliff and New Brighton State Beaches Recovery Process





INTRODUCTION



PlaceWorks
(planning, design,
community engagement)



Moffatt & Nichol
(coastal engineers,
civil engineers)



Miller Maxfield
(communications)



PURPOSE OF THIS OPEN HOUSE

Share work underway on the Coastal Facilities Management Plan

- Purpose of the Coastal Facilities Management Plan
- Design development of recommended preferred actions from the Sea Level Rise Vulnerability Assessment and Shoreline Adaptation Plan

Share work on the Camping Feasibility Study

- Purpose of the study and how it will be used
- Initial camping concepts

Gather community input

- Confirm approach to adaptation concepts at New Brighton, Seacliff and Rio Del Mar
- Understand community preference for replacing lost camping opportunities



OPEN HOUSE OVERVIEW

Presentation – 40 minutes

Interactive Stations – 1 hour 20 minutes

Online Survey – available through September 25, 2026



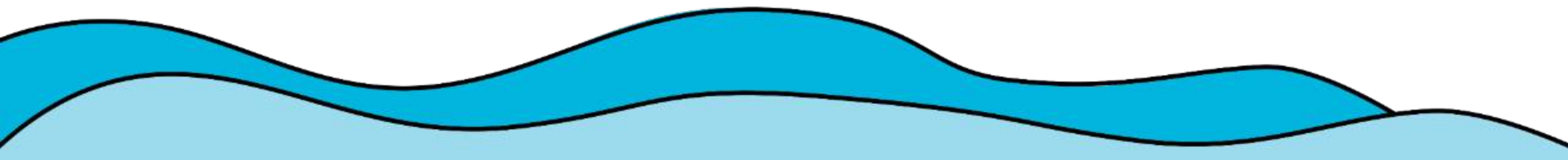
Coastal Facilities Management Plan



Coastal Facilities Management Plan (CFMP)

Will include:

- Goals for the design, implementation, and management of coastal facilities
- Recommendations for proposed facilities
- Conceptual designs for these facilities
- Environmental document (CEQA)

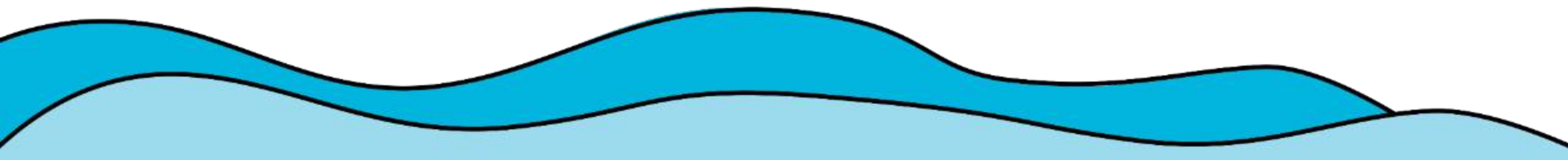




Coastal Facilities Management Plan (CFMP)

Will be used to:

- Streamline final design and environmental review
- Expedite funding and implementation
- Guide long term maintenance, operations, and adaptations





**New Brighton
State Beach**

**Seacliff SB
RV Campground**

**Seacliff SB
Day-Use Area**

**Rio Del Mar
Esplanade**

**Platforms at
Rio Del Mar**

Five Locations





RECOMMENDED ADAPTATION THEMES

Fortify & Protect

Prioritizes protecting existing features in place

**Platforms at
Rio Del Mar**

Hybrid

Balances recreational access and coastal processes

**New Brighton
State Beach**

**Seacliff SB RV
Campground**

**Seacliff SB
Day-Use Area**

Restore & Relocate

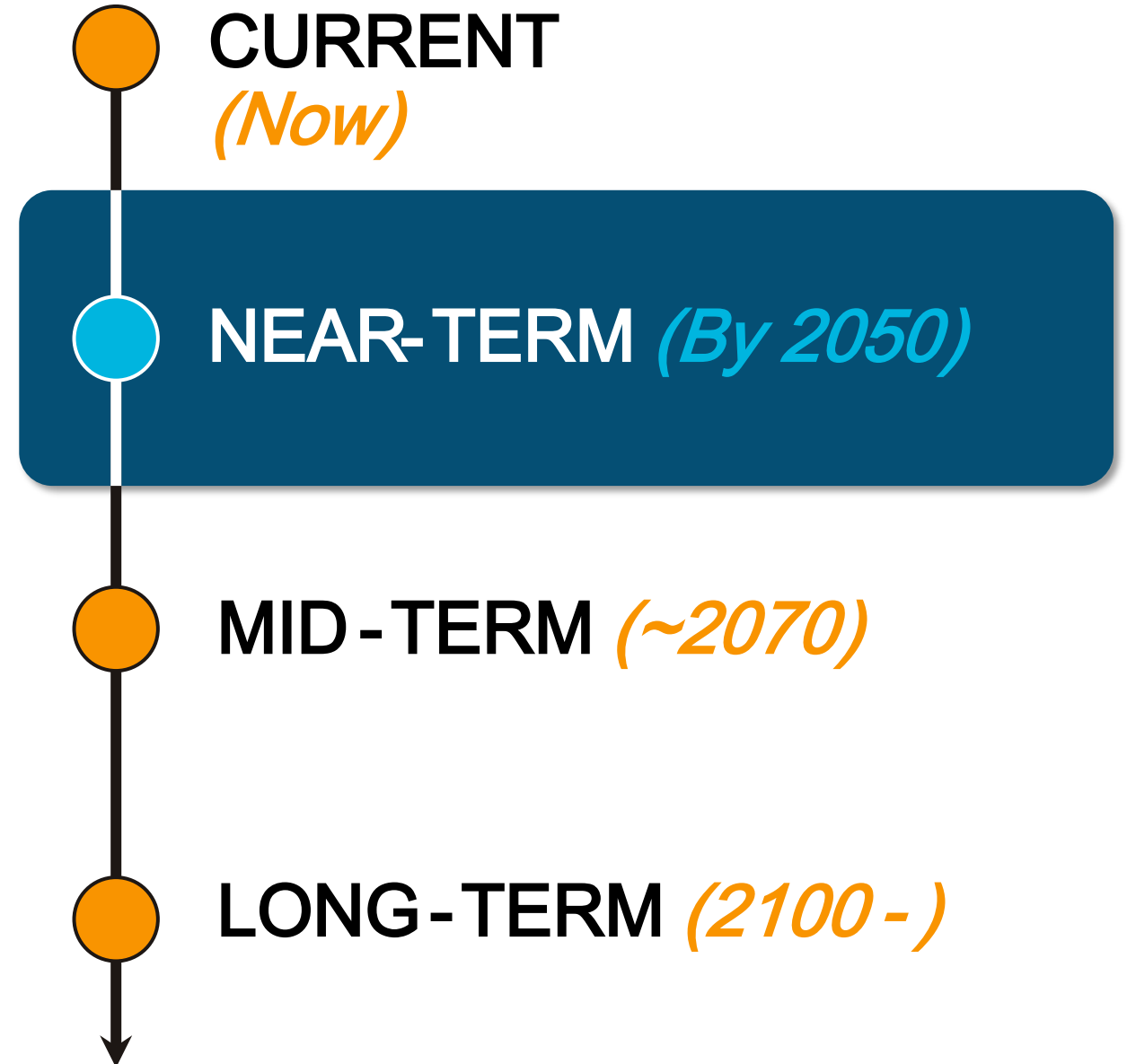
Prioritizes natural resource restoration & coastal processes

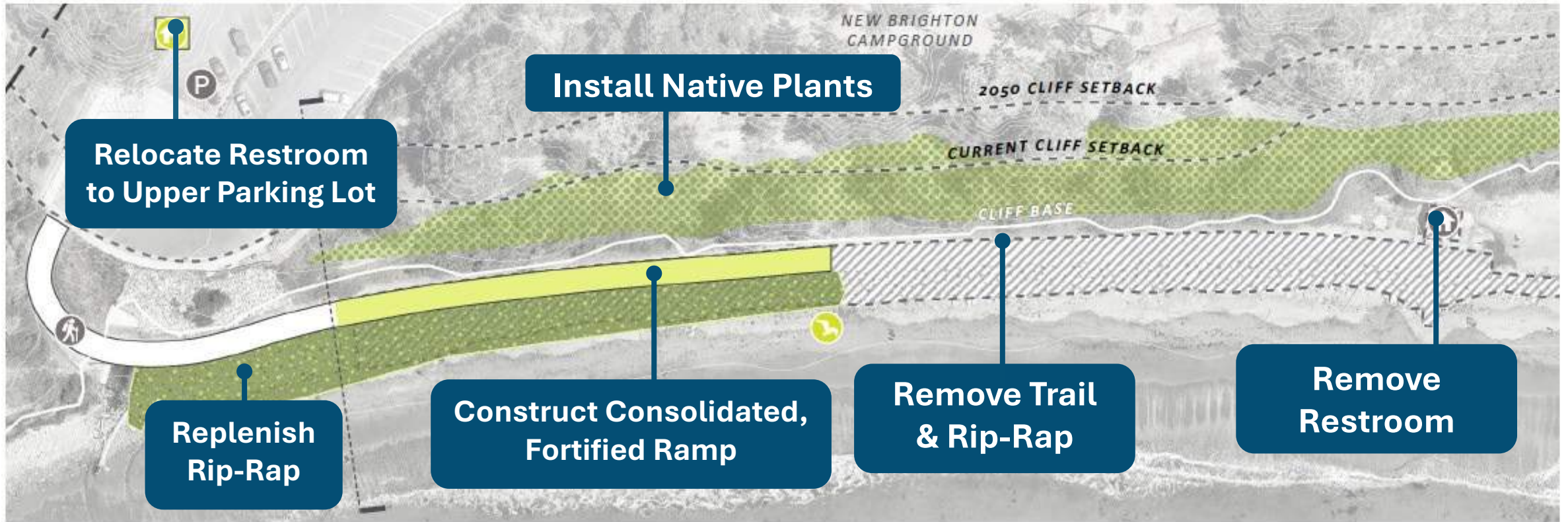
**Rio Del Mar
Esplanade**



ADAPTATION OVER TIME

As the effects of coastal processes impact the beaches, adaptation strategies may change



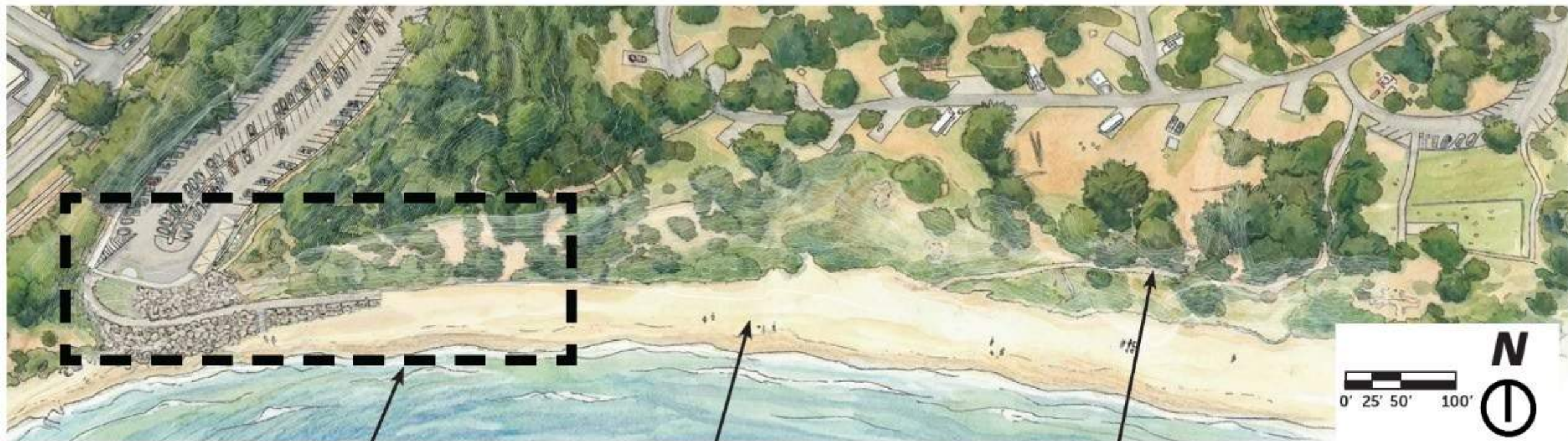


New Brighton SB

HYBRID ADAPTATION THEME

Recommended preferred actions will:

- Convert trail area to beach space for recreation and habitat
- Maintain pedestrian & emergency vehicle access
- Relocate restroom to day-use area, removing it from coastal hazards



SEE ENLARGEMENT 1 FOR
DETAIL OF RESTROOM
AND SHORTENED RAMP
TO BEACH

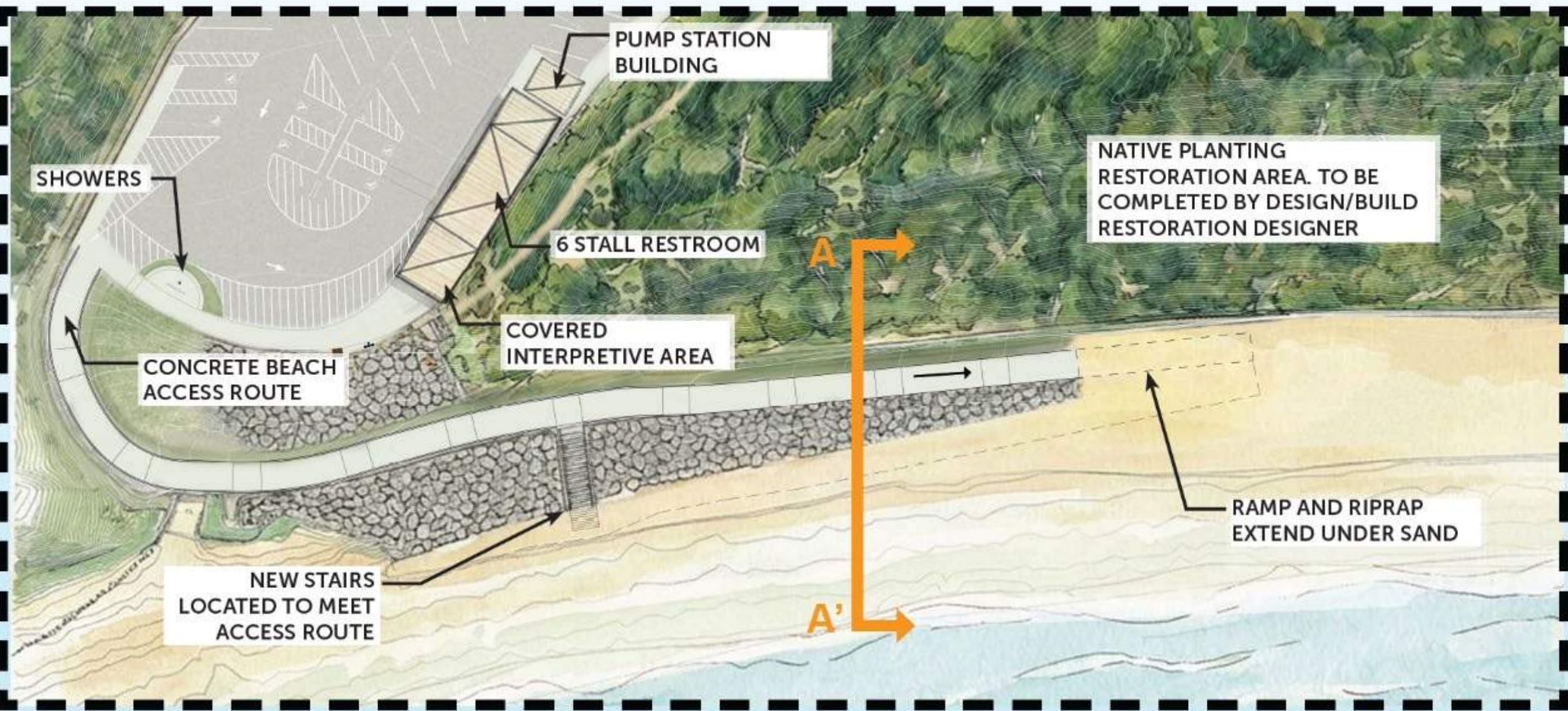
WIDENED
BEACH AREA

PROPOSED RENOVATION OF
TRAIL BETWEEN BEACH AND
CAMPGROUND

New Brighton SB

HYBRID
ADAPTATION THEME

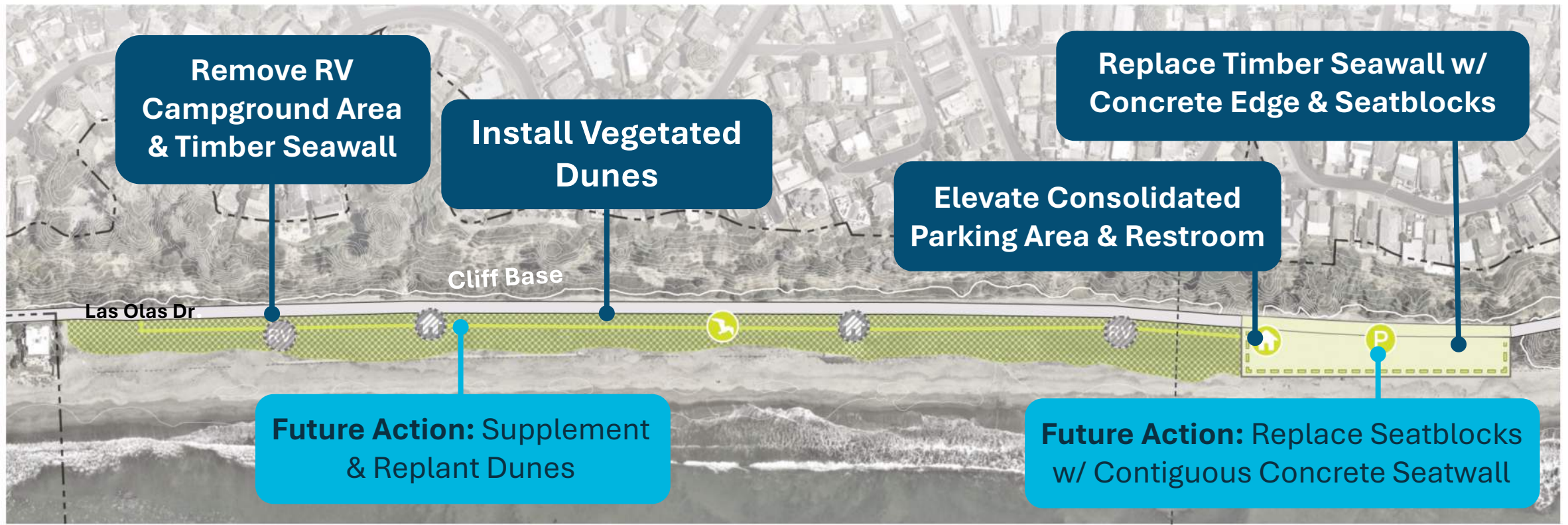




New Brighton SB

HYBRID
ADAPTATION THEME





Seacliff RV Campground

HYBRID ADAPTATION THEME

Recommended preferred actions will:

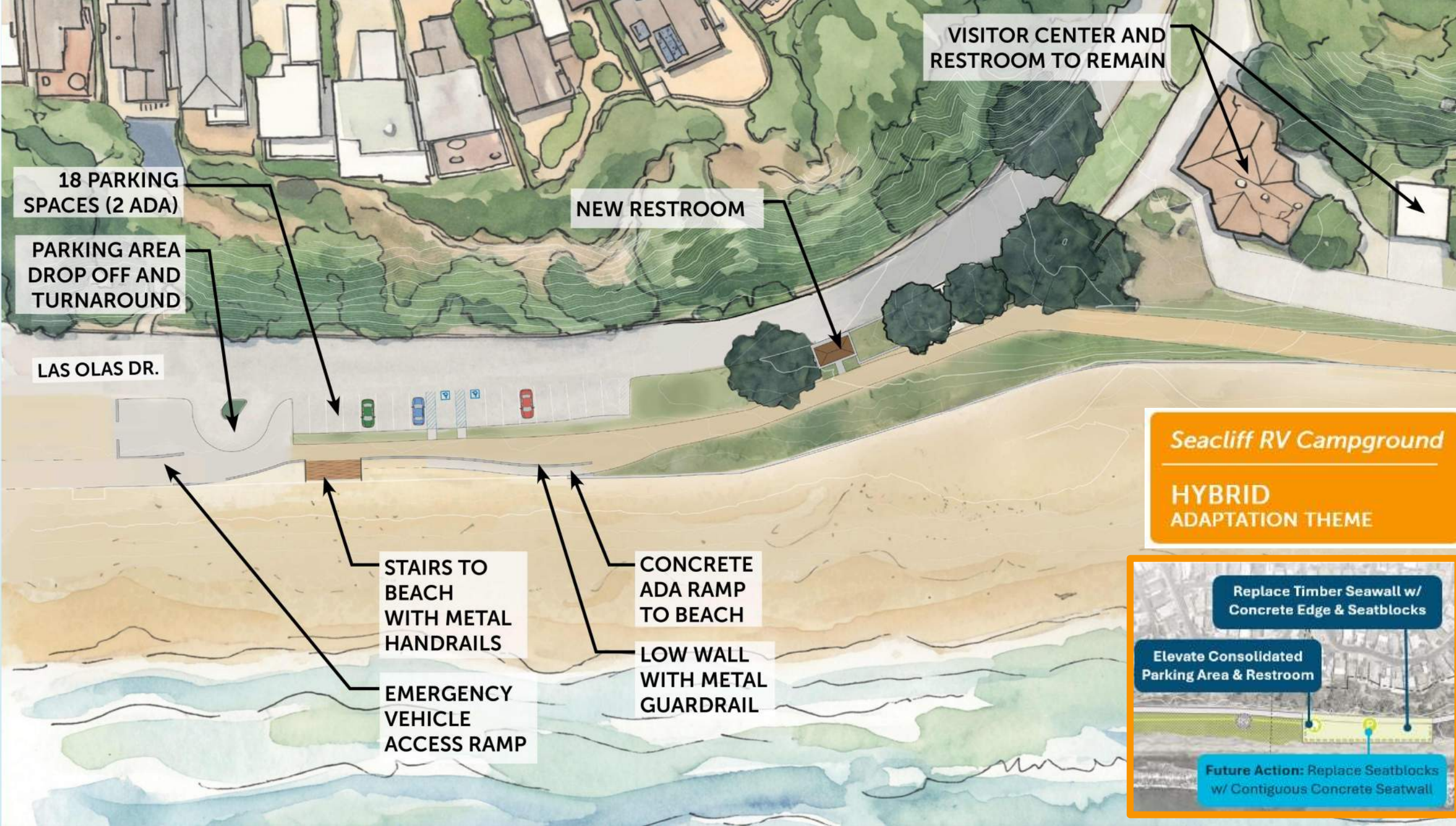
- Maintain public access along length of beach via pedestrian trail
- Establish native habitat, improving biodiversity
- Increase beach width for recreation uses
- Require relocating RV campground



Seacliff RV Campground

HYBRID
ADAPTATION THEME





VISITOR CENTER AND
RESTROOM TO REMAIN

18 PARKING
SPACES (2 ADA)

PARKING AREA
DROP OFF AND
TURNAROUND

NEW RESTROOM

LAS OLAS DR.

STAIRS TO
BEACH
WITH METAL
HANDRAILS

CONCRETE
ADA RAMP
TO BEACH

LOW WALL
WITH METAL
GUARDRAIL

EMERGENCY
VEHICLE
ACCESS RAMP

Seacliff RV Campground

**HYBRID
ADAPTATION THEME**

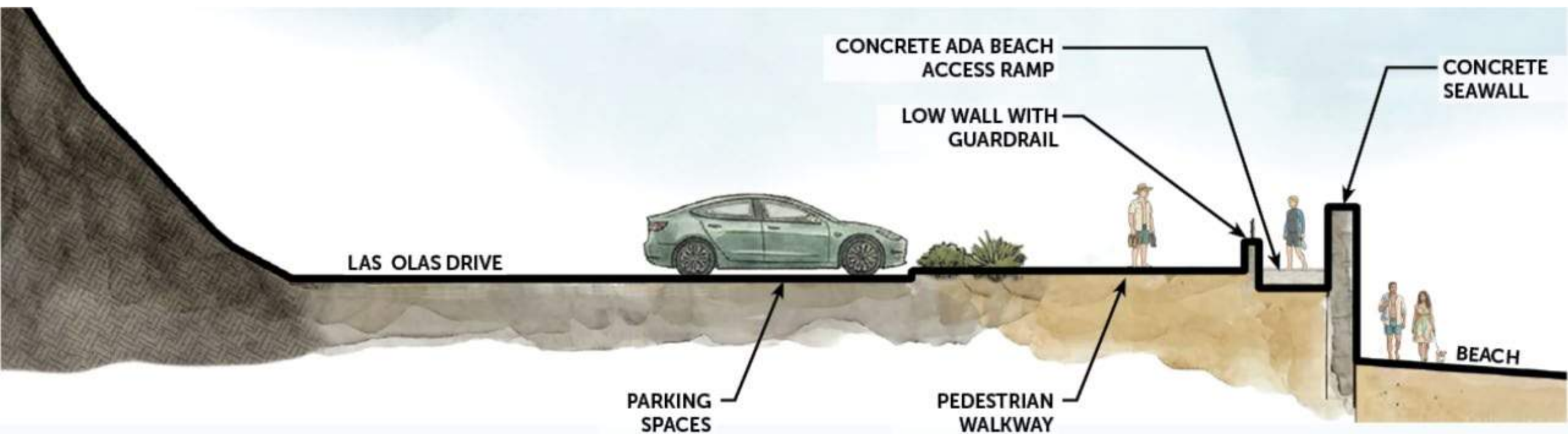


Replace Timber Seawall w/
Concrete Edge & Seatblocks

Elevate Consolidated
Parking Area & Restroom

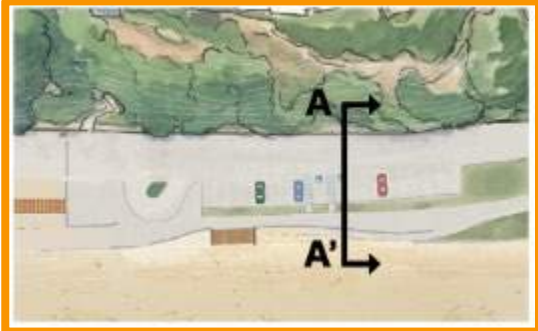
Future Action: Replace Seatblocks
w/ Contiguous Concrete Seawall

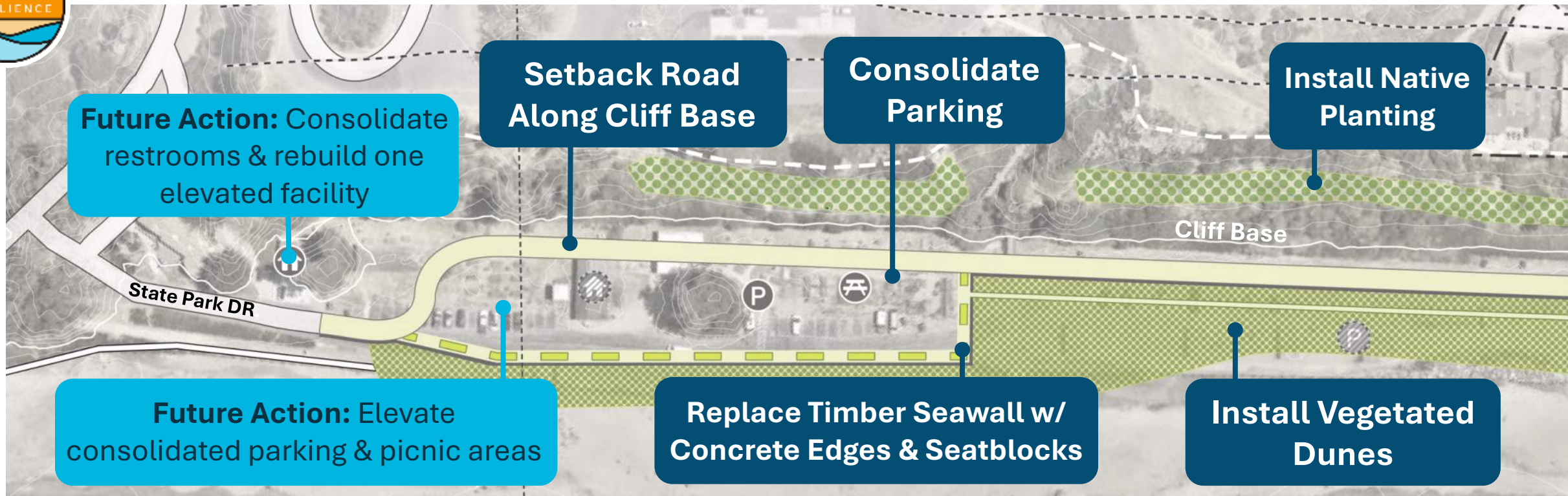
Seacliff RV Campground Area Section A-A'



Seacliff RV Campground

HYBRID
ADAPTATION THEME





Seacliff Day - Use Area

HYBRID ADAPTATION THEME

Recommended preferred actions will:

- Consolidate facilities in less vulnerable area
- Help restore native biodiversity
- Increase beach space for recreation and habitat
- Support picnicking & pedestrian trail
- Improve retention of beach by stepping back majority of the seawall

VISITOR CENTER,
RESTROOM, AND
HISTORIC RAMADA
TO REMAIN

PARKING
LOT WITH
28 SPACES

EXISTING
RESTROOM
TO REMAIN

CONCESSION
BUILDING ~700 SF
WITH KITCHEN AND
LARGE VIEW DECK.

SERVICE
RAMP

EXISTING
STAIRS TO
REMAIN

PICNIC
AREA

ADA RAMP

STATE PARK RD.

ADA
PARKING (4
SPACES)

BEACH
ACCESS
RAMP

PEDESTRIAN
PATHWAY

DROP OFF AREA
VEHICULAR GATE

CONCRETE
SEAWALL

STAIRS TO BEACH
WITH METAL
HANDRAILS (TYP.)

EMERGENCY
VEHICLE
ACCESS RAMP

DOWNCOAST
BOARDWALK

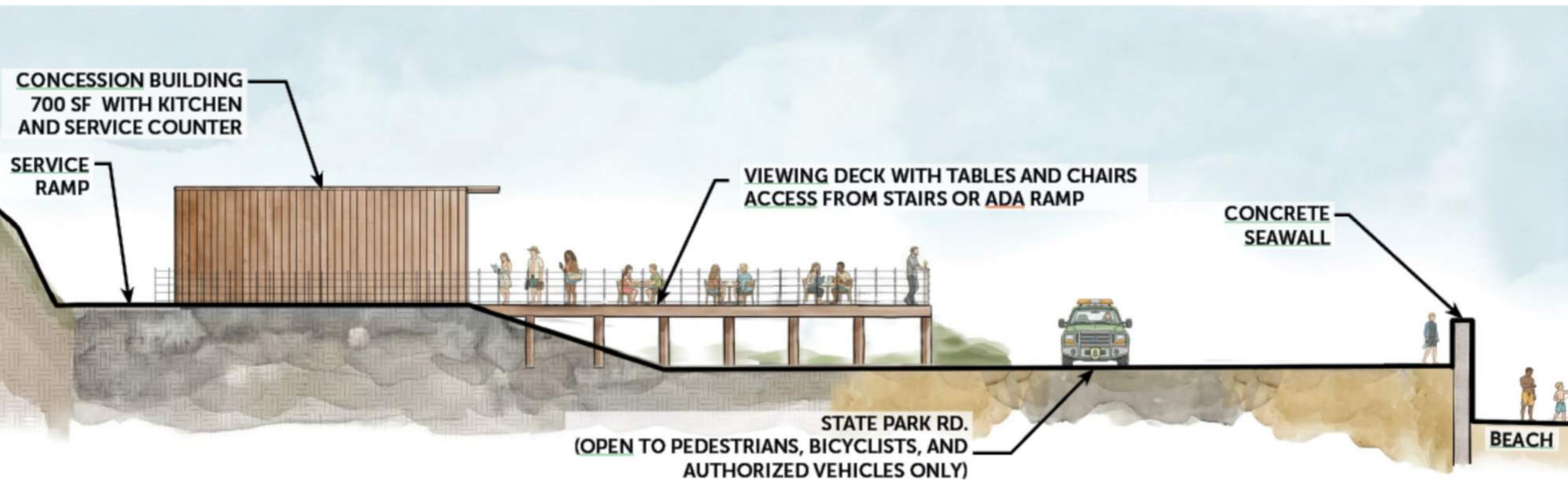
STATE PARK RD.
(OPEN TO PEDESTRIANS,
BICYCLISTS, AND AUTHORIZED
VEHICLES ONLY)

Seacliff Day-Use Area

**HYBRID
ADAPTATION THEME**



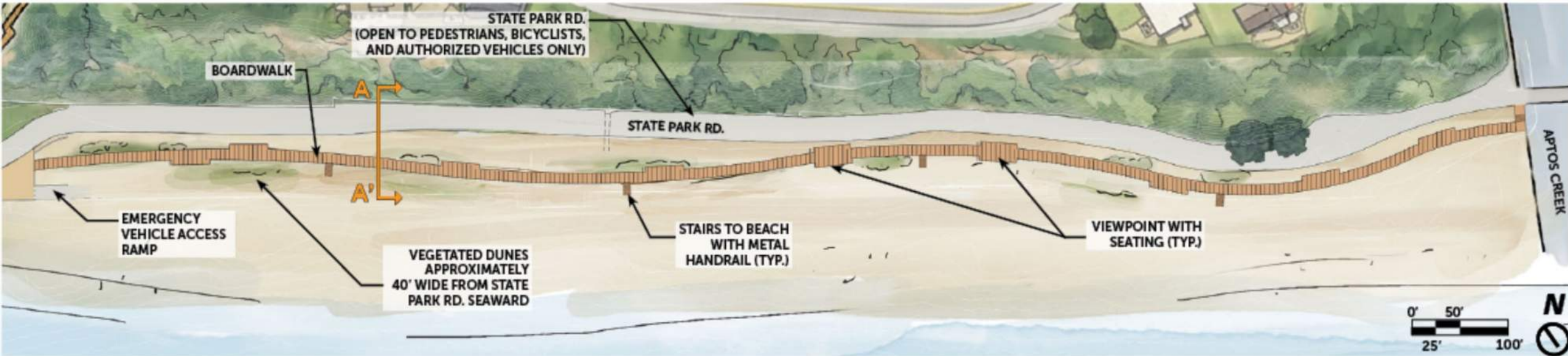
Seacliff Day Use Area: Section A-A' (NTS)



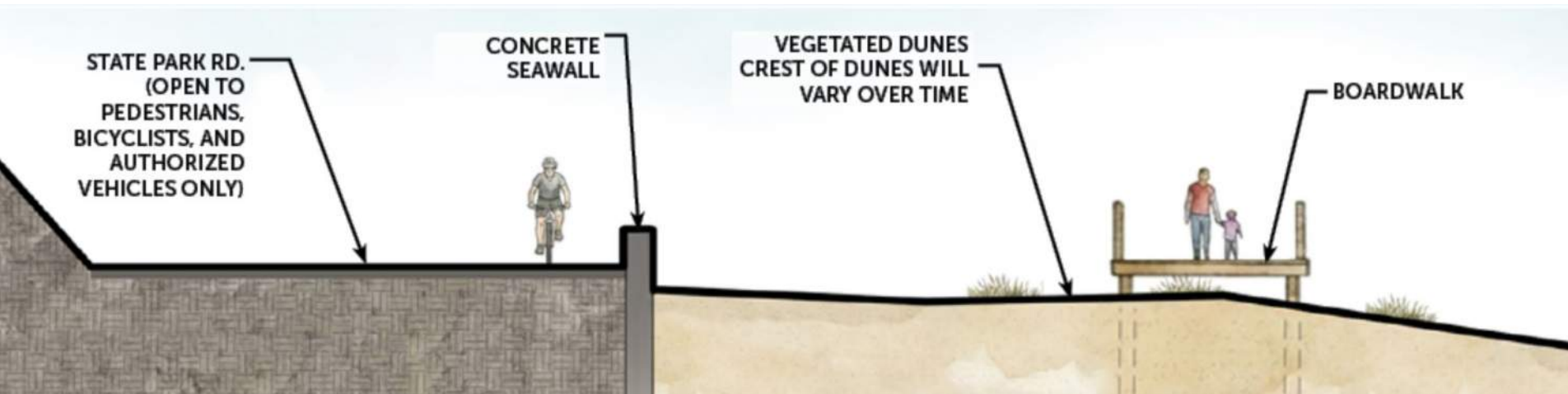
Seacliff Day-Use Area

**HYBRID
ADAPTATION THEME**





Seacliff Downcoast Boardwalk: Section A-A' (NTS)



Seacliff Day-Use Area

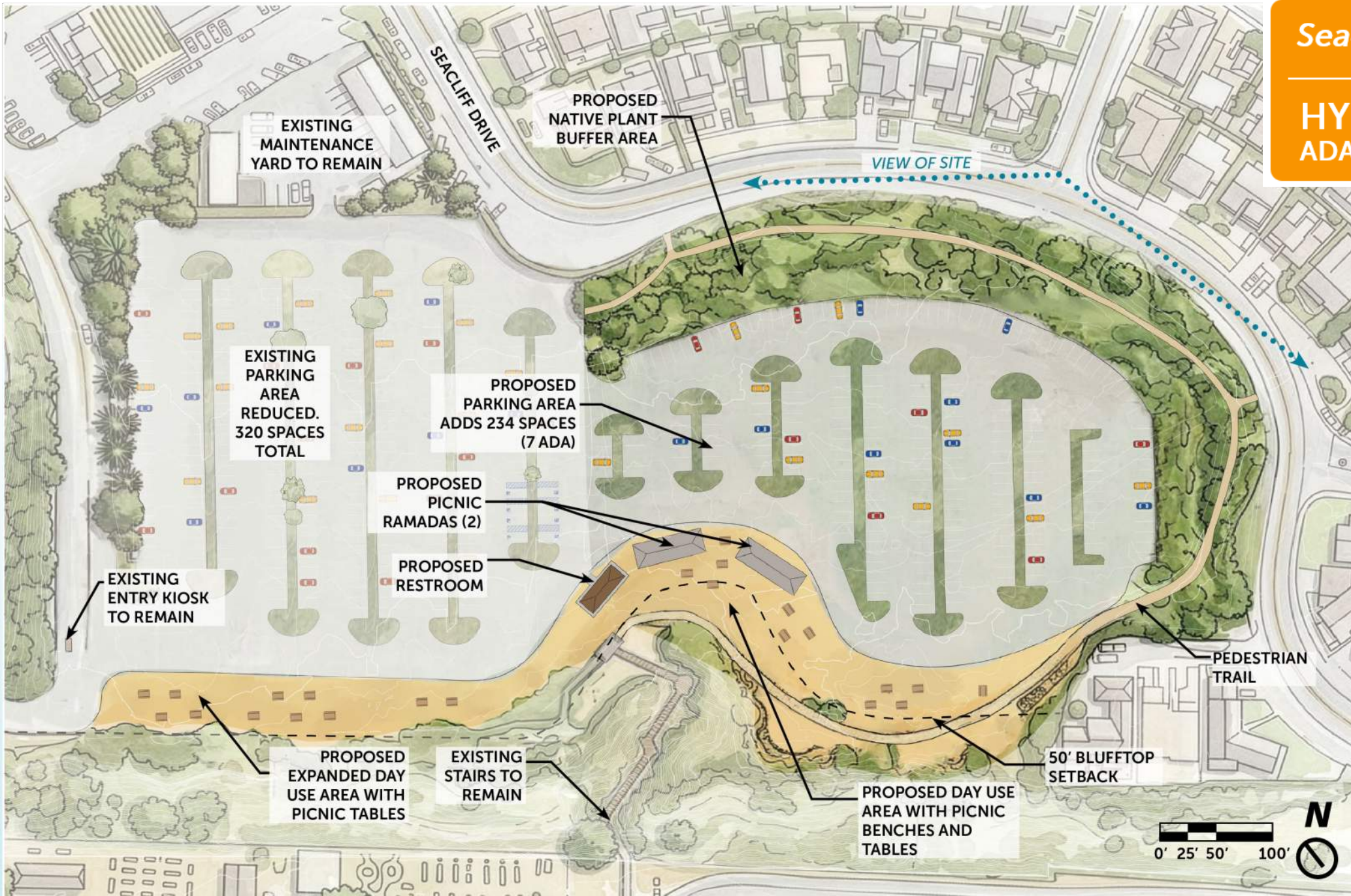
**HYBRID
ADAPTATION THEME**



Seacliff Upper Bluff Area: Additional Day Use Parking

Seacliff Day-Use Area

HYBRID
ADAPTATION THEME



Seacliff Upper Bluff Area: View of Site Across Seacliff Drive



Seacliff Day-Use Area

**HYBRID
ADAPTATION THEME**





Remove Restroom & Short Seawall

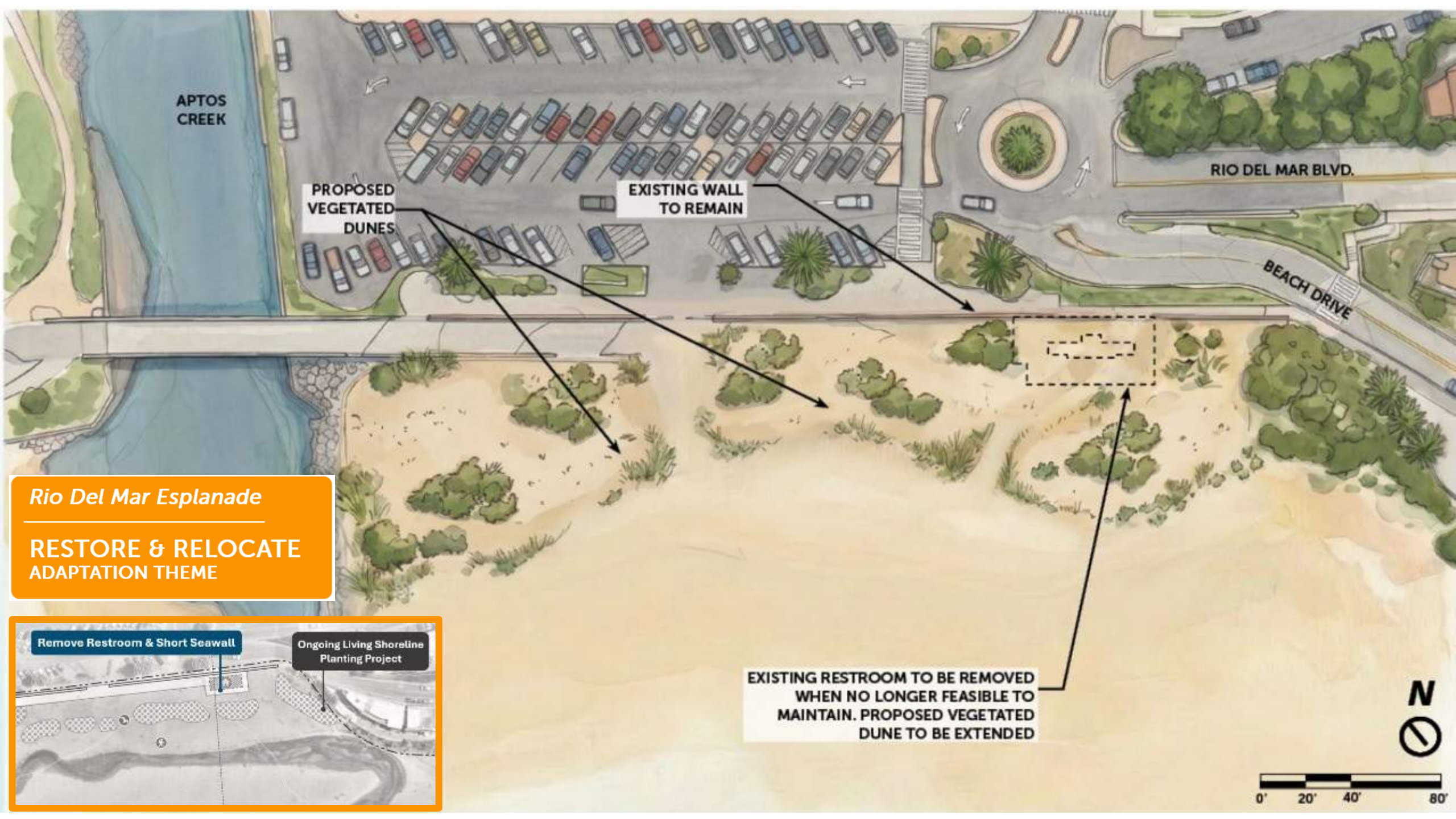
**Ongoing Living Shoreline
Planting Project**

Rio Del Mar Esplanade

**RESTORE & RELOCATE
ADAPTATION THEME**

Recommended preferred actions will:

- Reduce vulnerability from coastal processes and Aptos Creek
- Continue support for native restoration adjacent Aptos Creek



APTOS CREEK

PROPOSED
VEGETATED
DUNES

EXISTING WALL
TO REMAIN

RIO DEL MAR BLVD.

BEACH DRIVE

Rio Del Mar Esplanade

**RESTORE & RELOCATE
ADAPTATION THEME**

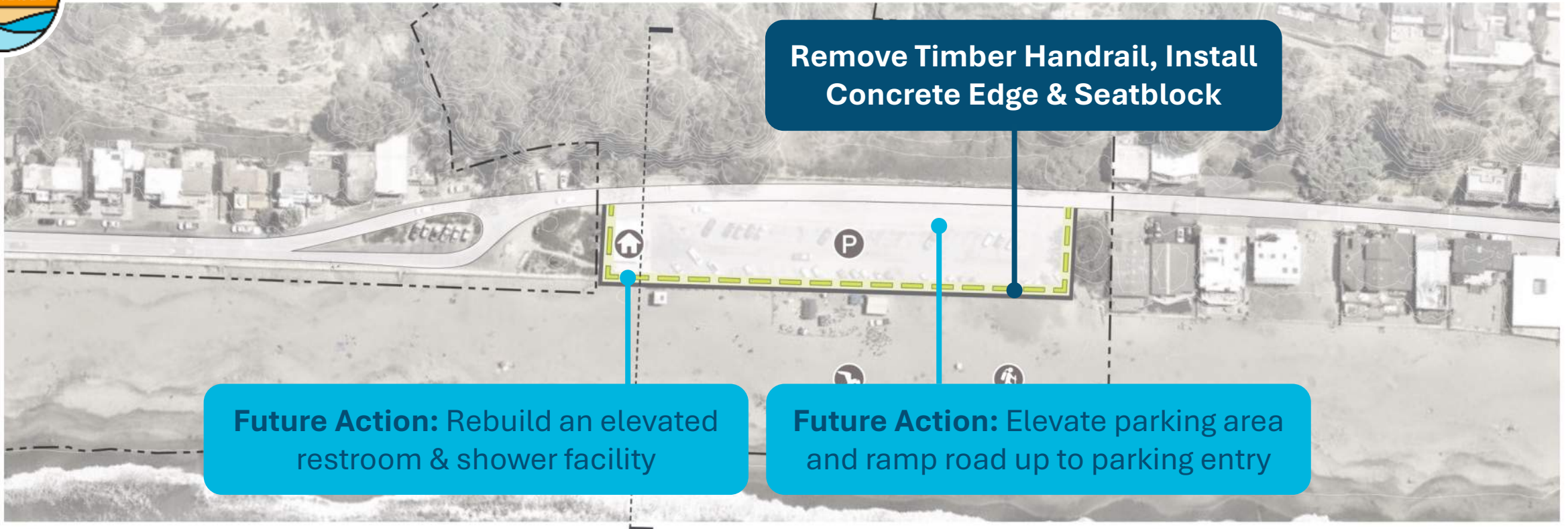
Remove Restroom & Short Seawall

Ongoing Living Shoreline
Planting Project

EXISTING RESTROOM TO BE REMOVED
WHEN NO LONGER FEASIBLE TO
MAINTAIN. PROPOSED VEGETATED
DUNE TO BE EXTENDED



0' 20' 40' 80'



Remove Timber Handrail, Install Concrete Edge & Seatblock

Future Action: Rebuild an elevated restroom & shower facility

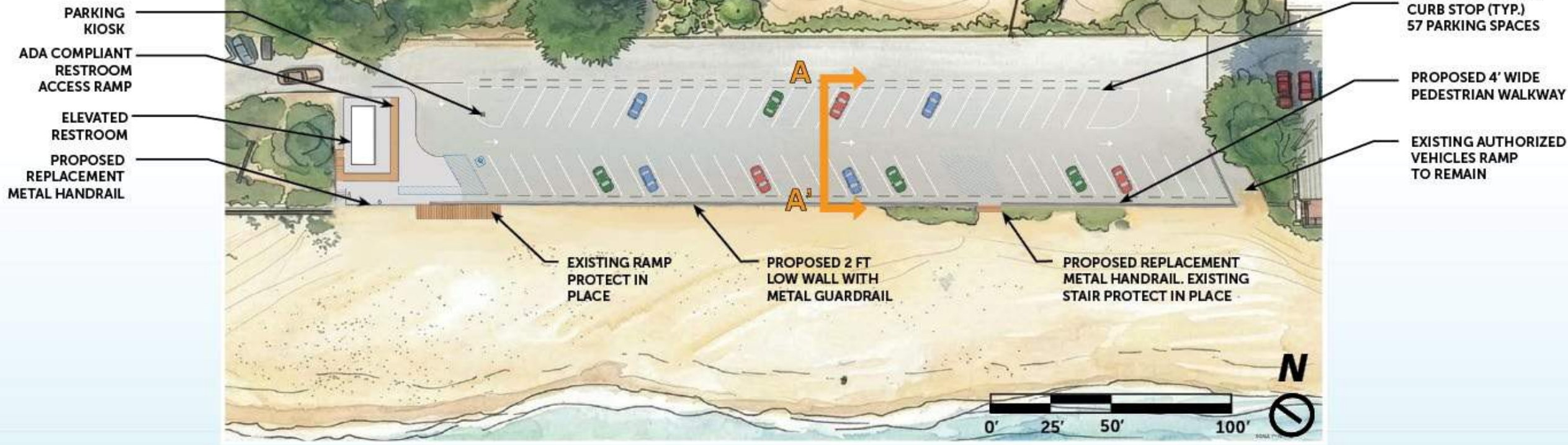
Future Action: Elevate parking area and ramp road up to parking entry

Platforms at Rio Del Mar

**FORTIFY & PROTECT
ADAPTATION THEME**

Recommended preferred actions will:

- Maintain existing facilities and levels of access in the near-term



SECTION A-A'



Platforms at Rio Del Mar
 FORTIFY & PROTECT
 ADAPTATION THEME



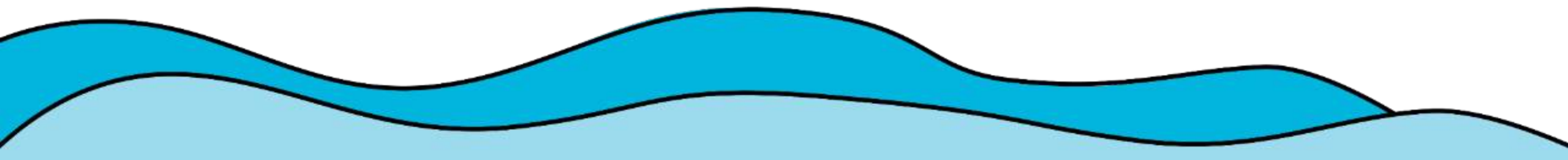
Camping Feasibility Study



Camping Feasibility Study

Goals

1. Identify new high quality camping opportunities to replace opportunities lost at Seacliff
 - Restore camping opportunities
 - Shoreline access
 - Include amenities that provide education and social connection
 - Accommodate a variety of camping styles
 - Reflect feedback from the public

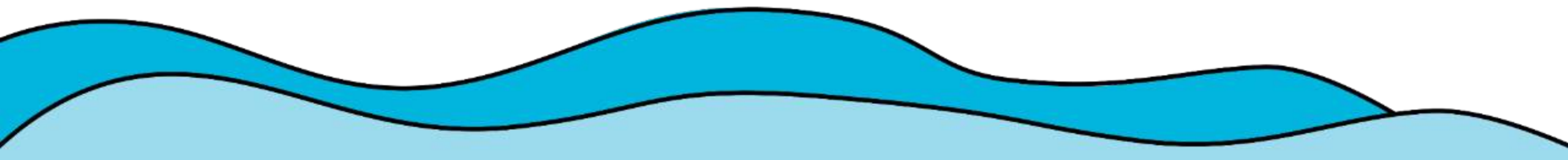




Camping Feasibility Study

Goals

2. Support ecological processes and minimize impacts to natural and cultural resources while reducing exposure to coastal processes
 - Reduce exposure to coastal hazards, resilient to sea level rise
 - Minimize or mitigate impacts to ecological processes and natural and cultural resources





Camping Feasibility Study

Goals

3. Economically and operationally sustainable

- Revenue generation to match revenue of former RV camping area
- Minimize project development timeline
- Minimize need for additional park and infrastructure improvements
- Minimize maintenance and operations requirements



Camping Feasibility Study

Process

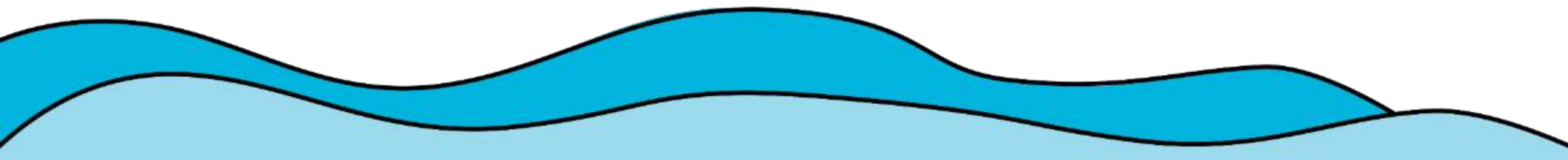
- **Initial identification of potential locations** within New Brighton, Seacliff, and Sunset State Beaches
- **Analysis of sites** within these park units to identify opportunities and constraints
 - Topography
 - Utilities and easements
 - Existing built features
 - Natural resources
 - Cultural resources
 - Waterways and stormwater conduits
 - Beach access
 - Camping experience



Camping Feasibility Study

Process

- **Development of concepts** exploring what camping could look like at each site
- **Public feedback** on concepts
- **Revision** of concepts informed by public feedback
- **Evaluation of revised concepts** to determine the extent to which each achieves the goals





Camping Feasibility Study

What does the evaluation of feasibility include?

Goal 1 Evaluation

To what extent does the concept provide high-quality camping opportunities?

Criteria include:

- Number of people accommodated
- Inclusion of coastal access routes within a walkable distance
- Scenic factors of the camping experience
- ADA compliance
- Amenities
- Variety of camping types
- Degree of community support



Camping Feasibility Study

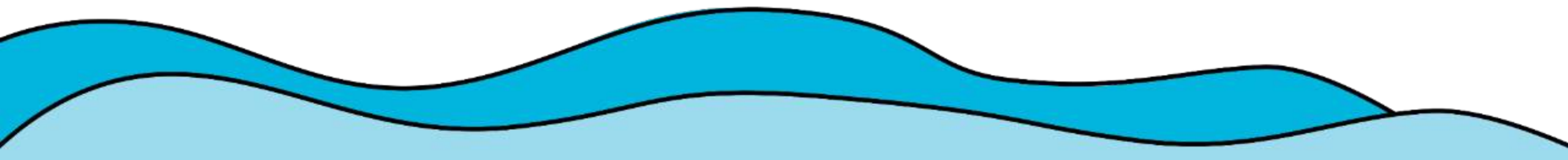
What does the evaluation of feasibility include?

Goal 2 Evaluation

To what extent does the concept support ecological processes and minimize impacts to natural and cultural resources?

Criteria include:

- Degree of exposure to coastal hazards
- Degree of exposure to sea level rise
- Impacts on ecological processes
- Impacts on natural resources
- Impacts on cultural resources





Camping Feasibility Study

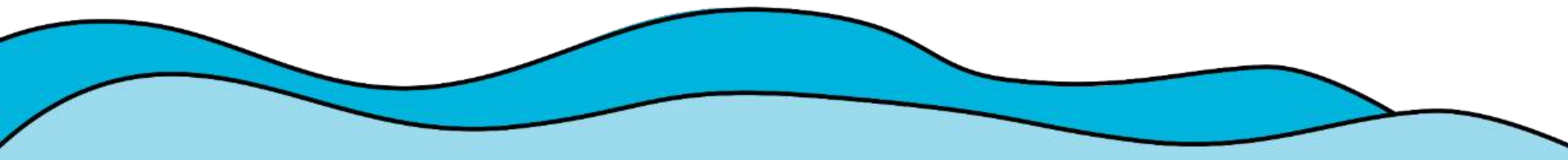
What does the evaluation of feasibility include?

Goal 3 Evaluation

To what extent is the concept economically and operationally sustainable?

Criteria include:

- Projected annual revenue generation
- Anticipated timeline for development
- Capital costs
- Operations and maintenance costs





Camping Feasibility Study

Locations





Camping Feasibility Study: New Brighton Existing Campground

*Existing
campground with
scenic views,
beach access, and
visitor amenities*



Site Analysis Summary

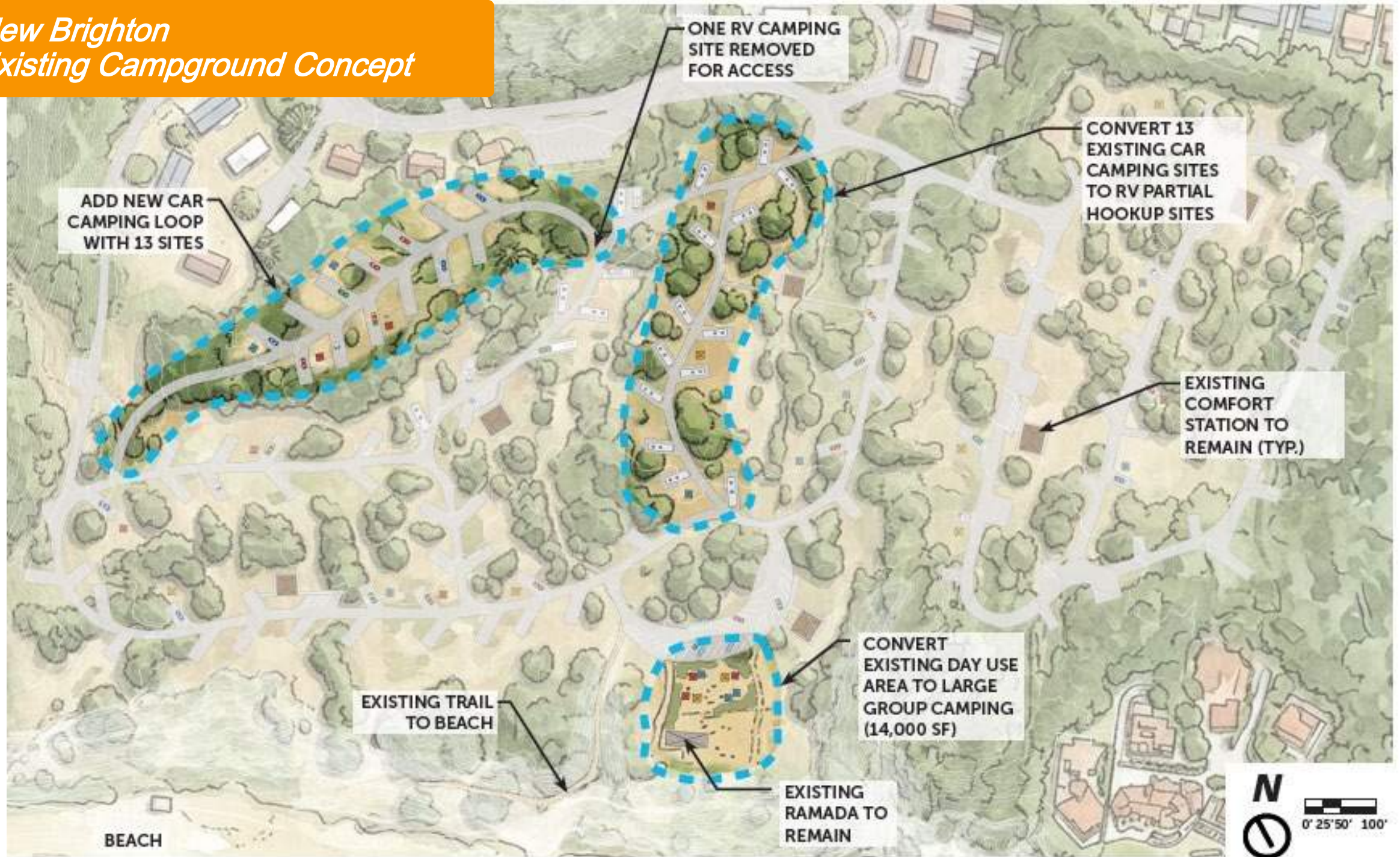
Opportunities

- $\frac{3}{4}$ acre of level, forested land could fit 10-12 new car campsites and an access road
- $\frac{1}{2}$ acre area near the existing ramada could be converted to a group campsite
- Increase number of RV hookups within assumed electrical capacity

Constraints

- Existing built features and topography limit space to add more campsites
- Beach erosion and shoreline retreat impact the clifftop area of the campground
- Poor drainage conditions on the east side of the campground impact campsites

New Brighton Existing Campground Concept





Camping Feasibility Study: Porter - Sesnon Area

66 acres of undeveloped land within New Brighton SB acquired for public open space and recreation



Site Analysis Summary

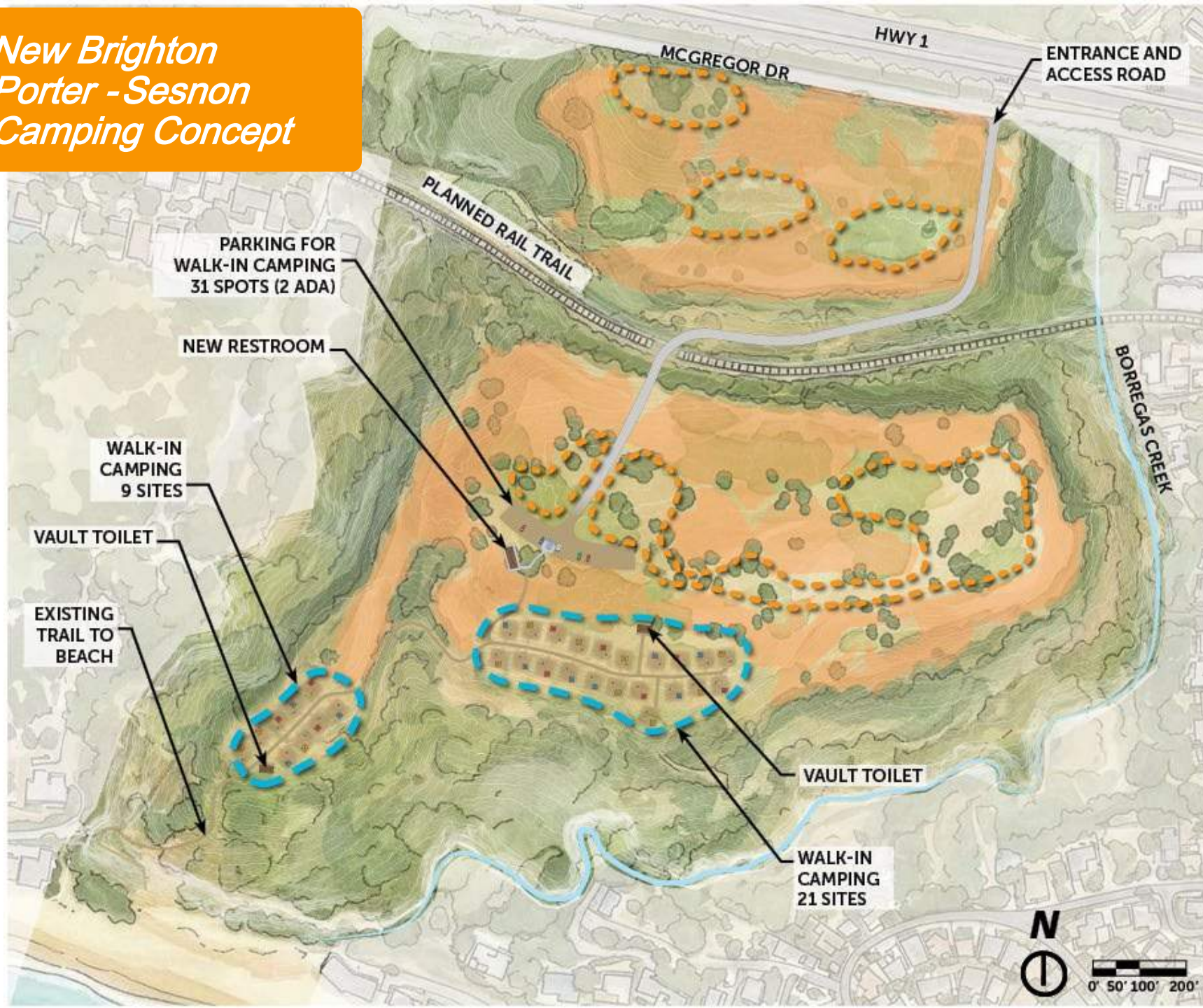
Opportunities

- Low-impact development of hike-in campsites with access road, small parking lot and restroom
- Support ecosystem restoration
- Planned Rail Trail recreation access

Constraints

- Vehicular access from McGregor Dr. will need to cross planned Rail Trail
- Rare botanical associations identified on site limit space available for campsites and related improvements
- No existing utilities on site

New Brighton Porter - Sesnon Camping Concept



SITE PLAN LEGEND:

- PROPOSED CAMPING AREA
- POTENTIAL OPPORTUNITY FOR COASTAL PRAIRIE RESTORATION OR MITIGATION
- SENSITIVE NATURAL RESOURCES AREA





Several acres of open space adjacent to the Seacliff SB upper bluff day use parking lot



Site Analysis Summary

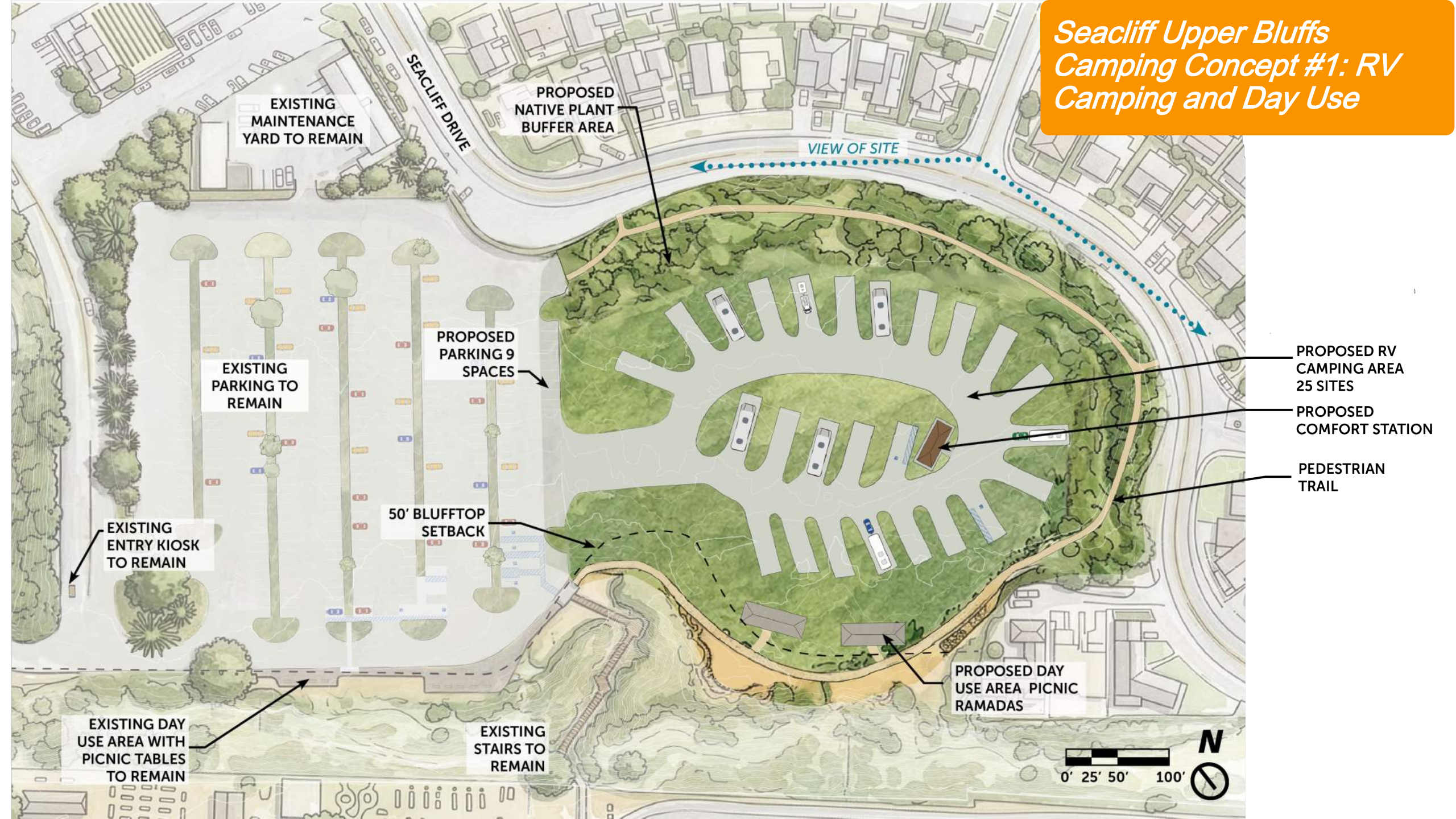
Opportunities

- Several acres of level open space large enough for a variety of camping experiences to support coastal camping and public beach access
- Expanded day use amenities including picnics areas and pathways
- Native coastal scrub landscaping and public access trail along Seacliff Drive

Constraints

- Anticipated loss of day use parking in lower park may increase demand for day use parking in the upper park
- Proximity to residential neighborhood may affect both visitor and resident experiences
- Expanded utilities to support a comfort station would be needed

*Seacliff Upper Bluffs
Camping Concept #1: RV
Camping and Day Use*

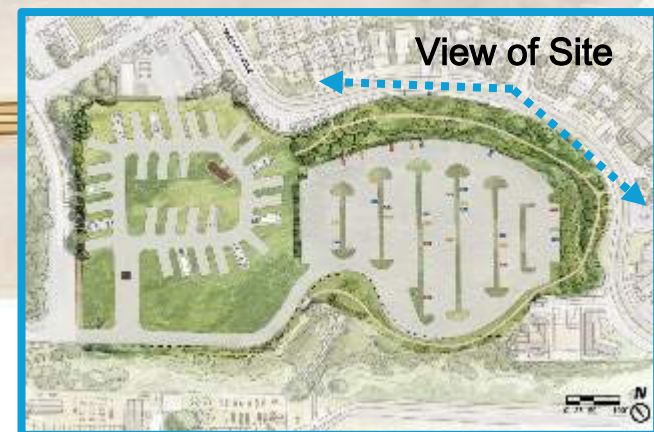




View of site across Seacliff Drive: Camping Concept #1

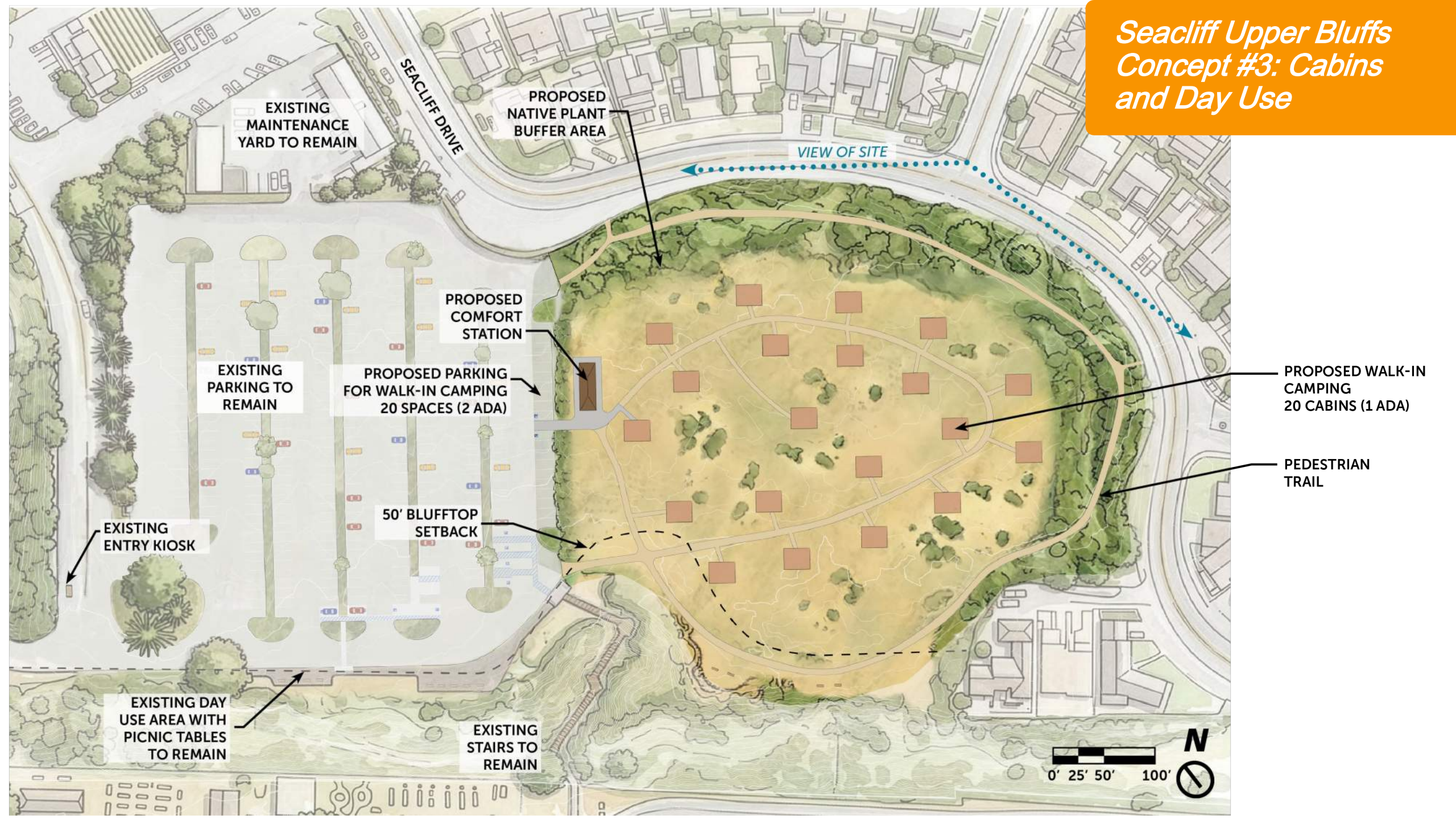
*Seacliff Upper Bluffs
Concept #2: RV
Camping and Parking*



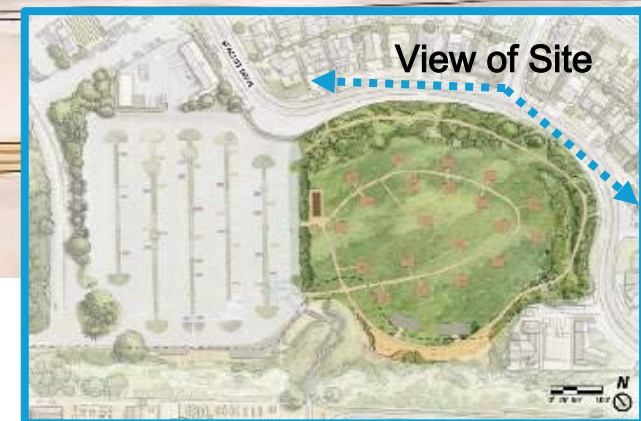


View of site across Seacliff Drive: Camping Concept #2

Seacliff Upper Bluffs Concept #3: Cabins and Day Use



*Seacliff Upper Bluffs
Concept #3: Cabins
and Day Use*



View of site across Seacliff Drive

*Sunset State Beach
Camping Study Areas*

*Sunset
State Beach*

Study Area #1

Study Area #2

Pacific Ocean

Study Area #3





Camping Feasibility Study: Sunset State Beach

Existing campgrounds approximately 10 miles south of Seacliff along scenic coastal dunes



Site Analysis Summary

Opportunities

- Several study areas present in the park each have approximately 1 acre of space available for expanded camping experiences
- Study Area #1 is close to the park entrance, easy to access and is near existing park amenities
- Study Area #3 also has space for a potential group camp site

Constraints

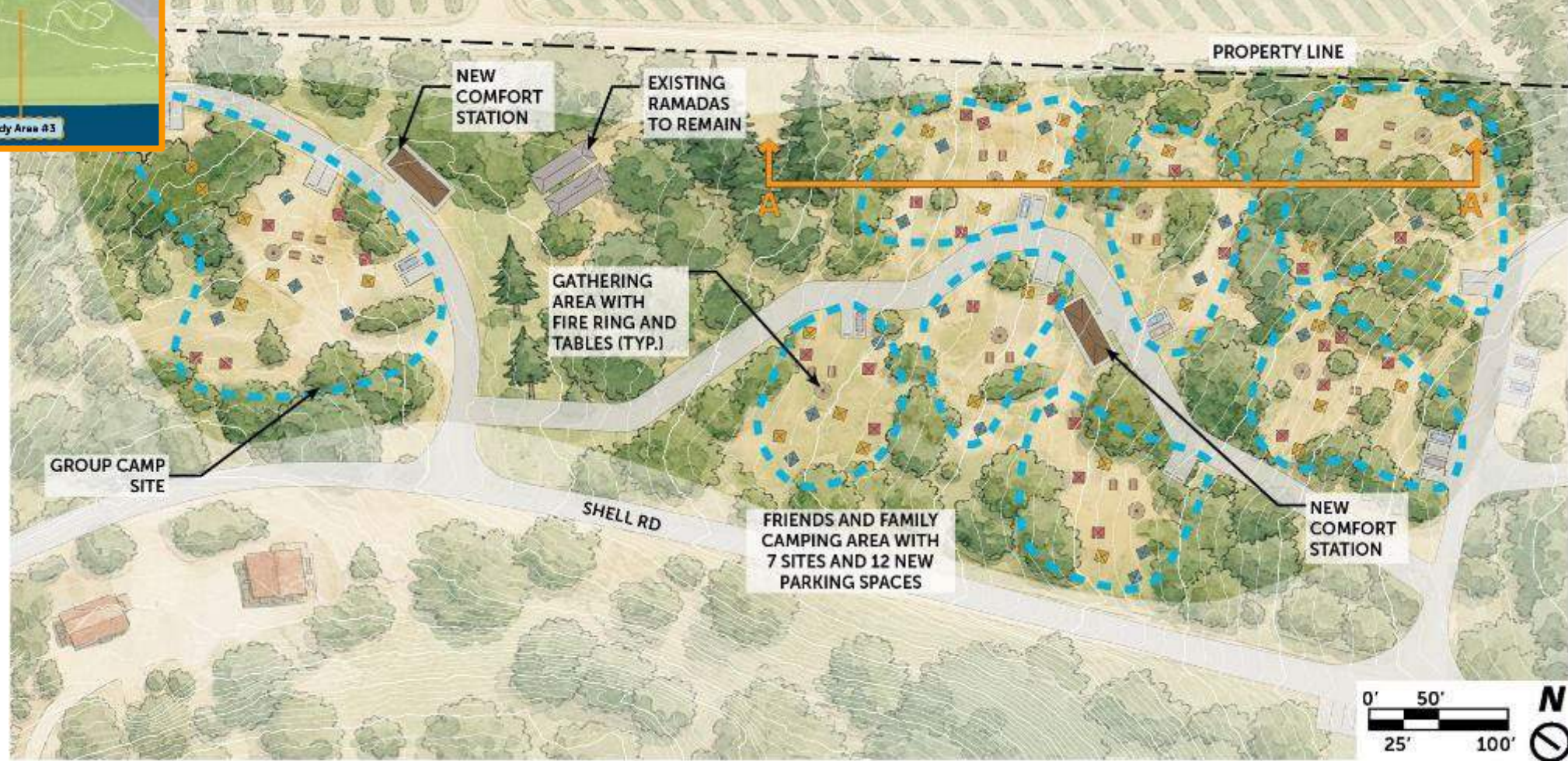
- Low-lying drainage areas on the south side of Study Area #1 along with historic barn structures limit space for campsites
- Study Areas #2 and #3 are both in areas with steeper topography, requiring more grading
- Study Areas #2 contains federally listed species and will not be considered further.

Sunset SB Study Area #1





Sunset SB Study Area #3



SECTION A-A' (NTS)



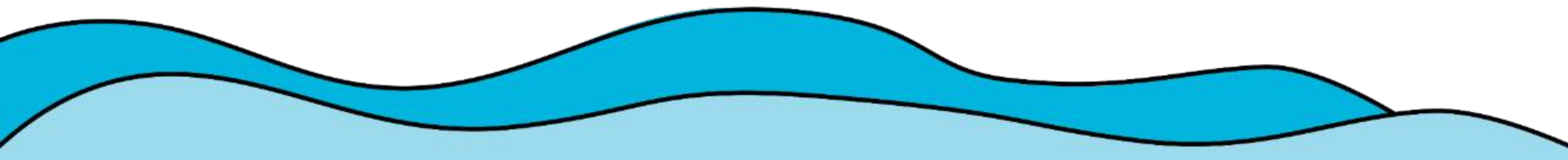


Next Steps



Phase 3 Next Steps

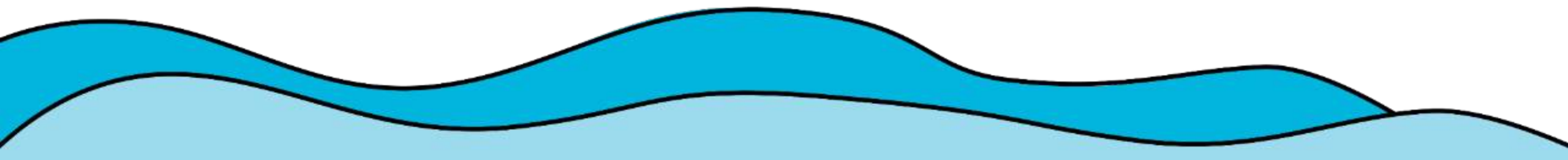
- Community input from this open house and the online survey will inform both the Camping Feasibility Study and the Coastal Facilities Management Plan
- Input about camping will inform revisions to camping concepts; revised concepts will then be evaluated for feasibility
- The most feasible camping concept(s) will be included in the Coastal Facilities Management Plan





Phase 3 Next Steps

- The Draft Coastal Facilities Management Plan will be shared with the public in the next round of public participation
- Anticipated for Winter/Spring 2027





Seacliff and New Brighton State Beaches Recovery Process



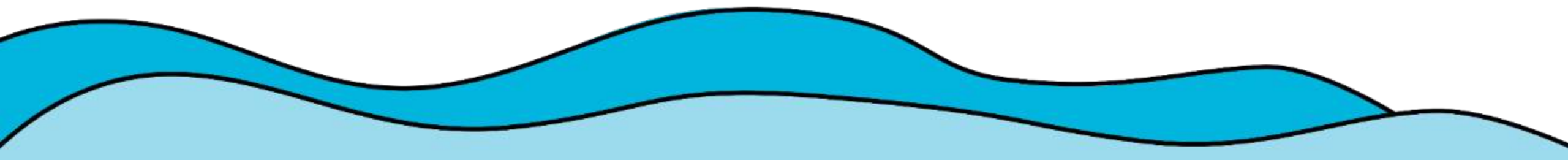


Interactive Stations



Interactive Stations

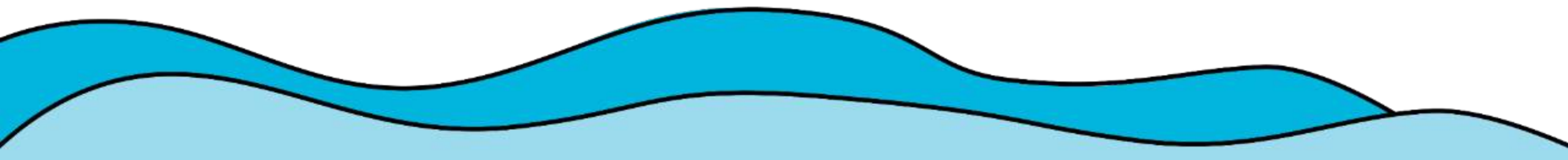
- The interactive stations set up around the room are organized by park unit
- At each station, you can:
 - Review the concepts in more detail
 - Ask staff questions on these concepts
 - Complete the activity at each station to provide your input
 - Complete a comment card to share any additional input





Interactive Stations

- New Brighton
- Porter-Sesnon
- Seacliff
- Rio Del Mar
- Sunset
- Coastal Camping Experience





SeacliffResilience.org

Seacliff.Resilience@parks.ca.gov



Online Survey

August 25, 2026

through

September 25, 2026