STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Fiscal Year	Business Unit	Department	Priority No.
2026-27	3790	Parks and Recreation	

Budget Request Name	Capital Outlay Program ID	Capital Outlay Project ID
3790-033-COBCP-2026-GB	2860	0002696

Project Title
Pfeiffer Big Sur SP: Low-Cost Alternative Coastal Lodging

Project Status and Type
Status: ☐ New ☒ Continuing Type: ☒Major ☐ Minor

Project Category *(Select one)*

☐CRI *(Critical Infrastructure)*	☐WSD *(Workload Space Deficiencies)*	☐ECP *(Enrollment Caseload Population)*	☐SM *(Seismic)*
☐FLS *(Fire Life Safety)*	☐FM *(Facility Modernization)*	☒PAR *(Public Access Recreation)*	☐RC *(Resource Conservation)*

Total Request (in thousands)	Phase(s) to be Funded	Total Project Cost (in thousands)
$ 1,000	Construction	$ 7,466

Budget Request Summary

The California Department of Parks and Recreation (Department) requests $1,000,000 in fiscal year (FY) 2026-27 from the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 (Proposition 68) for the construction phase of the Pfeiffer Big Sur State Park (SP): Low-Cost Alternative Coastal Lodging project in Monterey County.

This continuing project includes construction of up to 15 new, lower-cost alternative lodging cabins along the coast to enhance visitor experience and increase visitors by non-traditional users within Pfeiffer Big Sur SP. A portion of funds for this project will come from the California Coastal Commission (Commission) as a donation in-lieu of mitigation fees totaling up to $3,462,000 over the next several years. The Department will use Proposition 68 for additional project costs.

Requires Legislation	Code Section(s) to be Added/Amended/Repealed	CCCI
☐ Yes ☒ No	N/A	

Requires Provisional Language	Budget Package Status
☐ Yes ☒ No	☐ Needed ☒ Not Needed ☐ Existing

Impact on Support Budget

One-Time Costs	☐ Yes	☒ No	Swing Space Needed	☐ Yes	☒ No
Future Savings	☐ Yes	☒ No	Generate Surplus Property	☐ Yes	☒ No
Future Costs	☐ Yes	☒ No			

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By	Date	Reviewed By	Date
Sherri Stock	7/31/2025	Matthew Livera	8/7/2025
Department Director	**Date**	**Agency Secretary**	**Date**

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
Michael McGinness	**1/9/2026**

A. COBCP Abstract:

Pfeiffer Big Sur SP: Low-Cost Alternative Coastal Lodging – $1,000,000 for construction. The project includes construction of lower-cost camping cabins and a combination shower and restroom building along the coast of Pfeiffer Big Sur SP. Total project costs are estimated at $7,466,000, including preliminary plans ($190,000), working drawings ($504,000), and construction ($6,772,000). The construction amount includes $6,010,000 for the construction contract, $301,000 for contingency, $308,000 for architectural and engineering services, $84,000 for agency retained items, and $69,000 for other project costs. The current project schedule for preliminary plans began in July 2018 and was completed in September 2022. The working drawings began in January 2023 and will be completed in October 2025. Construction is scheduled to begin in December 2025 with completion in March 2027.

B. Purpose of the Project:

Pfeiffer Big Sur SP is a popular park located on the western slope of the Santa Lucia Mountains, where its peaks tower above the Big Sur River Gorge. The Department and the Commission entered a Memorandum of Understanding to establish a working relationship to create low cost, alternative lodging on the coast. This proposal is to be funded by the Commission's "In-Lieu Fees", defined as "mitigation fees secured by the Commission, or local governments, through the coastal permit approval process, from applicants who wish to develop projects within California's coastal zone." The Commission is providing funding via these in-lieu fees for the planning, development, construction, operation, and maintenance of new, lower-cost, overnight accommodations within the coastal area of Monterey County. This project will develop up to 15 lower-cost camping cabins and a combination shower and restroom building (combo building) at Pfeiffer Big Sur SP.

The appropriation will be funded from Public Resources Code 80075.

C. Relationship to the Strategic Plan:

The mission of the Department is to provide for the health, inspiration, and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation.

This project furthers the California State Parks Strategic Action Plan 2013-14 of the Department mission by contributing to the following goals:

- *Protect and preserve resources and facilities in the existing State Park System*
- *Maintain the cleanest park facilities and restrooms in the country*
- *Connect people to California's State Park System*

D. Alternatives:

The following alternative solutions were considered to address the identified deficiencies:

Alternative 1: Develop up to 15 lower-cost camping cabins and a combo building (this project). This alternative will be funded by the Commission's in-lieu mitigation fees. It will allow the Department to create up to 15 new lower-cost camping cabins and a combo building along the coast to enhance visitor experience and increase visitation by non-traditional users within Pfeiffer Big Sur SP.

Alternative 2: No project. This alternative will not address the need to provide low-cost alternative lodging with available in-lieu mitigation fees.

E. Recommended Solution:

1. Which alternative and why?

   The recommended solution is Alternative 1: Develop up to 15 lower-cost camping cabins and a combo building. This alternative will allow the Department to create up to 15 new lower-cost camping cabins and a combo building along the coast to enhance visitor experience and increase visitors by non-traditional users within Pfeiffer Big Sur SP.

2. Detailed scope description.

   This project includes construction of up to 15 lower-cost camping cabins and a combo building at Pfeiffer Big Sur SP.

3. Basis for cost information.

   The Department estimated public works contract costs are based on the detailed project scope description and schematic design. The estimate is based on RSMeans cost data and data from recent publicly bid projects of a similar scope. Costs are then adjusted for the general conditions of the contract, the contractor's overhead, profit, and bonds/insurance. The estimate is then adjusted to the midpoint of the anticipated construction period at a rate of 0.42 percent per month to adjust for the effects of inflation.

   Agency retained costs are based on the staff effort and associated operating expenses as well as anticipated consultant contracts needed to accomplish the identified tasks. Agency retained costs are based on approved salary rates as of January 2025.

   Revisions through design refinement during the working drawing phase will require a higher level of effort throughout the site during construction. There have also been substantial material and labor cost increases industrywide since the previous estimated costs.

4. Factors/benefits for recommended solution other than the least expensive alternative.

   The least expensive alternative would be to do no project. However, the least expensive alternative would not take advantage of donated funds to create new, lower-cost overnight accommodations in the area.

5. Complete description of impact on support budget.

   The Department does not anticipate this project will impact the support budget.

6. Identify and explain any project risks.

   This project has no known or identifiable risks.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

   Coordination will be required with the Commission.

F. Consistency with Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

Yes. The project occurs in an existing state park and will install new infrastructure to accommodate the lower-cost camping cabins and combo building.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

Yes. The project will provide lower-cost camping accommodations in a less sensitive area of the park, which furthers the Department to better meet its mission to project its most valued natural and cultural resources, as well as the mission of the Coastal Commission to protect and enhance the coast of California.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, supports efficient use of land and is appropriately planned for growth? Explain.

Yes. This project is within a State Park and is not planned for development outside of meeting the Park's mission. Siting of the new lower-cost camping cabins and a combo building will consider future growth at the park and incorporate concepts of the developing Master Plan.