FINAL INITIAL STUDY (IS)
AND
MITIGATED NEGATIVE DECLARATION (MND)

Los Trancos Facilities Improvements Project
Crystal Cove State Park
SCH# 2012101077

March 2013

State of California

DEPARTMENT OF PARKS AND RECREATION

FINAL MITIGATED NEGATIVE DECLARATION

PROJECT: Los Trancos Facilities Improvements

LEAD AGENCY: California Department of Parks and Recreation (CDPR)

AVAILABILITY OF DOCUMENTS: The Initial Study prepared in order to make the determination of a Mitigated Negative Declaration for this project was made available for a 30-day review period at CDPR offices including the Crystal Cove State Park Office, Orange Coast District Office and Southern Service Center. It was provided for public review at the Corona Del Mar Branch Library. State agencies provided the document for review included the Resources Agency, Coastal Commission, Department of Fish and Game, Office of Historic Preservation, Department of Water Resources, Highway Patrol, Caltrans, District 12, Air Resources Board, Regional Water Quality Control Board and Native American Heritage Commission. Property owners adjacent to the project area were also provided the document for review.

A comment letter was received from Caltrans District 12 indicating that in the event that any activity occurs within Caltrans right-of-way, an encroachment permit will be required.

PROJECT DESCRIPTION:

Primary project elements include:

- Expansion of interpretive/educational facilities through construction of a modular building
- Construction of a new operations facility
- Construction of storage structures to provide storage for concessionaires within the park
- ADA accessible paths throughout the Los Trancos area as well as to other areas of the park
- Reconfiguration of parking facilities to accommodate more vehicles.
- Utility upgrades to meet the needs of expanded facilities
- Landscaping to minimize visual impact of buildings and parking facilities

Please refer to Chapter 2 of this document for further project detail

SUMMARY OF FINDINGS:

Based on the Initial Study and supporting environmental analysis provided in this document, the proposed project would result in less-than-significant impacts to the following resources or issues: aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services and recreation.

Further clarification of the biological resources affected by the project were made via a memorandum prepared by the Orange Coast District Senior Environmental Scientist indicating that the project would have no impact to rare habitat types or listed or sensitive species. This memorandum and attachments are included as Appendix G.

Approximately 0.12 acres of a mix of coastal sage scrub and native grassland habitat would be removed in order to provide the needed site for the proposed modular buildings. Mitigation within Crystal Cove State Park has historically taken place and is currently continuing to sufficiently mitigate impact from the loss of habitat. This along with the avoidance and minimization measures required by the Initial Study found within Chapter 5 will ensure less-than-significant impacts occur to the park's resources and indirectly to surrounding resources.

The proposed project would result in no impact to the following resources or issues: agricultural resources, mineral resources, population and housing and transportation/traffic and utilities and service systems.

This Final Mitigated Negative Declaration along with the Draft Initial Study (SCH# 2012101077) shall constitute the required documentation for approval of the proposed project.

Pursuant to Section 21082.1 of the California Environmental Quality Act, CDPR has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of CDPR.

3-25-13

Brian Ketterer
Orange Coast District Superintendent

Date

March 25, 2013

Luke Serna, Park & Recreation Specialist
Southern Service Center Environmental Coordinator

Date

MITIGATED NEGATIVE DECLARATION

PROJECT: **LOS TRANCOS FACILITIES IMPROVEMENTS**

LEAD AGENCY: California Department of Parks and Recreation (CDPR)

AVAILABILITY OF DOCUMENTS: The Initial Study for this Mitigated Negative Declaration is available for review at:

Orange Coast District Office
3030 Avenida del Presidente
San Clemente, CA 92672-4433

Corona Del Mar Branch Library
420 Marigold Ave
Corona Del Mar, CA 92625

Crystal Cove State Park Office
6902 East Coast Highway
Newport Coast, CA 92657

Southern Service Center
2797 Truxtun Road
San Diego, CA 92106

California Department of Parks and Recreation Website
http://www.parks.ca.gov/?page_id=983

PROJECT DESCRIPTION:

Primary project elements are provided below. Please refer to Chapter 2 of this document for further project detail:

- Expansion of interpretive/educational facilities through construction of a modular building
- Construction of a new operations facility
- Construction of storage structures to provide storage for concessionaires within the park
- ADA accessible paths throughout the Los Trancos area as well as to other areas of the park
- Reconfiguration of parking facilities to accommodate more vehicles.
- Utility upgrades to meet the needs of expanded facilities
- Landscaping to minimize visual impact of buildings and parking facilities

The Initial Study is attached. Questions or comments regarding this Initial Study/Mitigated Negative Declaration may be addressed to:

Luke Serna, Park & Recreation Specialist
California Department of Parks & Recreation
Southern Service Center
NTC at Liberty Station, Barracks 26
2797 Truxtun Road
San Diego, CA 92106
Fax: (619) 221-7082
enviro@parks.ca.gov

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (CDPR) has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of CDPR. CDPR, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented.

original signed 10/18/12 _____

Brian Ketterer — Date

Orange Coast District Superintendent

original signed 10/25/12 _____

Luke Serna, Park & Recreation Specialist — Date

Southern Service Center Environmental Coordinator

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CHAPTER 1
1. INTRODUCTION

1.1. Introduction and Regulatory Guidance

This Initial Study (IS) / Mitigated Negative Declaration (MND) has been prepared by the California Department of Parks and Recreation (CDPR) to evaluate the potential environmental effects of the proposed Los Trancos Facilities Improvement Project or (the project) at Crystal Cove State Park or (the park), Orange County, California. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 *et seq*., and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 *et seq*.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by or agreed to by the applicant mitigate the potentially significant effects to a less-than-significant level, a Mitigated Negative Declaration may be prepared instead of an EIR [CEQA Guidelines §15070(b)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/MND conforms to the content requirements under CEQA Guidelines §15071.

1.2 Lead Agency

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is CDPR. The contact person for the lead agency is:

Todd Lewis, Superintendent, Orange Coast Central Sector
California Department of Parks & Recreation
8471 N Coast Highway
Laguna Beach, CA 92651
Office: (949) 497-1582
Fax: (949) 497-1255
tlewis@parks.ca.gov

All inquiries regarding environmental compliance for this project, including comments on this environmental document should be addressed to:

Luke Serna, Park & Recreation Specialist
California Department of Parks & Recreation
Southern Service Center
NTC at Liberty Station, Barracks 26
2797 Truxtun Road
San Diego, CA 92106
Fax: (619) 221-7082
enviro@parks.ca.gov

1.3 Project Purpose and Document Organization

This document evaluates the potential environmental effects of the proposed project at Crystal Cove State Park. Avoidance, minimization, and/or mitigation measures shall be incorporated into the project to eliminate any potentially significant impacts or reduce them to a less-than-significant level.

This document is organized as follows:

- Chapter 1 - Introduction.

  The IS/MND begins with an introduction describing the project's purpose and organization.
- Chapter 2 - Project Description.

  This will describe the reasons for developing the project, the scope of the project, and the project's objectives.
- Chapter 3 - Environmental Setting, Impacts, and Mitigation Measures.

  This chapter identifies the significance of potential environmental impacts, explains the environmental setting for each environmental resource or impact, and evaluates each through the CEQA Environmental (Initial Study) Checklist. Avoidance, minimization and/or mitigation measures are incorporated, where appropriate, to reduce all potentially significant impacts to a less-than-significant level.
- Chapter 4 - Mandatory Findings of Significance

  The overall significance of any potential impacts to natural and cultural resources, cumulative impacts and impacts to humans shall be identified and summarized within this chapter as required by the Initial Study guidelines.
- Chapter 5 - Summary of avoidance, minimization and/or mitigation measures.

  This chapter includes the mitigation measures incorporated into the project as a result of the Initial Study.
- Chapter 6 - References.

  This chapter identifies the references and sources used in the preparation of this IS/MND.
- Chapter 7 - Report Preparation

  This chapter provides a list of those involved in the preparation of this document.

Appendices – Any reports and or technical documentation in support of preparation of the IS/MND.

1.4 Summary of Findings

Chapter 3 of this document contains the Initial Study Checklist that identifies potential environmental impacts by environmental issue which may result from implementation of the proposed project. Avoidance, minimization and/or mitigation measures have been included that result in impacts that are less-than-significant or result in no impact.

Based on the Initial Study and supporting environmental analysis provided in this document, the proposed project would result in less-than-significant impacts to the following resources or issues: aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services and recreation.

The proposed project would result in no impact to the following resources or issues: agricultural resources, mineral resources, population and housing and transportation/traffic and utilities and service systems.

In accordance with §15064(f) of the CEQA Guidelines, an MND shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, the proposed project would have a significant effect on the environment. It is proposed that this Mitigated Negative Declaration be adopted in accordance with CEQA Guidelines.

CHAPTER 2
2. PROJECT DESCRIPTION

2.1. Introduction

This IS/MND has been prepared by CDPR to evaluate the potential environmental effects of the Project at Crystal Cove State Park. The proposed Project would construct facilities to foster focused educational opportunities about the diverse natural and cultural resources of Crystal Cove State Park to visitors as well as improve access to coastal resources.

2.2. Project Location

CRYSTAL COVE STATE PARK

Crystal Cove State Park is located along the coast of the County of Orange. The Los Trancos area is located on the inland side and immediately adjacent to Pacific Coast Highway.

2.3. Background and Need for the Project

The proposed facilities are needed to continue and expand the public's knowledge of the diversity of resources that exist within Crystal Cove State Park. Needs at the park include:

1. Further space for educational programs at the Los Trancos area due to the existing facility's primary purpose being a park staff office with little to no space to support the interpretation of Crystal Cove State Park.
2. A need exists to retrofit existing facilities within the Los Trancos area to meet current accessibility standards.
3. There is insufficient space for storage of materials to support the functioning of the Crystal Cove Historic District. Storage space is needed that does not encroach on existing parking.
4. Maintaining a consistent revenue generation stream is needed to allow parks to be further self-sufficient. The current usage of parking spaces for storage and park offices removes the ability for those parking spaces to generate revenue.
5. Parking spaces that existed prior to being converted to other uses are needed, especially during busy visitation periods.
6. Park office space shall continue to be a vital need at the Los Trancos area to support efficient operation of the park.

The Los Trancos Area of Crystal Cove State Park serves as the park and ride location for visitors to the Crystal Cove Historic District as well as parking for visitors to the remainder of Crystal Cove State Park.

As accessibility standards have become more stringent, though, a need has risen to continue to adapt these facilities.

Specifically, a need exists to provide an accessible pathway directly from ADA parking spaces within the Los Trancos Parking lot across Pacific Coast Highway to the Crystal Cove Historic District. Also, a compliant pathway is needed from the parking lot to the nearby restroom.

The parking lot has additionally become storage area for concessionaires that provide services within Crystal Cove State Park. The use of this limited, valuable space has encroached upon parking for visitors to Crystal Cove State Park. The need for a formal designated storage area has become necessary. Parking is at or above capacity during high visitation seasons.

As indicated within the Crystal Cove Historic District Preservation and Public Use Plan, there exists an opportunity to provide interpretive programming for visitors that could begin at the Los Trancos area since many visitors to Crystal Cove State Park begin their visit at this area.

2.4. Project Objectives

1. Add and improve interpretive and visitor-use facilities.
2. Avoid, minimize and mitigate impacts to sensitive coastal resources that surround the Los Trancos area while improving facilities within Crystal Cove State Park.
3. Improve visitor's accessibility throughout the Los Trancos area and to adjoining areas of Crystal Cove State Park.
4. Upgrade and maintain existing Park utilities to ensure their long term service to visitors and park staff.

2.5. Project Description

2.5.1 Los Trancos Operations Building

The existing modular building would be removed and replaced by a new modular building of approximately 24ft x 60ft and a height of 15ft to be used for similar purposes. The buildings would be manufactured using a sustainable construction and delivery method in which a majority of the structure would be completed off-site in a controlled environment and then transported and assembled on-site. It would be sited near its existing location as shown in Appendix D. The building includes a reception area for visitors, two offices, an accessible restroom, a conference room and a kitchen. Plumbing, mechanical, and electrical systems would be installed to provide necessary functionality for use as a staff office.

2.5.2 Los Trancos Visitor Center/Education Building

A similar sized second modular building of approximately 24ft x 60ft and a height of 15ft shall be installed to serve as a visitor center and interpretation/education facility. Plumbing, mechanical, and electrical systems would be installed to provide necessary functionality for its proposed uses. The approximate footprint created from this building would be approximately 1,440 square feet.

The building's interior would be configured to accommodate an educational/interpretive space, an office and an ADA accessible restroom. The

exterior treatment would be compatible with Crystal Cove State Park's context and character and coordinate with the adjacent operations building. Access into both of the buildings would meet current accessibility guidelines.

2.5.3 Storage Structures

To the northwest of the modular building siting will be permanent storage structures that will be placed outside of the footprint of the existing parking lot. This will result in some impact to native and restored sage scrub and grassland habitat immediately outside the boundary of the parking lot. See section 3.4 for more detail regarding these impacts. The structures will be set on concrete pads and include connection to utilities. Access to the storage structures shall not cause any reduction in existing parking. Construction area impacted beyond the footprint of the structure foundations shall be minimized to the maximum extent practicable. Area that is impacted due to construction shall be re-vegetated with native plants. Siting of the structures shall be done so as to screen them from view by visitors within the Los Trancos area. Additional planting shall be added to create a buffer between the structures and the parking lot. A wall would be placed between the parking lot and structures to provide additional screening.

2.5.4 Exterior Grading and Siting of Modular Building

The 2 proposed buildings would be set below existing grade in order to minimize their appearance and blend with the existing setting. Setting the buildings below grade would also minimize infrastructure needed for ADA access into them. This recessed siting would require soil excavation and the construction of a retaining wall in front of each building. The two buildings shall be connected with decking around and between one another to provide exterior access. Overall ground disturbance from the siting of both buildings, excavating to add additional utilities and site the storage structures would be approximately 0.5 acres.

2.5.5 Accessibility Improvements:

Changes to the Los Trancos area to improve accessibility would include adding an ADA accessible path from the site of the proposed Visitor Center Modular Building through the parking lot to the northwest corner and intersection with Pacific Coast Highway. This will provide access to the pedestrian crossing of Pacific Coast Highway via the existing signalized intersection and to existing trails on the west side of Pacific Coast Highway.

A pathway shall be constructed providing ADA access from the parking area to the nearby restroom building.

Additional accessibility features may be included to further enhance accessibility of the Los Trancos area.

2.5.6 Parking

The removal of the currently sited park office building and concessionaire storage tent from the Los Trancos parking lot would allow the existing parking spaces

that these facilities occupy to be usable as parking again. Their removal as well as reconfiguration of the parking lot would result in an approximately 5-15% increase in parking spaces. Striping and concrete work within the parking that doesn't currently meet accessibility standards would be modified to meet current standards.

2.5.7 Landscaping, Grading and Site Work

Vegetation removed to provide for the additional facilities is approximately 0.12 acres. See section 3.4 (Biological Resources) for a listing of the species that would be impacted.

Excavation within the project footprint would be approximately 4 feet deep. To set the 2 modular buildings would require approximately 1,280 cubic yards of total excavation. Native shrubs and trees would be planted surrounding the two buildings to visually enhance the area and provide shade within the disturbed footprint. See the site plan, appendix A, for more detail.

2.5.8 Utilities

Utilities within the Los Trancos area would be brought up to current code and additional lines run to provide electrical, phone, data, water and sewer to proposed new facilities. Impacts to landscaping and native vegetation from the installation of utilities shall be minimized wherever possible.

2.6 Project Implementation

The project scope being analyzed within this IS/MND will not necessarily all be implemented immediately upon completion of the CEQA process. The entire scope is being analyzed in order to analyze direct, indirect and cumulative impacts as a result of the planned build out of the Los Trancos area. Improvements will be completed as funding becomes available. Funding sources for the project include the Volunteer Enhancement Program.

Construction at the Los Trancos Area would occur during daylight hours only and shall be scheduled to avoid impacts to visitors whenever feasible. In order to minimize impacts to surrounding natural and cultural resources, project staging and storage shall take place on top of parking lot asphalt to the greatest extent feasible.

Staging and work areas have been delineated around the site of the new facilities. The smallest area necessary to complete the work efficiently has been delineated in order to minimize impact to adjacent native habitat. Storage and staging of work shall take place within previously disturbed areas wherever possible.

Best Management Practices (BMPs) shall be incorporated into construction activities to minimize the release of sediment and or any other pollution into the nearby Los Trancos Creek which flows into the Pacific Ocean. A Storm Water Soil Loss Prevention Plan (SWSLPP) shall be prepared to ensure that the appropriate types and amounts of BMPs are used during construction as well as post-construction until sufficient permanent erosion control is established.

2.7 Visitation to Crystal Cove State Park

Visitation to Crystal Cove State Park is forecasted to increase as Phase III of the Historic District is completed, particularly from increase in overnight cottage use.

Year	Paid Day Use	Free Day Use	Camping	Total
1996	249,616	24,814	0	**274,430**
1997	288,979	24,858	76	**313,913**
1998	278,446	49,943	2	**328,391**
1999	298,513	41,195	62	**339,770**
2000	374,584	29,157	192	**403,933**
2001	426,856	147,435	160	**574,451**
2002	384,214	208,026	281	**592,521**
2003	496,411	174,132	27	**670,570**
2004	472,302	121,500	0	**593,802**
2005	344,448	99,072	0	**443,520**
2006	424,184	113,742	0	**537,926**
2007	556,950	168,883	0	**725,833**
2008	600,665	173,131	0	**773,796**
2009	522,359	313,737	16,929	**853,025**
2010	715,593	300,171	52,162	**1,070,926**
2011	763,440	317,738	77,625	**1,158,803**
Total Attendance	**7,200,560**	**2,307,533**	**147,516**	**9,655,610**
Average Attendance	**450,035**	**144,221**	**9,220**	**603,476**

2.8 Consistency with Local Plans and Policies

Coastal Development Permit (California Coastal Commission)

The project site sits within the City of Newport Beach. However, past projects within Crystal Cove State Park have interfaced directly with the California Coastal Commission. Therefore, to maintain consistency, the facilities proposed at the Los Trancos area shall be approved directly by the California Coastal Commission via their Coastal Development Permit process. The Project shall strive to meet the goals and guidelines of the Coastal Act. Measures provided by the Commission and agreed upon by CDPR shall be implemented. Coordination between the two agencies shall ensure that the goals and objectives of both agencies are met in the implementation of the project.

Crystal Cove Interpretation Master Plan (IMP)

A Draft IMP was prepared 2010. It outlines numerous goals to meet the interpretation and education needs of visitors to the park. These goals include:

1. Providing interpretive programs and education to promote a cohesive visitor experience that will emphasize the diversity of cultural, natural and recreational opportunities that are available within Crystal Cove State Park.
2. Support and encourage concessions and activities conducted by park and non-state park entities that promote the protection of park resources and the understanding of interpretive themes.
3. Create additional facilities to enable the expansion of interpretive and educational programs.
4. Identify strategies for reaching underserved communities and other visitors who are not currently utilizing the park or participating in park programming
5. Identify mechanisms for ensuring the long range sustainability of interpretation and education within the park by securing funding, staffing and community support.
6. Promote the protection and support for Crystal Cove State Park through enhanced opportunities for interpretation, education and staffing.
7. Encourage visitors to become active members and play a role in defining the historic Crystal Cove community.
8. Emphasize the diversity of park resources within their urban and regional context as a valuable repository of Orange County's natural, cultural and recreational legacy.

2.9 Discretionary Approvals

The Project shall be reviewed by the California Coastal Commission and a Coastal Development Permit acquired. Measures provided by the CCC shall be implemented into the Project.

CDPR shall acquire all necessary permits prior to proceeding with construction.

2.10 Related Projects

Crystal Cove Historic District Preservation and Public Use Plan and EIR

The project shall meet the goals set out by the PPUP to serve as a support area to the Historic District by providing operations, parking and interpretation for the park.

CHAPTER 3
3. ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1.	Project Title:	Los Trancos Facilities Improvements
2.	Lead Agency Name & Address:	California Department of Parks and Recreation
3.	Contact Person & Phone Number:	Todd Lewis, State Park Superintendent, (949) 497-1582
4.	Project Location:	Crystal Cove State Park
5.	Project Sponsor Name & Address:	California Department of Parks and Recreation Brian Ketterer, Orange Coast District Superintendent Orange Coast District 3030 Avenida del Presidente San Clemente, CA 92672-4433
6.	General Plan Designation:	Los Trancos
7.	Zoning/Classification:	State Park
8.	Description of Project:	Refer to Chapter 2, Section 5
9.	Approval Required from Other Public Agencies	Coastal Development Permit (California Coastal Commission)

1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that, although the original scope of the proposed project **COULD** have had a significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☒

I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents. ☐

I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required. ☐

Luke Serna
Environmental Coordinator

October 23, 2012
Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.
4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration [CCR, Guidelines for the Implementation of CEQA, § 15063(c)(3)(D)]. References to an earlier analysis should:
   a) Identify the earlier analysis and state where it is available for review.
   b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.
   c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.
7. A source list should be appended to this document. Sources used or individuals contacted should be listed in the source list and cited in the discussion.
8. Explanation(s) of each issue should identify:
   a) the criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question **and**
   b) the mitigation measures, if any, prescribed to reduce the impact below the level of significance.

ENVIRONMENTAL RESOURCES/ISSUES

3.1. Aesthetics.

ENVIRONMENTAL SETTING

The Los Trancos area is located east of Pacific Coast Highway at a size of approximately 14 acres. A landscaped parking lot sits slightly above the level of nearby Pacific Coast Highway. An entrance kiosk provides a shelter for park staff to collect fees from visitors to the park. A modular building sits along the southeastern edge of the parking lot and is used for staff offices. A temporary storage tent is located at the east corner of the parking lot. Down a path from the southeast corner of the parking lot is a restroom facility. Pedestrian access trails originate from the parking lot and terminate at a pedestrian tunnel running underneath PCH and connecting with the existing trail network within the Crystal Cove Historic District on the west side of PCH. Surrounding the parking facility between a width of 15 to 45 width are strips of medium-quality restored Coastal Sage Scrub habitat and landscaped trees. With the exception of the open space and restored habitat to the southeast owned by the Irvine Company the Los Trancos area is surrounded by residential and other urban development.

The parking area sits several feet above PCH and views of the ocean are visible through breaks in shrubby vegetation that provide a buffer between the parking lot and PCH. From the back of the park offices, there are also views towards Los Trancos Creek and its associated riparian habitat. The topography of the Los Trancos area is fairly level. It has taken this form from both the use of the area as farmland as well as from grading that took place to construct the parking lot. The views that would be provided from the proposed modular visitor center would allow for a raised viewshed of the Los Trancos watershed as it drains towards the Pacific Ocean.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

DISCUSSION

a) Scenic vistas towards both the Los Trancos watershed and Pacific Ocean shall become further available by lowering the height of the two modular buildings compared to the height of the current park office modular building. The proposed storage facilities shall be setback within existing trees and landscaping and shall not impede views.

b) No rock outcroppings or historic building shall be affected. The depressed placement of the two modular buildings shall result in impact to one Coast Live Oak.

c) The visual character of Crystal Cove State Park shall not be adversely degraded. Some additional development will be added to an area that has been restored as habitat that existed before farming and other land uses occurred. This habitat shall be made more accessible to visitors by the construction of decking which overlooks the Los Trancos watershed.

d) There shall be no introduction of substantial light or glare which would adversely affect daytime or nighttime views in the area. Minimal new lighting may occur to assist in wayfinding during nighttime hours or to provide additional safety.

AVOIDANCE, MINIMIZATION, MITIGATION MEASURES AESTHETIC RESOURCES (AR)
AR 1: The siting of new or modified facilities shall be grouped as well as set below grade so as to lessen the impact that this development has on views of the nearby Los Trancos canyon.
AR 2: New development shall be designed to blend with the natural setting to minimize its impact on the surrounding natural landscape via treatments on buildings, pathways, retaining and other ancillary structures.
AR 3: The siting of storage structures adjacent to the northeast edge of the parking lot shall minimize intrusion into the landscape buffer that separates the parking lot from the golf course further upslope and inland. An additional buffer will also be planted between the parking lot and storage structures to minimize their appearance by visitors.

3.2. Agriculture Resources.

ENVIRONMENTAL SETTING

No agriculture resources exist within the Los Trancos area of Crystal Cove State Park.

Agriculture

Thought the County of Orange was very active in agricultural production during the early part of the 20th century, heavy urbanization of Orange County has converted most agricultural acreage to more intensive land uses.

Immediately surrounding the Los Trancos area was grazed for approximately 150 years by sheep and cattle. Much of the surrounding area including the Los Trancos area was also used for agricultural production.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

DISCUSSION

a) No farmlands exist within the project footprint.

b) No conflict shall occur due to agricultural zoning or Williamson Act contracts.

c) The project contains no farmland that could be converted to non-agricultural use.

3.3. Air Quality.

ENVIRONMENTAL SETTING

Climate and Effect on Local Air Quality

Crystal Cove State Park is located within the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (District). The topography and climate of Southern California combine to make the Basin an area of high air pollution potential. During the summer months, warm air forms a cap over the cooler marine layer and inhibits pollutants in the marine layer from dispersing upward. Additionally, winds during the summer further limit ventilation. Sunlight also triggers photochemical reactions which produce ozone, a pollutant known to result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, immunological changes and increased risk for asthma.

Emission Sources

Substantial reductions of emissions have occurred within the Basin, however additional significant reduction of volatile organic compounds, oxides of nitrogen, sulfur oxides and particulate matter are needed to attain federal and state air quality standards.

Air Quality Attainment

In 2005, the maximum ozone, PM10 and PM2.5 concentrations continued to exceed federal standards by wide margins. Maximum 1-hour and 8-hour average ozone concentrations (0.182 ppm and 0.145 ppm, both recorded in Central San Bernardino Mountains areas) were 146 and 171 percent of the federal standard, respectively. Maximum 24-hour average and annual average PM10 concentrations (131 µg/m3 recorded in South Coastal Los Angeles County area and 52.0 µg/m3 recorded in the Metropolitan Riverside County area) were 87 and 103 percent of the federal 24-hour and annual average standards, respectively. Maximum 24-hour average and annual average PM2.5 concentrations (132.7 µg/m3 recorded in East San Gabriel Valley area and 21.0 µg/m3 recorded in Metropolitan Riverside County area) were 203 and 139 percent of the federal 24-hour and annual average standards, respectively.

Carbon monoxide concentrations did not exceed the standards in 2005. The highest 8- hour average carbon monoxide concentration recorded (5.9 ppm in the South Central Los Angeles County area) was 62 percent of the federal carbon monoxide standard. The maximum annual average nitrogen dioxide concentration (0.0313 ppm recorded in the Northwest San Bernardino Valley area) was 59 percent of the federal standard. Concentrations of other pollutants remained well below the federal standards.

The areas with the highest exceedances shifted towards the eastern portions of the Basin, including the East San Bernardino Valley and Central San Bernardino Mountains areas, mainly due to reduced reactivity of the pollutant cloud and the longer time required to form ozone. The Santa Clarita Valley area and the eastern portions of the San Bernardino Valleys and Mountains remained as the areas mostly affected by the hourly high ozone concentrations in the Basin for the most recent years.

2005 Maximum Orange County Air Pollution Concentrations			
Pollutant	Measured Level	Percent of Federal Standard	Area
Ozone 1-Hr Avg. ppm	0.125 ppm	100	Saddleback Valley
Ozone 8-Hr Avg. ppm	0.085 ppm	100	Saddleback Valley
PM10 24-Hr Avg.	65 $\mu g/m^3$	43	Central Orange County
PM10 Annual Average	28.2 $\mu g/m^3$	56	Central Orange County
PM2.5 24-Hr Avg.	54.7 $\mu g/m^3$	84	Central Orange County
PM2.5 Annual Average	14.7 $\mu g/m^3$	97	Central Orange County
Carbon Monoxide 8-Hr Avg.	3.3 ppm	35	North Coastal Orange County
Nitrogen Dioxide Annual Avg.	0.0249 ppm	47	North Orange County
Sulfur Dioxide 24-hr Avg.	0.008 ppm	6	North Coastal Orange County
Sulfates 24-hr Avg.	No Data*		
Lead Quarterly Avg.	No Data*		

* Historical measurements indicate concentrations are well below standards

Project effects on air quality

Despite the county not meeting several air quality attainment criteria, the project does not propose facilities which will further contribute to air quality pollution. Minimal emissions are created from park facilities including those within the Los Trancos area. The main contributor to air pollution in the Los Trancos area will be the idling and slow speed movement of cars within the parking lot. Approximately 10-15% more vehicles will be able to park within the lot once it is restriped. This increase in parking area has been planned for in the Crystal Cove Historic District's Preservation and Public Use Plan.

Temporary air quality impacts will occur from construction activities including grading for the placement of new facilities. Standard CDPR Air Quality Project Requirements shall be implemented to avoid and/or minimize air pollution. These measures shall be implemented in the Storm Water Soil Loss Prevention Plan (SWSLPP)

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT*:				
a) Conflict with or obstruct implementation of the applicable air quality plan or regulation?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations (e.g., children, the elderly, individuals with compromised respiratory or immune systems)?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

* Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make these determinations.

DISCUSSION

a) The development proposed for the Los Trancos area would not obstruct implementation of the South Coast Air Quality Management District's Clean Air Plan (2007). Emissions shall reach a limited maximum level based on a finite amount of parking available within the parking lot.

b) The proposed development would not violate any air quality standard or contribute substantially to an existing or project air quality violation. See previous discussion and environmental setting.

c) Small increases of criteria pollutants may occur due to the use of heating systems, however, there shall be no cumulatively considerable net increase of any criteria pollutant for which the SCAQMD is in non-attainment.

d) Sensitve receptors shall not be exposed to substantial pollutant concentrations based on the limited development proposed.

e) No objectional odors shall be created based on the development proposed.

AVOIDANCE, MINIMIZATION, MITIGATION MEASURES AIR QUALITY (AQ)
AQ 1: During dry, dusty conditions, all active construction areas will be lightly sprayed with dust suppressant to reduce dust without causing runoff.
AQ 2: All trucks or light equipment hauling soil, sand, or other loose materials on public roads will be covered or required to maintain at least two feet of freeboard.
AQ 3: All gasoline-powered equipment will be maintained according to manufacturer's specifications, and in compliance with all state and federal requirements.
AQ 4: Paved surfaces adjacent to the project site shall either be swept or washed at the end of each day, or as required, to remove excessive accumulations of silt and/or mud that could have resulted from project-related activities.
AQ 5: Excavation and grading activities will be suspended when sustained winds exceed 15 miles per hour (mph), instantaneous gusts exceed 25 mph, or when dust occurs from remediation related activities where visible emissions (dust) cannot be controlled by watering or conventional dust abatement controls.

3.4. Biological Resources.

ENVIRONMENTAL SETTING

HABITAT TYPES

The habitat area adjacent to the proposed project includes medium-quality restored coastal sage scrub habitat and some landscape trees. Historically, the surrounding hills were grazed for ~150 years by sheep and cattle and much of the coastal terrace, including the project location, was impacted by farming and agricultural uses. Due to these past land use practices, lack of topsoil and local native plant species.

Before restoration, the hills were weedy and nearly devoid of California native stems. During the development of Crystal Cove State Park infrastructure in the early 1980s, the Los Trancos parking lot area received significant grading to produce a large, level area for parking, restroom and infrastructure. It is believed the proposed footprint of this project is located on spoils from the parking lot development effort.

The project area is located on the edge of development. The Los Trancos parking lot has a narrow strip of native vegetation on three sides of from 15 to 45 ft. in width. The Pacific Coast Highway is to the South, and the Pelican Hill Golf Course is close on the West and North sides. The project is located at the Eastern edge of the parking lot and not directly connected to continuous habitat. The golf course with a row of tall *Eucalyptus*, Newport Coast housing development, and the Marriott Villas divide access to quality habitat found further up Los Trancos Canyon. For this reason in particular, the minor take of existing vegetation is not considered significant and only extends the edge effect of these facilities by approximately 40 feet.

The project footprint take area of approximately 0.12 acres contains approximately 85% cover of the following species: *Encelia californica, Salvia mellifera, Artemisia californica, Baccharis pilularis, Rhus integrifolia, Eriogonum fasciculatum,* and *Heteromeles arbutifolia.* One small *Quercus agrifolia* will be impacted by this project. This tree species was added into the landscape plan and is surviving, but not thriving, in this dry, well-drained terrace area. To the north, within the fuel thinning zone surrounding the future structures the invasive species *Myoporum laetum* exists. A fuel clearance zone of approximately 20 ft. from all structures with a graduated fuel thinning zone for the next 75 ft. has been standard with other surrounding buildings and is planned to be used here. Both of these two zones have native cover, but are modified by removal of annual flashy fuels, limbing shrubs up from the ground, and not creating a continuous fuel ladder from habitat to structure.

Coastal sage scrub habitat is not a CNDDB listed sensitive habitat type, but it has been impacted due to the building of roads, utilities and structures within this favored coastal zone habitat area. The approved General Plan for Crystal Cove State Park has a general restoration goal of restoring sage scrub as well as native grassland areas. CDPR has actively restored over 240 acres of sage scrub and grasslands at Crystal Cove State Park since the early 1980s. Along the toe of the coastal slope is a scattered and disjunct southern foredune habitat, but it is low in diversity and is impacted by high tides and larger swells.

In the adjacent Los Trancos canyon, a willow/sycamore riparian corridor exists, but is not impacted by this project as they are separated by approximately 250 yards and approximately 60’ of elevation.

LISTED/SENSITIVE SPECIES

According to database records (CDFG 2012, CNPS 2012), 12 special status species have the potential to occur in the vicinity of Crystal Cove State Park (Appendix A). Initial review indicated that 9 wildlife/plants were unlikely to be found, as appropriate habitat did not exist in the project area. Suitable conditions for the remaining three species were documented on-site, although no evidence of listed or sensitive wildlife/plants was uncovered during field evaluations. Few individuals of the rare plant aphanisma, *Aphanisma blitoides*, have been identified along the toe of coastal slope within a mix of beach sand and soils sloughed from the slope within the Pelican Point area. The area of Los Trancos was under agriculture and grazing for many years before its development, therefore, is not a good candidate for finding rare plant species. Southcoast saltscale, *Atriplex pacifica*, has been closely watched for several years in very small patches along the bluff edge margin in thin disturbed soils with abundant salt and ocean influence at approximately 60 ft. elevation. The many-stemmed dudleya, *Dudleya multicaulis*, is found in several small patches along and near the bluff edge margin of the coastal terrace in the Pelican Point area. In particular, CDPR has surveyed for the short blooming period of this rare plant. It has likely not survived years of repeated discing and plow activities from the Japanese truck farming era in the early 1900s. Coulter's goldfields, *Lasthenia glabrata ssp. coulteri*, has been identified likewise in the Pelican Point terrace area of Crystal Cove State Park as it enjoys alkali or salty areas typified by proximity to the ocean. Through area surveys of the project area, existing suitable areas for this plant appear nearby, but no indication of this rare plant is found. Another locally-rare plant listed in the park's General Plan is Turkish rugging, *Chorizanthae staticoides*. Habitat characteristics similar to the other rare plants include this spring visitor along the bluff edge margin and on the bluff face. Although it will grow to some elevation and a long way inland, the preferred sandy soil with salty influence has not favored this plant inland of the Coast Highway, and it has not been recorded beyond that physical barrier.

One avian species that has been observed foraging within the project area is the California gnatcatcher, *Polioptila californica*, and it has been observed to nest nearby within restored coastal sage scrub. Up to 3 nests within the same breeding season have been observed on the inland side of the Coast Highway within the Los Trancos canyon area. However, the small footprint of take of continuous sage scrub should not affect this bird and its breeding status if construction activities are conducted outside of the breeding season.

JURISDICTIONAL WETLANDS/WATERS

This project occurs at the ~110' elevation level of the Los Trancos Parking Lot and is approximately 250 yards and 70' in elevation above the Los Trancos Creek to the East, and as such will not be close to or impact jurisdictional waters.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

DISCUSSION

a) This project will take approximately 0.12 acres of medium quality coastal sage scrub habitat. When Crystal Cove State Park became signatory to the Coastal Subsection of the Orange County NCCP/HCP, now operated by the Nature Reserve of Orange County, two concurrent restoration efforts of 8 and 10 acres were under development. CDPR was able to “bank” these 18 acres for future planned and unanticipated mitigation efforts. To date, approximately 4 acres have been used out of this bank for a sewer line project, phase 1 of the Historic District Cottage Restoration, and a trail alignment. This mitigation has been debited at a 2:1 ratio. Both Resources Agencies and the Nature Reserve of Orange County are notified in writing before this bank is utilized. However, the California Coastal Commission has not honored this “bank” of acres and other projects have had to either include sage scrub mitigation as a part of the plan or have mitigation acres added nearby.

For this project, we have begun an approximate 4 acre sage scrub restoration area to cover potential mitigations for this project as well as two others in the planning stages.

b) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by CDFG or USFWS. The project remains out of the Los Trancos creek corridor. As discussed above, the Coastal Sage Scrub Habitat that surrounds the project site has been restored and is of medium quality since it was preceeded by farming and agricultural land uses. The limited amount of impact to CSS shall be in fragmented areas.

c) The project shall have no effect to federally protected wetlands. The project footprint does not take place within §404 defined wetlands.

d) The project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. A single California gnatcatcher has been observed within the project area, however, the project footprint should not affect this bird and its breeding status due to construction occurring outside of its breeding season.

e) The Department Operations Manual (DOM) for CDPR recognizes trees as “highly prized” resources, but acknowledges that, at times, trees may need to be removed for purposes such as facility development (DOM Section 0310.6.1). The visitor center and staff office would require the removal of one Coast Live Oak. Any other trees requiring removal would be *Eucalyptus* with low value. Tree removal impacts would be less-than significant with mitigation for the tree incorporated.

f) The project site falls within the boundaries of the Coastal Subsection of the Orange County NCCP/HCP, operated by the Nature Reserve of Orange County. Park development at the Los Trancos area will not conflict with this habitat conservation plan.

MITIGATION MEASURE BIOLOGICAL RESOURCES (BIO)
Bio 1: Any vegetation trimming/removal within the project footprint shall be completed between September 16 and February 14 to avoid potential impacts to breeding birds. If trimming/removal cannot occur during this timeframe, then a pre-construction survey (one week prior) shall be conducted by a CDPR Environmental Scientist to ensure that no breeding/nesting birds are present in the work area. Should a nest site be located, then appropriate measures, as determined by the CDPR Environmental Scientist, shall be implemented to minimize harm/harassment to the species. Project construction should also commence after September 16 and before the beginning of the breeding season to reduce the likelihood of disturbance to avian species. If such scheduling is not possible, then the CDPR Environmental Scientist will decide where surveys, as previously described, shall be required and what measures will be needed to prevent impacts to any observed breeding/nesting birds.

Bio 2: Operations shall be performed in a manner that avoids damage and minimizes disturbance to existing landscaping/trees. If any vegetation, not designated for trimming/removal, is damaged or destroyed, the Contractor shall repair the damage at no additional cost to CDPR. Damage is defined, without limitation, as any cutting, breaking, tearing, bruising or skinning of the trunk, roots, or significant limbs. Should the CDPR Environmental Scientist determine that the damage is irreparable or that a tree has been destroyed, then the Contractor shall compensate for the loss at their expense as determined by CDPR's Representative and the CDPR Environmental Scientist.
Bio 3: A CDPR Environmental Scientist shall survey buildings prior to any demolition/construction. If any bat roosts are identified or nesting swallows found, then actions will be taken to either not disturb the species or humanely exclude the individuals per existing CDPR guidelines. If nest removal is necessary, then it must be conducted before the nests are largely completed, or eggs are laid, to prevent "take" of any swallow(s).
Bio 4: During trenching/digging, any roots 2 inches in diameter or greater that need to be removed shall be carefully excavated and cleanly cut to minimize damage to the tree's root system. Such activities shall be supervised/directed by CDPR Representative, in coordination with the CDPR Environmental Scientist.
Bio 5: Any pruning or removal of trees/shrubs shall comply with the American National Standards Institute (ANSI) A300, "Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices".
Bio 6: Los Trancos Creek and other sensitive habitat near the project boundaries will be designated an Environmentally Sensitive Area (ESA) and strictly avoided. No encroachment (i.e., workers, equipment, materials) will be allowed in these locations at any time. Sensitive vegetation or resources will be marked and protected by temporary fencing (e.g., orange plastic fencing, silt fencing) or other acceptable method. Work areas will be marked when needed in the field and confirmed by the CDPR Environmental Scientist prior to the start of operations. All staked/fenced boundaries will be maintained throughout the construction period.
Bio 7: To minimize soil disturbance and compaction, the Contractor shall be limited to the construction footprint, as outlined in the project plans and directed by CDPR's Representative.
Bio 8: A CDPR Environmental Scientist will be made available for both the pre-construction and construction phases to review plans, address resource issues, and monitor ongoing work. The CDPR Environmental Scientist shall maintain communications with the CDPR Representative to ensure that concerns related to sensitive species/habitats are appropriately and lawfully managed.
Bio 9: Should any areas require hydroseeding for temporary erosion control, then only local, native plant species, approved by the CDPR Environmental Scientist, shall be used. No invasive exotics shall be included in any proposed seed palette. Species with a High or Moderate Rating (Table 1) on the California Invasive Plant Council's California Invasive Plant Inventory (2006) will be prohibited.
Bio 10: For reasons of safety, the Contractor shall cover areas of excavation (e.g., trenches, holes) overnight or during periods of inactivity. These locations will be

regularly inspected, over the course of the project, by the Contractor to ensure that no wildlife has become entrapped. Should any wildlife be discovered, then the Contractor shall contact CDPR's Representative or the CDPR Environmental Scientist to obtain instructions on how to safely remove the wildlife from the trench/hole.
Bio 11: Construction dust impacts will be offset through implementation of measures that will appropriately reduce/control emissions generated by a project. The CDPR Representative and/or CDPR Environmental Scientist will also periodically inspect the work area to ensure that construction-related activities do not generate excessive amounts of dust or cause other disturbances.
Bio 12: The project area will be kept clear of trash to avoid attracting predators. All food and garbage will be placed in sealed containers and regularly removed from the site. Following construction, any trash, debris, or rubbish remaining within the work limits shall be collected and hauled off to an appropriate facility.
Bio 13: Pets belonging to project personnel shall not be permitted within the construction boundaries at any time.
Bio 14: All work related to the project shall be performed between the hours of 8:00AM and 5:00PM. No nighttime operations (including lighting) shall be allowed.
Bio 15: Conditions set forth in the Coastal Development Permit, which will be issued by the California Coastal Commission shall be observed and implemented as part of the proposed project.

3.5. Cultural Resources.

Environmental Setting

Historic Resources

There are no documented historic resources within specifically the Los Trancos area, however, there are significant historic resources located nearby within the Historic District of Crystal Cove State Park. The Crystal Cove Historic District was listed on the National Register of Historic Places in June of 1979. It is an enclave of 46 seaside cottages in a historical landscape. It was listed because of its exceptional significance as a unique self-contained Southern California coastal community with a vernacular character as well as architectural and construction style that has remained intact since the 1930s.

Local History Synopsis

European occupation of present-day Orange County began in 1776 with the founding of Mission of San Juan Capistrano by Spanish missionaries. In 1833 the Mexican Government secularized the missions and began to grant former mission lands to private individuals. The first grant of the land on which Crystal Cove is located, was awarded to Jose Andres Sepulveda in 1837. After considerable protests from the missionaries of San Juan Capistrano, Sepulveda acquired a second grant which, combined with the first, became a unit known as Rancho San Joaquin. An adjoining tract, Rancho Santiago de Santa Ana, was in the possession of the Yorba and Peralta families. Following the American Conquest of California in 1848, many similar Mexican Era rancho-owning families would lose their land holdings. By the 1860s these three grants had come under the control of James Irvine, Benjamin and Thomas Flint, and Llewellyn Bixby. These lands would subsequently become the largest portion of the Irvine Ranch of Orange County.

In 1864, *Rancho San Joaquin* on which present day Crystal Cove is located, belonged to James Irvine and his three partners as tenants in common. By the 1920s the Irvine company was leasing land along the coastal bluffs in this area to Japanese truck farmers who established a small settlement on the hills behind Crystal Cove.

During the second decade of the 20th century the movie industry discovered and began to use the beach and bluffs at present-day Crystal Cove. Following the completion of Pacific Coast Highway, private cottages began to be built during the 1920s especially at the end of the decade. Early in the 1930s and throughout the decade, cottages began to be built up against the northern bluffs towards Balboa (Newport Beach) where there was no room for automobiles.

Historic Landscape

The Historic District was established in 1979 to protect and preserve Crystal Cove's basic characteristics and to maintain the scale and character of its cottages. The Historic District was found to possess a significant concentration of buildings that together create a sub-area of architectural and environmental uniqueness and importance that contributes to the overall history and ambience of the Corona del Mar-Laguna Beach locale. The overall character of the site and its development is derived from the mosaic of individual vernacular seaside cottages nestled against and on natural coastal bluffs that converge at the mouth of Los Trancos Creek. This site development is oriented towards the sea. The natural open space coastline that isolates it from the nearby coastal communities accentuates the prominence of Crystal Cove as a unique coastal location.

Historic cultural landscape elements such as topography, roads, footpaths, stairs, boardwalks, paving materials/details, fences, bridges, streets, ornamental and native vegetation, telephone poles, and cottage yards, gardens, and decks are important character-defining features of the Crystal Cove Historic District. These features and elements contribute to the cultural landscape of the National Register property.

Native American History

The coast of southern California was occupied for more than 10,000 years before the arrival of the Spanish Missionaries in 1769. Evidence from the Channel Islands indicates that the earliest people had arrived by 13,000 years before present (BP). Although the data about the earliest inhabitants of this area is limited, what evidence does exist suggests a subsistence pattern based primarily on the hunting of large game. Between about 8,000 and 3,000 BP, there was an apparent shift from game hunting to a reliance on wild seeds, shellfish and a variety of large and small vertebrates. This change occurred throughout western North America and is reflected archaeologically in an increase in tools associated with grinding seeds and processing of other vegetable foods. In southern California, the change may have been associated with an increase in population.

The period between about 3,000 and 1,350 BP is characterized by the first appearance of the mortar and pestle, associated with the processing of acorns. Populations continued to increase during this period. Villages were concentrated around bays and inter-montane drainages. Fishing as a means of food procurement took on a greater importance and coastal shell middens became larger. Small projectile points began to appear, suggesting use of the atlatl and dart followed by the bow and arrow in addition to spears, and the number and variety of items of ornamentation increased. This period in Orange County is not well known (Mason 1994).

After AD 1000-1350, archaeological reconstructions are similar to ethnographic descriptions of the Gabrielino and Luiseño material culture. The differences between the culture of this time period and earlier periods are sufficient to suggest a new population coming into the area from elsewhere. This has been called the “Shoshonean intrusion” after the Uto-Aztecan speaking Shoshone of the Great Basin (Kroeber 1925).

Most published accounts (Barter 1983, 1991; Bean and Smith 1978; Kroeber 1925; Strudwick 1998) have traditionally included Crystal Cove within the Gabrielino (Tong-Va) culture area. However, recent research (DPR 1982; Earle and O’Neil 1994a, b; O’Neil and Evans 1980) and contemporary Native Californian consultants (David Belardes, personal communication 2001) indicate that the park may actually lie within the traditional Juaneño (Acagchemem) territory. Mission San Juan Capistrano baptismal records list neophytes from as far upcoast as Newport Mesa (Boscana 1978).

Spanish colonization permanently and completely altered the cultures of the people inhabiting Southern California, removing them from their villages and incorporating them into the labor pool necessary to maintain the mission system (Barter 1983).

Archaeological Data

There are no documented archaeological sites located within the project area. Archaeological site CA-ORA-246 is located adjacent to the project area. This site contains both Native American cultural material such as chipped-stone tool making residue, groundstone tools, and food , and historic trash including household goods dating to the early part of the 20th century.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

DISCUSSION

a) There are no above-ground historical structures or landscape features that the project would affect within the Los Trancos Area that are listed or eligible for listing in a local, California or National Register or determined to be historically significant.

b) There are no documented archaeological resources within the project area. Due to the proximity of site CA-ORA-246, archaeological and Native American monitoring of ground disturbing activities associate with the project is recommended. In the event of an unanticipated discovery of archaeological material during the project, a CDPR archaeologist will evaluate the find and determine the appropriate action. The integration of avoidance, minimization, and mitigation measures would reduce impacts to previously unidentified archaeological sites and features to a less than significant level if encountered during ground disturbing activities.

c) There are no human remains documented or expected within the project area.

AVOIDANCE, MINIMIZATION, MITIGATION MEASURES CULTURAL RESOURCES (CR)
Cultural Monitoring: CR 1: The Project Archaeologist or other CDPR Archaeologist and Native American Monitor will monitor all ground disturbing phases of the proposed Project at his/her discretion. Monitoring will include all ground preparation work required for construction. A request for a Native American Monitor shall be made prior to project work.
Previously Undocumented Resources: CR 2: In the event that previously undocumented cultural resources (including but not limited to dark soil containing shellfish, bone, flaked stone, groundstone, or deposits of historic trash) are encountered during proposed project construction by anyone, the CDPR representative will temporarily halt work at that specific location and direct contractors to other proposed project-related tasks. The Project Archaeologist or other CDPR Archaeologist will record and evaluate the find and work with the CDPR representative to implement avoidance, preservation, or recovery measures as appropriate and in accordance with the Secretary of the Interiors Standards and Guidelines for archaeological resource protection, prior to any work resuming at that specific location.
Human Remains Discovery: CR 3: In the unlikely event that human remains are discovered, work will cease immediately in the area of the find and the project manager/site supervisor will notify the appropriate CDPR personnel. The CDPR Sector Superintendent (or authorized representative) will notify the County Coroner in accordance with §7050.5 of the California Health and Safety Code. If the coroner determines the remains represent Native American internment, the Native American Heritage Commission in Sacramento will be consulted to identify the most likely descendant/s and appropriate disposition of the remains. Work will not resume in the area of the find until proper disposition is complete (PRC §5097.98).

3.6. Geology and Soils.

ENVIRONMENTAL SETTING

Geology

The project site is within the Peninsular Ranges Geomorphic Province and is located at the base of the coastal flank of the San Joaquin Hills. This small range of hills reaches 1,164 feet in elevation and is bounded on the east by Salt Creek, on the north by the Los Angeles Basin and Newport Bay and on the west and southwest by the Pacific Ocean. The project is located where Los Trancos Creek reaches the ocean and extends along the adjacent wide sandy beach, and up to the adjacent coastal bluffs. Inland from the project site, the Newport Coast Planned Community has graded extensively to build a golf course, hotel and residential housing (CDPR 2003).

The predominant rock types in the project area are marine sedimentary rocks of Tertiary age. The sedimentary assemblage is locally intruded by Miocene dikes and sills of andesite and diabase. Quaternary slope-wash deposits, slope-failure deposits, terrace deposits, and beach sands form a relatively thin cover over the older units. Slope failure and earthquake damage are probably the most significant potential geological hazards in the project area. Slope failure, including landslides, earthflows, creep, rockfalls, and rilling and ravelling, may be the most critical geologic problem on the Irvine Coast. Past landslides have occurred within the project site (CDPR 2003).

Seismicity

The project site lies within a seismically active region. The fault zones in the region most likely to generate damaging earthquakes are: the San Andreas (52 miles to the northeast), the San Jacinto (45 miles to the northeast), the Whittier-Elsinore (35 miles to the northeast), and the offshore Newport-Inglewood (1 mile to the west). Recently, a blind-thrust fault was discovered under the nearby San Joaquin Hills that may have been responsible for a 7.3 quake in the late 1700's (CDPR 2003).

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐

b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f)	Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	☒

DISCUSSION

a) The development proposed would not expose people or structures to potential substantial adverse effects including the risk of loss, injury or death due to earthquakes and other related geologic hazards. Review of the most recent Alquist-Priolo Earthquake Fault Zoning Map determined that the development proposed is not located within an Earthquake Fault Zone, thus minimizing the potential for adverse impact due to geologic activity.

b) Some topsoil loss is likely due to grading activities that will be necessary for siting of buildings at the Los Trancos area. Site planning has been undertaken to group new facilities together to minimize the area requiring grading.

c) Buildings constructed as part of the project would not be located on a geologic unit or soil that is unstable or that could become unstable as a result of the project and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.

d) Soil testing shall be completed for any new structures proposed. Any new information that arises from geotechnical testing shall be used to improve design of new facilities.

e) Current waste disposal systems are all connected to the local municipal sewer system.

f) No unique paleontological resource or site, or unique geological feature shall be directly or indirectly destroyed.

AVOIDANCE, MINIMIZATION, MITIGATION MEASURES GEOLOGY & SOILS (GS)
GS 1: The most recent revision of the California Building Code shall be followed for all new and modified structures to mitigate the risk of loss, injury, or death due to geologic hazards.
GS 2: Any paleontological resources that are unearthed as part of ground disturbing activities would result in stopping work in order to evaluate and potentially recover them.
GS 3: To the maximum extent feasible, new facilities shall be designed and constructed to conform to the landscape's natural contours, so as to minimize topographic change.

3.7. Hazards and Hazardous Materials.

ENVIRONMENTAL SETTING

The California Department of Environmental Protection (CALEPA) has the responsibility for compiling (pursuant to Government Code §65962.5) information on hazardous material sites in California that together are known as the "Cortese" list. Review of CALEPAs databases of hazardous waste and substances sites, leaking underground storage tank sites, solid waste disposal sites found no active sites or sites with landuse restrictions within the project footprint or immediately surrounding it.

The types of materials present at the Los Trancos area that could be hazardous include motor vehicle fluids and other lubricants. These are typically present of any parking lot landuse and proper precautions shall be taken in the case of any spill with potential to affect nearby creek or ocean resources.

The determination has yet to be made whether the existing modular building will be reused or demolished. In the case that it is demolished, appropriate steps shall be undertaken to ensure the health and safety of contractors from potential exposure to lead or asbestos that could be present in the building.

The project shall be reviewed by the Fire Marshall to ensure there is sufficient fire suppression capacity for existing and additional structures included with the project. There is minimal risk of wildfire at Crystal Cove State Park, however, risk does exist for urban fire.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?	☐	☐	☐	☒

e)	Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f)	Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h)	Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

DISCUSSION

a) The project would not result in the routine transport, use of disposal of hazardous materials. Minimal movement of hazardous waste may occur if there is lead or asbestos found within the existing modular building and it is determined that it shall be demolished. Implementation of the project would result in a less-than-significant impact to the public or environment with the incorporation of hazardous materials measures.

b) The project would result in a less-than-significant impact to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances or waste with incorporation of hazardous waste measures.

c) The project is not within ¼ mile of an existing or proposed school. The nearest school is El Morro Elementary School, located approximately 1.10 miles from the project.

d) The Project is not located on a site which is included on a list of hazardous material sites and would result in no impact. See environmental setting above for further information.

e-f) The project is not within 2 miles of a public airport, public use airport or private airstrip. John Wayne International Airport is nearest at a distance of approximately 6.0 miles from the project site.

g) Neither emergency response plans nor emergency evaluation plans shall be impaired by implementation of the project. Existing response plans will remain in place in the case of an emergency.

h) The project shall not expose people or structures to a significant risk of loss, injury or death from wildland fires. A small increase in development would occur as described within the project description. Requirements of the California Building Code shall be implemented to reduce the risk of fire impact to visitors, staff and structures.

AVOIDANCE, MINIMIZATION, MITIGATION MEASURES: HAZARDS & HAZARDOUS MATERIALS(HAZ)
Haz 1: In the event that removal of hazardous materials from the project site is needed, then it shall be completed in accordance with appropriate government regulations and as directed by any future technical reports specific to the project.
Haz 2: Equipment will be cleaned and repaired (other than emergency repairs) outside the project site boundaries.
Haz 3: All contaminated water, sludge, spill residue, or other hazardous compounds will be contained and disposed of outside the boundaries of the site, at a lawfully permitted or authorized destination.
Haz 4: Prior to the start of construction, the contractor will inspect all equipment for leaks and regularly inspect thereafter until equipment is removed from the project site.
Prior to the start of construction, DPR or its contractor will prepare a Spill Prevention and Response Plan (SPRP) as part of Storm Water Soil Loss Water Prevention Plan (SWSLPP) to provide protection to on-site workers, the public, and the environment from accidental leaks or spills of vehicle fluids or other potential contaminants. This plan will include (but not be limited to): 1. Primary and secondary containment areas for containment of hazardous materials or waste in case of an accidental release. 2. Plans delineating construction staging areas, where refueling, lubrication, and maintenance of equipment will occur. 3. A spill kit on-site that will be maintained throughout the length of the project. 4. Identification of lawfully permitted or authorized disposal outside of the project site.
Spark arrestors or turbo chargers (which eliminate sparks in exhaust) and fire extinguishers will be required for all heavy equipment.
Construction crews will be required to park vehicles away from flammable material, such as dry grass or brush. At the end of each workday, heavy equipment will be parked over mineral soil, asphalt, or concrete to reduce the chance of fire.

3.8. Hydrology and Water Quality.

ENVIRONMENTAL SETTING

Watershed –Water Quality

The Los Trancos Watershed of approximately 1,280 acres extends from the San Joaquin Hills ridgeline and is drained by Los Trancos Creek. The Creek passes under the Pacific Coast Highway through a culvert and bisects the Historic District of Cottages at Crystal Cove. An approximate quarter of the watershed is developed with housing developments of Pelican Hill and Newport Coast, but also included are the Marriott Villas and the Pelican Hill Golf Course that also drain into Los Trancos Creek. The open space portions of Los Trancos Canyon are steep and contain quality sage scrub habitat.

Rapid development and increased public use in the Newport Coast Watershed have led to issues involving urban runoff, streambed instability, slope failures, erosion, invasive plants, and the loss of riparian habitat. Downstream portions of Buck Gully and Los Trancos Creek are listed on the CWA Section 303(d) List of Water Quality Limited Segments for total and fecal coliforms (RWQCB 2003). The Newport Coast Watershed Management Initiative states that Buck Gully Creek, Pelican Point Creek, Los Trancos Creek and Muddy Creek are in violation of one or more of the following beneficial uses: REC 1, REC 2, and MUN (RWQCB 2004).

In addition, this coastline has two State Water Quality Protection Area (SWQPA) designations (formerly Areas of Special Biological Significance or ASBS). These SWQPAs have Critical Coastal Area designations for the adjacent land, as well. The Crystal Cove State Marine Conservation Area is a designated area requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable (RWQCB 2004). The California Ocean Plan states that the point and nonpoint source discharges of waste into these areas are prohibited.

The Irvine Company has worked with the Irvine Ranch Water District to creatively solve urban, dry-weather flows from their upstream developments. They have prevented storm drains from flowing directly or indirectly into the ocean. During the dry season, Los Trancos Creek urban runoff flow exceeds 100,000 gallons per day. However, to alleviate ocean water impacts, both Muddy and Los Trancos Canyon flows are diverted to sanitary sewer before they pass through the Pacific Coast Highway culverts. Predictive storms with a half inch or more rain are considered storm flows and the diversion pumps are turned off to allow a more natural condition and runoff to occur. Below these diversions, groundwater percolates to the surface to maintain freshwater creek mouths.

The Los Trancos Parking Lot collects storm water flows that are directed into a gully before flowing over land before entering Los Trancos Creek. In this way, particulates and other potential chemical components can be filtered or otherwise captured within this system before joining creek water flows. Careful attention to construction staging activities, their BMPs, demobilization cleanup, daily litter collection, and street sweeping add to the lack of source material from this parking lot.

This project, its small footprint and the fact that the structures will drain onto and through filtering native habitat should have no impacting contribution to either sediments or pollutants.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?	☐	☐	☐	☒
h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam?	☐	☐	☐	☒
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

DISCUSSION

a) Implementation of the proposed project would be conducted in accordance with all applicable local, State, and/or Federal water quality control standards and waste discharge requirements. BMPs would also be incorporated into operations to ensure that off-site sedimentation and excess erosion is controlled/managed.

b) The project would not affect groundwater supplies. All water would be obtained from municipal water supplies.

c) The project would not affect alter the existing drainage pattern of the site or area. The site would continue to provide similar drainage or improve it. No change will take place to the course of the nearby Los Trancos Creek.

d) The project would not affect the existing drainage pattern of the site or area resulting in on- or off-site flooding. Minimal change in grade will take place in order to set buildings adjacent to the parking lot. Drainage patterns flowing off of the Los Trancos area into the creek would not change substantially to affect drainage patterns into the creek.

e) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Existing stormwater systems, with proper maintenance, provide sufficient capacity to meet the needs of the minimal increase in developed area that will occur as a result of the project. No additional sources of runoff shall be created by the project. During the project, excavation or grading could create conditions (e.g., bare ground) that contribute to additional runoff during rainfall events. Such sources of pollution would be addressed in a Stormwater Soil Loss Prevention Plan, which would outline the stabilization of soils throughout construction and provide contingencies during periods of forecasted rains. With adherence to established avoidance/minimization measures, less-than-significant impacts would result.

f) Surface-disturbing activities would likely increase the availability and/or transport of sediments that could enter surface waters and potentially be conveyed into the creek/ocean. Degradation of water quality should not occur with the use of appropriate BMPs. All work shall be accompanied by a series of erosion control techniques that would be designed to prevent undue impacts to waters and the overall environment, thus resulting in a less-than-significant impact.

g) The project shall not include the placement of housing or any other type of structure within the 100-year flood hazard area as mapped on any flood hazard mapping.

h) The project would not place structures that would impede or redirect flood flows within a 100-year flood hazard area.

i) The project would not expose people or structures to a significant risk of loss, injury or death from flooding, including flooding resulting from the failure of a levee or dam. Review of the County or Orange’s Flood Hazard mapping does not show 100 year flood risk to the project area.

j) All of the coastal areas in Orange County are susceptible to tsunamis or seiches including the project area. A tsunami from the south Pacific or from South America could strike the County coastal areas from the south to southwest. Historic records indicate, however, that there is a small probability of occurrence of a major tsunami in Orange County.

Sites susceptible to landslide and mudslide are within hillsides and coastal areas of Orange County. Many slopes in the County are only marginally stable and are at risk to either of these hazardous events. See section 3.6 (Geology & Soils) for more information and measures to minimize risk from these hazards.

AVOIDANCE, MINIMIZATION, MITIGATION MEASURES HYDROLOGY/WATER QUALITY (WQ)
WQ 1: The Contractor shall prepare and implement an erosion control plan that addresses both the stabilization of soils throughout construction (e.g., soils exposed for greater than 24 hours) and provides contingencies during rainfall events. Approval of the plan must be obtained from CDPR's Representative prior to implementation. Any excavation and grading shall be limited to the dry season of the year (approximately April 15–November 1), unless a CDPR-approved erosion control plan is in place and all measures therein are in effect.
WQ 2: BMPs to address erosion and excess sedimentation shall be incorporated into the project plans. Materials that could be used during construction include hay bales, fiber rolls, organic erosion control blankets, gravel bags, and any other items deemed appropriate by CDPR's Representative. Where applicable, weed-free products shall be used to minimize the spread of exotics. At all times, sufficient amounts of erosion control materials shall be available on-site to respond to potential emergencies and any rains forecasted within 24 hours.
WQ 3: Erosion control measures shall be inspected daily during rainfall events and at least weekly throughout construction by the Contractor. Prior to the onset of any precipitation, both active (disturbed) soil areas and stockpiled soils shall be stabilized to prevent sediments from escaping off-site or into Los Trancos Creek. Should inspection determine that any BMPs are in disrepair or ineffectual, the Contractor shall take immediate action to fix the deficiency.
WQ 4: BMPs employed during construction shall comply with all applicable water quality standards and be detailed in the project's Stormwater Soil Loss Prevention Plan, as appropriate.
WQ 5: No construction shall be allowed/conducted under wet-weather conditions. Work on the interior of buildings may be completed, provided that approval has been received from CDPR's Representative.
WQ 6: A toxic material control and spill-response plan will be written and submitted to the CDPR's Representative for approval prior to the onset of construction. The plan shall outline techniques that will be used to promptly and effectively respond to any accidental spill. All construction workers will receive instruction regarding spill prevention and methods of containment.
WQ 7: The changing of oil, refueling, and other actions (e.g., washing of concrete, paint, or equipment) that could result in the release of a hazardous substance will be restricted to designated areas that are a minimum of 100 feet from any waterway. Such sites will be

surrounded with berms, sandbags, or other barriers to further prevent the accidental spill of fuel, oil, or chemicals. Any discharges shall be immediately contained, cleaned up, and properly disposed, in accordance with the toxic material control and spill-response plan.
WQ 8: Debris or runoff generated as a result of the project activities shall be minimized whenever possible. If capture isn't possible, then it shall be directed away from any drainages and/or culverts to prevent deposition into waterways. The disposal of materials must be performed in a manner that will minimize effects to the environment.
WQ 9: Storage and staging areas will be placed a minimum of 100 feet from any drainage or other water body. Such sites shall occur in existing developed or disturbed locations (e.g., parking lots) that have been reviewed and approved by CDPR's Representative, in coordination with the CDPR Environmental Scientist and CDPR Archaeologist. All areas used for stockpiling shall be kept free from trash and other waste. No project-related items shall be stored outside approved staging areas at any time.
WQ 10: Following completion of construction, any erosion control measures that are no longer needed, as deemed by CDPR's Representative, shall be removed and properly disposed off-site. BMPs may remain if the measures are necessary to provide continued stabilization or minimize pollution.

3.9. Land Use and Planning.

ENVIRONMENTAL SETTING

Crystal Cove State Park is an approximately 2,786-acre (4.35 sq. mi) CDPR unit located on the southern California coast set between the cities of Laguna Beach and Newport Beach. Crystal Cove State Park includes 3.18 miles of ocean front coastline providing both passive and active recreational opportunities. The park includes a range of features including underwater reefs, rolling surf, sandy beaches, tidepools, cliffs, marine terraces, oak woodlands and coastal upland habitat. Offshore is designated an underwater park. Cultural resources include significant archaeological sites and the Crystal Cove Historic District, a National Register of Historic Places Property.

Development of the Historic District is guided by the Preservation and Public Use Plan for the Crystal Cove Historic District that was approved February of 2003.

Land uses surrounding the park include the Newport Coast Planned Community consisting of single family homes, multi-family homes and a commercial resort. Zoning includes Single-Unit Residential Detached (RS-D) and Parks and Recreation (PR)(City of Laguna Beach, 2011)

The development within the Los Trancos area requires permitting through the California Coastal Commission.

Development of Crystal Cove State Park is guided by the General Plan, approved March 1982.

Crystal Cove State Park is a signatory to the Coastal Subsection of the Orange County Natural Community Conservation Plan/Habitat Conservation Plan. The plan provides long-term regional protection and perpetuation of natural vegetation and wildlife diversity, while allowing compatible and appropriate development. The plan requires that appropriate construction-related measures be integrated to minimize impacts to wildlife and habitat as well as that development be evaluated by regulatory agencies to establish appropriate mitigation.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☒	☐	☐

DISCUSSION

a) No communities have the potential to be divided by the Project. Limited expansion of development of Los Trancos will not impede on any residential land-use or community.

b) The project would not conflict with any applicable planning documents developed for the purpose of avoiding, minimizing or mitigating and environmental effect. Planning documents mentioned previously shall be followed.

c) The development proposed within the project would not conflict with the Orange County Natural Community Conservation Plan/Habitat Conservation Plan. Appropriate mitigation has been implemented into the project's scope, however, resource agencies shall be informed of the project in order to provide comment. CDPR is a participating landowner of the OCNCCP/HCP and has been given authority for take in order to implement the Crystal Cove State Park General Plan as well as commit the park to the reserve system.

3.10. Mineral Resources.

ENVIRONMENTAL SETTING

The County of Orange General Plan lists construction aggregate as an important mineral resource to meet future development needs. Several sites for the mining of this resource exist, however, none are present within the limits of Crystal Cove State Park.

Along with no identified mineral resource existing within Crystal Cove State Park, PRC §5001.65 does not permit resource extraction within CDPR units.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

DISCUSSION

a-b) No mineral sources of value to the region, residents of the state or locally are known within Crystal Cove State Park. As previously stated, PRC § 5001.65 does not permit resource extraction within CDPR units.

3.11.Noise.

ENVIRONMENTAL SETTING

The primary noises occurring in the vicinity of the project area include vehicular traffic along major arterial roadways including Pacific Coast Highway, aircraft noise overhead due to the proximity of John Wayne Airport, ocean waves, wind, construction, restaurants, bars, parties and other events (City of Newport Beach 2003).

Low noise level is a sought after condition by visitors to the Los Trancos area. The siting of the education building will result in reduced noise levels for visitors viewing the Los Trancos watershed from the building's decking due to it being set approximately 250 ft from the nearest noise source, Pacific Coast Highway.

Little to no additional noise would be generated by the proposed project. The noise generated from the project would be slightly more noise from the use of HVAC systems to condition the proposed buildings. Temporary construction noise impacts would additionally occur, but would be restricted to daytime hours.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☒	☐
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	☐	☐	☐	☒
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	☐	☐	☐	☒
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	☐	☐	☒	☐
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

DISCUSSION

a) Implementation of the project will not expose people or generate noise levels in excess of any standards established by local, state or federal government.

b) Implementation of the project will not expose people or generate excessive groundborne vibration or noise levels. Some vibration may occur within a small, localized area while construction of facilities is taking place. This vibration shall not significantly intrude on visitors to Crystal Cove Park or residents within surrounding land uses.

c-d) The project will not create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels without the project. The noise of construction equipment and tools shall be localized to only areas where construction is taking place and shall not adversely affect visitor's experience within Crystal Cove State Park.

e) Crystal Cove State Park is not located within two miles of a public or public use airport.

f) Crystal Cove State Park is not in the vicinity of a private airstrip.

MITIGATION MEASURE (NOISE)
Noise 1: Noise generated from demolition or construction activities shall be limited to avoid seasons of peak visitation, night hours and time periods when sensitive wildlife species and any other sensitive noise receptors may be significantly impacted.
Noise 2: Internal combustion engines used for project implementation will be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used will utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.).

3.12. Population and Housing.

ENVIRONMENTAL SETTING

Population

Orange County has an estimated population of 3.1 million of which 120,000 live in unincorporated areas. The City of Newport Beach's population is approximately 86,000 (DOF 2012).

Housing

Camp hosts live within the park on a seasonal basis. They often reside in recreational vehicles (RV)s. CDPR employee housing is located within the Crystal Cove Historic District.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

DISCUSSION

a) Additional facilities proposed by the Project would not induce any population growth, but may attract minimal additional visitation to Crystal Cove State Park. Facilities and new interpretive programs proposed would attract a modest increase in visitation.

b-c) No housing or people would be displaced as a result of implementation of the Project.

3.13. Public Services.

ENVIRONMENTAL SETTING

Fire Protection: Sufficient water pressure in the event of a fire is currently provided for Crystal Cove State Park and shall be improved if need be to meet the modest increase in development. Additional structures added to Crystal Cove State Park will need to meet current fire codes and be approved by the State Fire Marshal. The nearest fire station is Newport Beach Fire Station #5 at 410 Marigold Avenue.

Police Protection: Rangers provide public safety for visitors to Crystal Cove State Park.

Parks and Other Public Facilities: At a size of 2,786 acres, Crystal Cove State Park provides park space for residents of several surrounding communities. The City of Newport Beach has additional park space that supplements the park space provided by Crystal Cove State Park. This includes community parks, mini parks, neighborhood parks, view parks, greenbelts, open space, public beaches and schools. The City of Newport Beach contains approximately 278 acres of developed parks (City of Newport Beach 2006)

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☐	☐	☒	☐
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☐	☒

DISCUSSION

a) There would be minimal change to no change required to fire protection services. No further police protection service would be required as current park rangers meet police protection needs. No impact would occur to schools. Less-than-significant impacts would result to the park's resources and facilities while construction takes place. Construction would temporarily close the Los Trancos areas to visitors, but would be done to minimize disturbance to visitors.

AVOIDANCE, MINIMIZATION, MITIGATION MEASURES PUBLIC SERVICES (PS)
PS 1: The sufficiency of current fire suppression capacity to meet the demand of expanded facilities shall be reassessed to determine if further capacity and/or facilities are warranted. New facilities shall meet current building codes and be approved by the State Fire Marshall.

3.14.Recreation.

ENVIRONMENTAL SETTING

Crystal Cove State Park is an approximately 2,786-acre (4.35 sq. mi) park unit located on the southern California coast within Orange County situated between the cities of Newport Beach and Laguna Beach. Crystal Cove State Park includes approximately 3.2 miles of beach and provides a variety of active and passive recreational opportunities for visitors.

Crystal Cove State Park Recreational Facilities

Crystal Cove State Park contains camping within the Moro Campground sitting atop bluff tops overlooking the Pacific Ocean. Backcountry hike-in campsites are also available by permit. See Table 3.14-1 for more detail of amenities available.

The Moro Canyon Day Use area provides beach access with restrooms and showers. Individual shade ramadas and group pavilions provide for picnicking.

Day use parking is available at the Los Trancos area and at the Moro Canyon Day Use area. The Los Trancos area has restroom facilities and access to the beach via tunnel beneath PCH as well as a crossing at a street light controlled intersection.

Table 3.14-1: Crystal Cove State Park Existing Facilities

NAME	DESCRIPTION
Backcountry Hike-in Campsites 3 campgrounds with 32 campsites total	Permit required for use 3-4 mile hike from El Moro Parking Lot Picnic tables & pit toilets Pack in & pack out
Moro Campgrounds 58 family campsites 8 person occupancy per site	58 family campsites 28 RV and trailer sites with electrical hook-up 30 for soft sided trailers, van conversions and tents Restrooms and showers 2 vehicles per campsite
Moro Canyon Day Use 17 covered shade ramadas 2 group pavilions	 Each shade ramada has an 8-person picnic table Each pavilion has six 8-person picnic tables (may be reserved for a fee) 190 std. space parking lot with 8 ADA accessible spaces Restrooms and showers

Historic District	15 Cottages provide overnight rental: Studios One-bedroom houses Two-bedroom houses Hostel style dormitories
Concessions	Beachcomber Café provides breakfast, lunch and dinner
Parking Facilities	**1,216 std. spaces and 41 ADA accessible spaces**
Los Trancos Area	393 standard spaces and 5 ADA accessible spaces
El Moro	286 standard spaces and 10 ADA accessible spaces
Pelican Point	232 standard spaces and 8 ADA accessible spaces
Reef Point	293 standard spaces and 6 ADA accessible spaces
Historic District	12 standard spaces 12 ADA accessible spaces

Crystal Cove State Park Recreational Activities and Interpretation

Surfing and swimming areas are provided with separate areas for each activity. Diving is allowable offshore within the designated underwater park. Along the shoreline, tidepools and serveral sandy coves are available to explore.

Inland, the park has 2,400 acres of native wilderness including wooded canyons and Moro Creek surrounded by riparian woodland. The park contains 17 miles of hiking trails.

Interpretive programs include visitor orientation materials when entering the park from one of 4 entrances. Visitor centers are found at both the El Moro area and Historic District. Exhibits throughout the park include: a rotating facility at the Historic District; Japanese schoolhouse exhibits; exterior exhibits within the Historic District and along hiking trails; Beachcomber shuttle interpretation; wildlife identification checklists; an amphitheater at Pelican Point; Tidepool interpretation and a self-guided geology hike within the backcountry. Personal interpretive programs include: tidepool programs; environmental education; Parks Online Resources for Teachers and Students (PORTS) programs; Native American camp; Inside the Outdoors; guided nature hikes and Historic District walking tours (CDPR IMP 2010).

Nearby Recreational Opportunities in Orange County

CDPR

Five other CDPR units are located along the Orange County coast: Bolsa Chica State Beach; Coronado del Mar State Beach; Doheny State Beach; Huntington State Beach and San Clemente State Beach (CDPR website 2012). Each of these parks provides several recreational activities including swimming, hiking and camping.

City of Newport Beach

The City of Newport Beach contains approximately 278 acres of developed parks. Recreational opportunities within these parks include aquatic facility and beach swimming, surfing,

picnicking, numerous organized sports, hiking, use of play equipment, activities within youth and senior centers and numerous types of boating activities. Facilities are developed within the City to support these activities.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☒	☐	☐

DISCUSSION

a) The Project does not induce substantial increased use or result in substantial physical deterioration of Crystal Cove State Park or nearby recreation facilities or parks. The facility improvements would supplement existing parking to accommodate future growth in visitation to Crystal Cove State Park as has been documented in the rise in visitation.

b) The expansion of facilities at Crystal Cove State Park would have less-than-significant adverse impacts on the environment with the inclusion of mitigation proposed within this IS/MND. Impact to coastal sage and grassland habitat for the development for the project would be mitigated as determined through consultation with resource agencies.

3.15.Transportation/Traffic.

ENVIRONMENTAL SETTING

Existing Highway & Road Network

Access to Crystal Cove State Park from outside of the local area is via Interstate 5 and 405, SR-73 (toll road) and/or Pacific Coast Highway (SR-1). All entrances to the park are from Pacific Coast Highway.

The local road network providing access to Crystal Cove State Beach includes Newport Coast Drive and Reef Point Drive.

Traffic Congestion

Crystal Cove State Park does see a substantial level of traffic, primarily along PCH, which provides visitor access to and from the park, especially during peak months of visitation from June through August. However, the project is not expected to increase visitor visitation beyond current conditions as the project will provide for further interpretation of the park, which would not cause an increase in traffic congestion.

Parking

The project will not require further parking due to a negligible to no increase in visitors from the facilities proposed. An approximately 5-15% increase in parking spaces will take place from the existing 393 standard spaces and 5 ADA spaces.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Cause a substantial increase in traffic, in relation to existing traffic and the capacity of the street system (i.e., a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☒
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Contain a design feature (e.g., sharp curves or a dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?	☐	☐	☐	☒

e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

DISCUSSION

a) The facilities proposed are not expected to result in substantial increase in vehicle trips, the volume to capacity ratio or congestion at intersections in the vicinity of Crystal Cove State Park. Minimal to no increased visitation is expected from the facilities proposed which could result in further trips to Crystal Cove State Park.

b) The Level of Service of roads and highways providing access to Crystal Cove State Park shall not change based on the development proposed within the Project. As stated previously, the scope of facilities proposed would not increase trips to the park.

c) There shall be no changes to air traffic patterns as a result of implementation of the project.

d) There shall be no design features or incompatible uses that would increase hazards.

e) Emergency access shall remain sufficient.

f) The improvements to Crystal Cove State Park shall not substantially increase visitation, therefore, current parking capacity shall remain adequate. The reconfiguration of the Los Trancos area parking facility shall accommodate more parking spaces, thus meeting the future needs of the park due to visitor increase and other development including Phase III of the Historic District.

g) No policies, plans or programs supporting alternative transportation shall be affected by implementation of the project.

3.16. Utilities and Service Systems.

ENVIRONMENTAL SETTING

Utilities are currently available within the vicinity of the proposed project. Existing utilities including electrical, gas, sewer and water would require some extension to appropriately meet the needs of the proposed new facilities.

Review by the State Fire Marshal shall take place to ensure that access and water pressure are sufficient in the case of emergency.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities?	☐	☐	☐	☒
Would the construction of these facilities cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?	☐	☐	☐	☒
Would the construction of these facilities cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations as they relate to solid waste?	☐	☐	☐	☒

DISCUSSION

a) The Project would not exceed wastewater treatment restrictions or standards of the Central Coast Regional Water Quality Control Board. Minimal wastewater facilities shall be required for new facilities.

b) No additional wastewater treatment facilities shall be required to support the Project's facilities. Minimal additional wastewater shall be generated by the Project.

c) Current stormwater drainage facilities at Crystal Cove State Park shall continue to meet the demand of the additional facilities proposed. No new drainage facilities are proposed.

d) Existing water resources will suffice to meet the water demands of facilities proposed by the Project.

e) The wastewater treatment provider for Crystal Cove State Park should have sufficient capacity to meet the minimal increased demand placed on its system from the additional facilities proposed.

f) The project is served by a landfill that should have sufficient permitted capacity to accommodate the Project's solid waste disposal needs.

g) Crystal Cove State Park shall continue to comply with state regulations for the management of solid waste.

AVOIDANCE, MINIMIZATION, MITIGATION MEASURES: UTILITIES & SERVICE SYSTEMS (UTIL)
Util 1: Utilities installed shall meet all applicable standards for proper installation and safety.

CHAPTER 4

4. MANDATORY FINDINGS OF SIGNIFICANCE

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal?	☐	☒	☐	☐
b) Have the potential to eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
c) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probable future projects?)	☐	☐	☒	☐
d) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly?	☐	☐	☐	☒

DISCUSSION

a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal as long as mitigation measures included in Chapter 5 are implemented. Habitat improvement is likely to occur as a result of mitigation that shall be incorporated to offset impacts to approximately 0.12 acres of native vegetation. Survey of impacted areas and area immediately surrounding the project footprint shall avoid impact to wildlife species.

b) The project takes place within areas that have been previously disturbed by prior construction, which would result in less-than-significant impact to resources important to major periods of California history or prehistory. Implementation of this project will provide better interpretation of the cultural resources of Crystal Cove State Park to the public and

improve the public's understanding of and appreciation for the history and prehistory of this area.

c) Less than significant cumulative impacts are associated with the project when viewed in conjunction with the effects of past projects, other current projects and probable future projects. Projects including the Crystal Cove Historic District Restoration/Preservation and the El Morro Conversion to Campground and Day Use have had incremental impacts to native habitat within the park. As a result of these impacts, CDPR has undertaken ongoing efforts to restore over 240 acres of sage scrub and grasslands. Impacts to other resources as a result of past development have remained cumulatively less-than-significant. Any other projects that are under construction while the NEF Project is underway shall be coordinated to minimize construction and visitor impacts.

d) The project will not have environmental impacts that will cause substantial adverse effects on humans, either directly or indirectly. Impacts from fugitive dust a result of temporary construction shall be minimized through the use of regular watering (**AQ 1)**. Construction generated noise shall be minimized wherever feasible and shall not be allowed during night hours as required by **Noise 1**.

CHAPTER 5
5. AVOIDANCE, MINIMIZATION, MITIGATION MEASURES

The following mitigation measures would be implemented by CDPR as part of the project.

AESTHETIC RESOURCES (AR)

AR 1: The siting of new or modified facilities shall be grouped as well as set below grade so as to lessen the impact that this development has on views of the nearby Los Trancos canyon.

AR 2: New development shall be designed to blend with the natural setting to minimize its impact on the surrounding natural landscape via treatments on buildings, pathways, retaining and other ancillary structures.

AR 3: The siting of storage structures adjacent to the northeast edge of the parking lot shall minimize intrusion into the landscape buffer that separates the parking lot from the golf course further upslope and inland. An additional buffer will also be planted between the parking lot and storage structures to minimize their appearance by visitors.

AIR QUALITY (AQ)

AQ 1: During dry, dusty conditions, all active construction areas will be lightly sprayed with dust suppressant to reduce dust without causing runoff.

AQ 2: All trucks or light equipment hauling soil, sand, or other loose materials on public roads will be covered or required to maintain at least two feet of freeboard.

AQ 3: All gasoline-powered equipment will be maintained according to manufacturer's specifications, and in compliance with all state and federal requirements.

AQ 4: Paved surfaces adjacent to the project site shall either be swept or washed at the end of each day, or as required, to remove excessive accumulations of silt and/or mud that could have resulted from project-related activities.

AQ 5: Excavation and grading activities will be suspended when sustained winds exceed 15 miles per hour (mph); instantaneous gusts exceed 25 mph, or when dust occurs from remediation related activities where visible emissions (dust) cannot be controlled by watering or conventional dust abatement controls.

BIOLOGICAL RESOURCES (BIO)

Bio 1: Any vegetation trimming/removal within the project footprint shall be completed between September 16 and February 14 to avoid potential impacts to breeding birds. If trimming/removal cannot occur during this timeframe, then a pre-construction survey (one week prior) shall be conducted by a State Environmental Scientist to ensure that no breeding/nesting birds are present in the work area. Should a nest site be located, then appropriate measures, as determined by the State Environmental Scientist, shall be implemented to minimize harm/harassment to the species. Project construction should also

commence after September 16 and before the beginning of the breeding season to reduce the likelihood of disturbance to avian species. If such scheduling is not possible, then the State Environmental Scientist will decide where surveys, as previously described, shall be required and what measures will be needed to prevent impacts to any observed breeding/nesting birds.

Bio 2: Operations shall be performed in a manner that avoids damage and minimizes disturbance to existing landscaping/trees. If any vegetation, not designated for trimming/removal, is damaged or destroyed, the Contractor shall repair the damage at no additional cost to CDPR. Damage is defined, without limitation, as any cutting, breaking, tearing, bruising or skinning of the trunk, roots, or significant limbs. Should the CDPR Environmental Scientist determine that the damage is irreparable or that a tree has been destroyed, then the Contractor shall compensate for the loss at their expense as determined by CDPR's Representative and the CDPR Environmental Scientist.

Bio 3: A CDPR Environmental Scientist shall survey buildings prior to any demolition/construction. If any bat roosts are identified or nesting swallows found, then actions will be taken to either not disturb the species or humanely exclude the individuals per existing CDPR guidelines. If nest removal is necessary, then it must be conducted before the nests are largely completed, or eggs are laid, to prevent "take" of any swallow(s).

Bio 4: During trenching/digging, any roots 2 inches in diameter or greater that need to be removed shall be carefully excavated and cleanly cut to minimize damage to the tree's root system. Such activities shall be supervised/directed by CDPR Representative, in coordination with the CDPR Environmental Scientist.

Bio 5: Any pruning or removal of trees/shrubs shall comply with the American National Standards Institute (ANSI) A300, "Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices".

Bio 6: Los Trancos Creek and other sensitive habitat near the project boundaries will be designated an Environmentally Sensitive Area (ESA) and strictly avoided. No encroachment (i.e., workers, equipment, materials) will be allowed in these locations at any time. Sensitive vegetation or resources will be marked and protected by temporary fencing (e.g., orange plastic fencing, silt fencing) or other acceptable method. Work areas will be clearly marked in the field and confirmed by the CDPR Environmental Scientist prior to the start of operations. All staked/fenced boundaries will be maintained throughout the construction period.

Bio 7: To minimize soil disturbance and compaction, the Contractor shall be limited to the construction footprint, as outlined in the project plans and directed by CDPR's Representative.

Bio 8: A CDPR Environmental Scientist will be made available for both the pre-construction and construction phases to review plans, address resource issues, and monitor ongoing work. The CDPR Environmental Scientist shall maintain communications with the CDPR Representative to ensure that concerns related to sensitive species/habitats are appropriately and lawfully managed.

Bio 9: Should any areas require hydroseeding for temporary erosion control, then only local, native plant species, approved by the CDPR Environmental Scientist, shall be used. No

invasive exotics shall be included in any proposed seed palette. Species with a High or Moderate Rating (Table 1) on the California Invasive Plant Council's California Invasive Plant Inventory (2006) will be prohibited.

Bio 10: For reasons of safety, the Contractor shall cover areas of excavation (e.g., trenches, holes) overnight or during periods of inactivity. These locations will be regularly inspected, over the course of the project, by the Contractor to ensure that no wildlife has become entrapped. Should any wildlife be discovered, then the Contractor shall contact CDPR's Representative or the CDPR Environmental Scientist to obtain instructions on how to safely remove the wildlife from the trench/hole.

Bio 11: Construction dust impacts will be offset through implementation of measures that will appropriately reduce/control emissions generated by a project. The CDPR Representative and/or CDPR Environmental Scientist will also periodically inspect the work area to ensure that construction-related activities do not generate excessive amounts of dust or cause other disturbances.

Bio 12: The project area will be kept clear of trash to avoid attracting predators. All food and garbage will be placed in sealed containers and regularly removed from the site. Following construction, any trash, debris, or rubbish remaining within the work limits shall be collected and hauled off to an appropriate facility.

Bio 13: Pets belonging to project personnel shall not be permitted within the construction boundaries at any time.

Bio 14: All work related to the project shall be performed between the hours of 8:00AM and 5:00PM. No nighttime operations (including lighting) shall be allowed.

Bio 15: Conditions set forth in the Coastal Development Permit, which will be issued by the California Coastal Commission shall be observed and implemented as part of the proposed project.

CULTURAL RESOURCES (CR)

Cultural Monitoring: CR 1: The Project Archaeologist or other CDPR Archaeologist and Native American Monitor will monitor all ground disturbing phases of the proposed Project at his/her discretion. Monitoring will include all ground preparation work required for construction. A request for a Native American Monitor shall be made prior to project work.

Previously Undocumented Resources: CR 2: In the event that previously undocumented cultural resources (including but not limited to dark soil containing shellfish, bone, flaked stone, groundstone, or deposits of historic trash) are encountered during proposed project construction by anyone, the CDPR representative will temporarily halt work at that specific location and direct contractors to other proposed project-related tasks. The Project Archaeologist or other CDPR Archaeologist will record and evaluate the find and work with the CDPR representative to implement avoidance, preservation, or recovery measures as appropriate and in accordance with the Secretary of the Interiors Standards and Guidelines for archaeological resource protection, prior to any work resuming at that specific location.

Human Remains Discovery: CR 3: In the unlikely event that human remains are discovered, work will cease immediately in the area of the find and the project manager/site supervisor will notify the appropriate CDPR personnel. The CDPR Sector Superintendent (or authorized representative) will notify the County Coroner in accordance with §7050.5 of the California Health and Safety Code. If the coroner determines the remains represent Native American internment, the Native American Heritage Commission in Sacramento will be consulted to identify the most likely descendant/s and appropriate disposition of the remains. Work will not resume in the area of the find until proper disposition is complete (PRC §5097.98).

GEOLOGY AND SOILS (GS)

GS 1: The most recent revision of the California Building Code shall be followed for all new and modified structures to mitigate the risk of loss, injury, or death due to geologic hazards.

GS 2: Any paleontological resources that are unearthed as part of ground disturbing activities would result in stopping work in order to evaluate the and potentially recover them.

GS 3: To the maximum extent practicable, new facilities shall be designed and constructed to conform to the landscape's natural contours, so as to minimize topographic change.

HAZARDS AND HAZARDOUS MATERIALS (HAZ)

Haz 1: In the event that removal of hazardous materials from the project site is needed, then it shall be completed in accordance with appropriate government regulations and as directed by any future technical reports specific to the project.

Haz 2: Equipment will be cleaned and repaired (other than emergency repairs) outside the project site boundaries.

Haz 3: All contaminated water, sludge, spill residue, or other hazardous compounds will be contained and disposed of outside the boundaries of the site, at a lawfully permitted or authorized destination.

Prior to the start of construction, the contractor will inspect all equipment for leaks and regularly inspect thereafter until equipment is removed from the project site.

Prior to the start of construction, DPR or its contractor will prepare a Spill Prevention and Response Plan (SPRP) as part of Storm Water Soil Loss Water Prevention Plan (SWSLPP) to provide protection to on-site workers, the public, and the environment from accidental leaks or spills of vehicle fluids or other potential contaminants. This plan will include (but not be limited to):

1. Primary and secondary containment areas for containment of hazardous materials or waste in case of an accidental release.
2. Plans delineating construction staging areas, where refueling, lubrication, and maintenance of equipment will occur.
3. A spill kit on-site that will be maintained throughout the length of the project.
4. Identification of lawfully permitted or authorized disposal outside of the project site.

Spark arrestors or turbo chargers (which eliminate sparks in exhaust) and fire extinguishers will be required for all heavy equipment.

Construction crews will be required to park vehicles away from flammable material, such as dry grass or brush. At the end of each workday, heavy equipment will be parked over mineral soil, asphalt, or concrete to reduce the chance of fire.

HYDROLOGY AND WATER QUALITY (WQ)

WQ 1: The Contractor shall prepare and implement an erosion control plan that addresses both the stabilization of soils throughout construction (e.g., soils exposed for greater than 24 hours) and provides contingencies during rainfall events. Approval of the plan must be obtained from CDPR's Representative prior to implementation. Any excavation and grading shall be limited to the dry season of the year (approximately April 15–November 1), unless a CDPR-approved erosion control plan is in place and all measures therein are in effect.

WQ 2: BMPs to address erosion and excess sedimentation shall be incorporated into the project plans. Materials that could be used during construction include hay bales, fiber rolls, organic erosion control blankets, gravel bags, and any other items deemed appropriate by CDPR's Representative. Where applicable, weed-free products shall be used to minimize the spread of exotics. At all times, sufficient amounts of erosion control materials shall be available on-site to respond to potential emergencies and any rains forecasted within 24 hours.

WQ 3: Erosion control measures shall be inspected daily during rainfall events and at least weekly throughout construction by the Contractor. Prior to the onset of any precipitation, both active (disturbed) soil areas and stockpiled soils shall be stabilized to prevent sediments from escaping off-site or into Los Trancos Creek. Should inspection determine that any BMPs are in disrepair or ineffectual, the Contractor shall take immediate action to fix the deficiency.

WQ 4: BMPs employed during construction shall comply with all applicable water quality standards and be detailed in the project's Stormwater Soil Loss Prevention Plan or Stormwater Pollution Prevention Plan, as appropriate.

WQ 5: No construction shall be allowed/conducted under wet-weather conditions or below the tide line. Work on the interior of buildings may be completed, provided that approval has been received from CDPR's Representative.

WQ 6: A toxic material control and spill-response plan will be written and submitted to the CDPR's Representative for approval prior to the onset of construction. The plan shall outline techniques that will be used to promptly and effectively respond to any accidental spill. All construction workers will receive instruction regarding spill prevention and methods of containment.

WQ 7: The changing of oil, refueling, and other actions (e.g., washing of concrete, paint, or equipment) that could result in the release of a hazardous substance will be restricted to designated areas that are a minimum of 100 feet from any waterway. Such sites will be surrounded with berms, sandbags, or other barriers to further prevent the accidental spill of

fuel, oil, or chemicals. Any discharges shall be immediately contained, cleaned up, and properly disposed, in accordance with the toxic material control and spill-response plan.

WQ 8: Debris or runoff generated as a result of the project activities shall be minimized whenever possible. If capture isn't possible, then it shall be directed away from any drainages and/or culverts to prevent deposition into waterways. The disposal of materials must be performed in a manner that will minimize effects to the environment.

WQ 9: Storage and staging areas will be placed a minimum of 100 feet from any drainage or other water body. Such sites shall occur in existing developed or disturbed locations (e.g., parking lots) that have been reviewed and approved by CDPR's Representative, in coordination with the CDPR Environmental Scientist and CDPR Archaeologist. All areas used for stockpiling shall be kept free from trash and other waste. No project-related items shall be stored outside approved staging areas at any time.

WQ 10: Following completion of construction, any erosion control measures that are no longer needed, as deemed by CDPR's Representative, shall be removed and properly disposed off-site. BMPs may remain if the measures are necessary to provide continued stabilization or minimize pollution.

NOISE

Noise 1: Noise generated from demolition or construction activities shall be limited to avoid seasons of peak visitation, night hours and time periods when sensitive wildlife species may be significantly impacted.

Noise 2: Internal combustion engines used for project implementation will be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used will utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.).

PUBLIC SERVICES (PS)

PS 1: The sufficiency of current fire suppression capacity to meet the demand of expanded facilities shall be reassessed to determine if further capacity and/or facilities are warranted. New facilities shall meet current building codes and be approved by the State Fire Marshall.

UTILITIES AND SERVICE SYSTEMS

Util 1: Utilities installed shall meet all applicable standards for proper installation and safety.

CHAPTER 6
6. REFERENCES

Agriculture Resources

County of Orange
2011 General Plan, Resources Element

Air Quality

South Coast Air Quality Management District
2007 Clean Air Plan

Biological Resources

California Department of Fish and Game (CDFG).
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2003 Coastal Midden Protection and Preservation Program, Crystal Cove State Park, Orange County, California. On file at California Department of Parks and Recreation, Southern Service Center, San Diego, California.

Hood, Joe, John Kelly, and John McAleer

1981 Archaeological Site Survey Record, CA-ORA-246. On file at California Department of Parks and Recreation, Southern Service Center, San Diego, California.

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Geology and Soils

Department of Conservation-California Geological Survey
http://www.conservation.ca.gov/cgs/rghm/ap/Pages/Index.aspx

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2003 Crystal Cove State Park Preservation and Public Use Plan

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California Environmental Protection Agency
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http://www.calepa.ca.gov/sitecleanup/corteselist/

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Land Use and Planning

City of Newport Beach
2005. General Plan, Land Use Element

California Department of Parks and Recreation
2003 Crystal Cove State Park Preservation and Public Use Plan

Mineral Resources

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Noise

City of Newport Beach.
2006. General Plan, Noise Element

Population and Housing

California Department of Finance (DOF) 2008, E-4 Population Estimates for Cities, Counties, and the State, 2000-2008.
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Public Services

City of Newport Beach
Fire Stations
http://www.newportbeachca.gov/index.aspx?page=972

City of Newport Beach
2005. General Plan, Recreation Element

Recreation

California Department of Parks and Recreation. 8/3/2012. Park Operations Division. Attendance Statistics. Debra Elam.

California Department of Parks and Recreation. 2010 Draft Interpretation Master Plan for Crystal Cove State Park

California Department of Parks and Recreation
Crystal Cove State Park Website
http://www.parks.ca.gov/?page_id=644

CHAPTER 7
7. REPORT PREPARATION

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

Luke Serna, Environmental Coordinator, Park and Recreation Specialist, Southern Service Center

Debbie Waldecker, Environmental Scientist, Southern Service Center

Dave Pryor, Senior Environmental Scientist, Orange Coast District

Marla Mealey, Associate State Archaeologist, Southern Service Center

Alexander Bevil, Historian II, Southern Service Center

James Newland, Southern Service Center Resources Manager

Blythe Liles, Regional Interpretive Specialist, Orange Coast District

Victor Donatelli, Associate Architect, Southern Service Center

Julie Tobin, Park and Recreation Specialist, Orange Coast District

Brian Carlson, Maintenance Chief, Orange Coast District

Todd Lewis, Sector Superintendent, Orange Coast District

APPENDICES

A. Overall Vicinity Map

B. Site Plan Concept

C. Elevation/Perspective

D. Los Trancos Parking Area Site Plan

E. Sensitive Species List

F. Abbreviations

G. Biological Resource Impact and Mitigation Memo and Attachments
    1. USFWS Threatened and Endangered Species Permit
    2. Multi-Agency Mitigation Agreement

Crystal Cove State Park

Los Trancos Visitor Center

APPENDIX A

A LOS TRANCOS VISITOR CENTER

OVERALL VICINITY MAP

HRPStudio

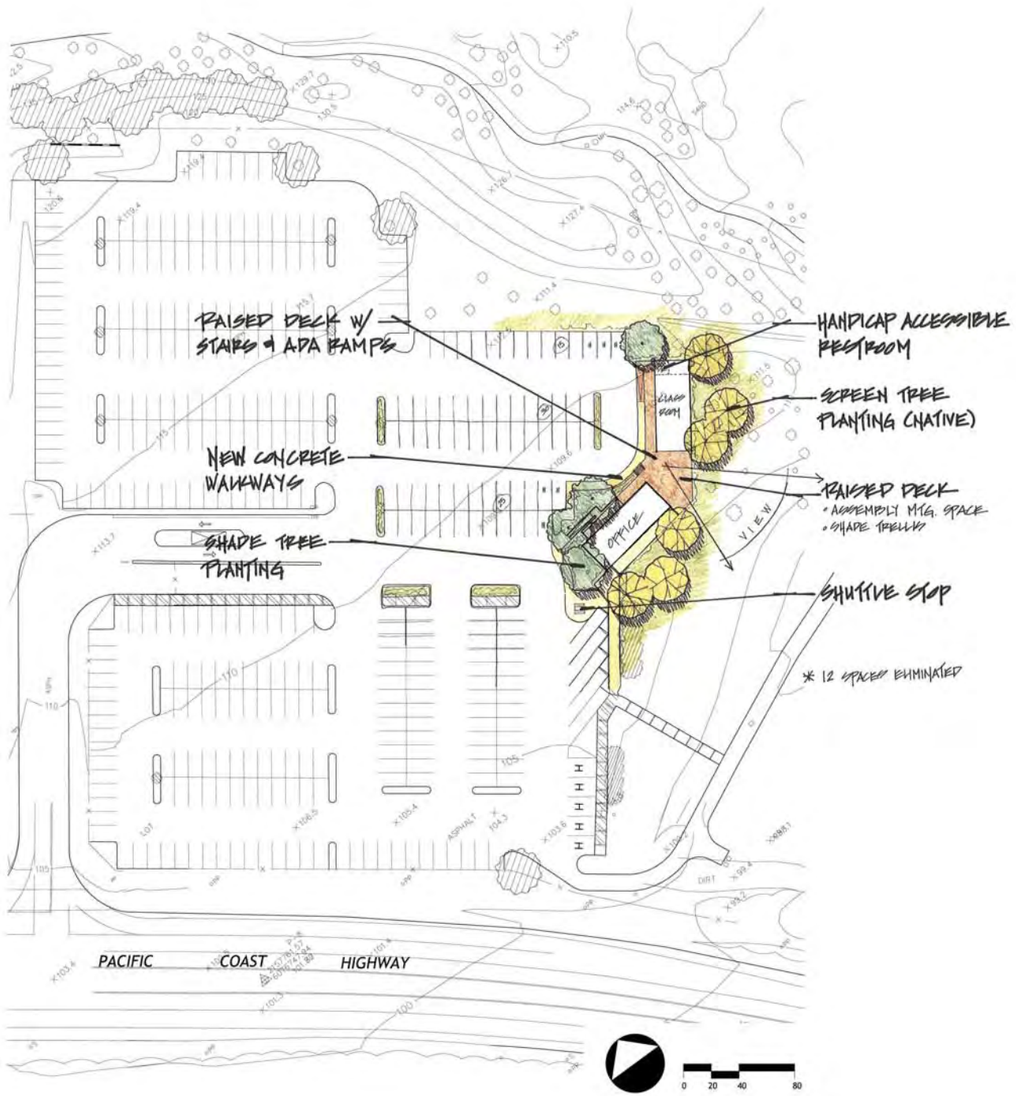
ValleyCrest DesignGroup

Project No: 17300201
Date: June 19, 2008
Revised Date: July 22, 2008
Revised Date: July 24, 2008
Revised Date: July 28, 2008
Revised Date: October 30, 2008

APPENDIX B

Crystal Cove State Park

Los Trancos Visitor Center



VIEW A

VIEW B

EXISTING ANGLED PARKING

EXISTING TRAILER

SITE PLAN CONCEPT

HRPStudio

APPENDIX C

Crystal Cove State Park

Los Trancos Visitor Center

VIEW C

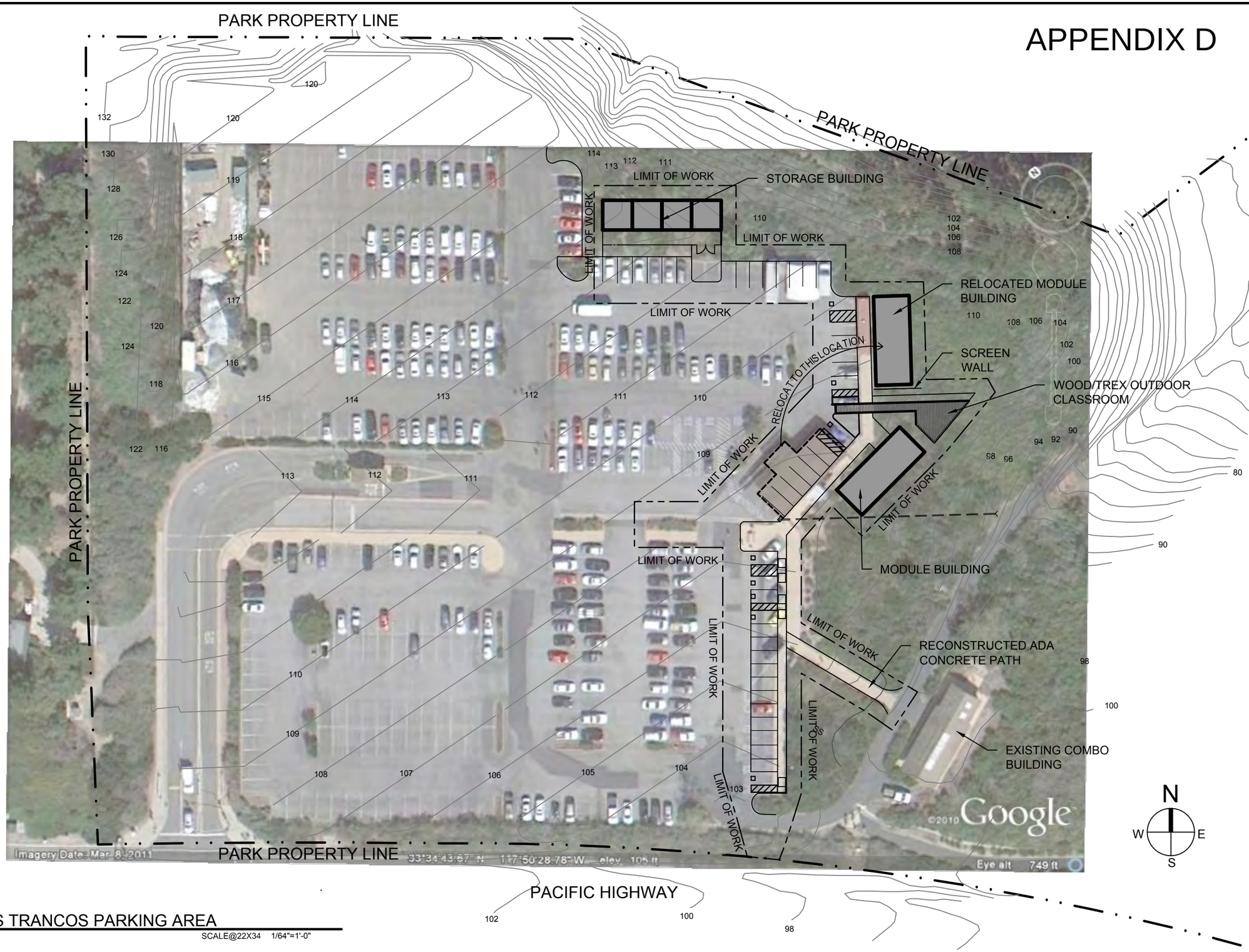
VIEW D

ELEVATION/PERSPECTIVE

HRPStudio

ValleyCrest DesignGroup
Project No: 1730000
Date: June 19, 2008
Revised Date: July 22, 2008
Revised Date: July 24, 2008
Revised Date: July 28, 2008
Revised Date: October 30, 2008

APPENDIX D



1 LOS TRANCOS PARKING AREA

SCALE@22X34 1/64"=1'-0"

CALIFORNIA STATE PARKS SINCE 1864

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

CALIFORNIA STATE FIRE MARSHAL- APPROVED

Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

Reviewed by Date

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION #

Reviewed by Date

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

DESIGNED:
DRAWN:
CHECKED:

REVISIONS	DATE

LOS TRANCOS CRYSTAL COVE STATE PARK

LOS TRANCOS PARKING AREA
SITE PLAN

SHEET NO.
A-0.1
OF

E. Sensitive Species List

CNDDB and CNPS Records Search

Listed/Sensitive Species and Sensitive Habitat Types Potentially Occurring in the Vicinity of the proposed Los Trancos Facilities Project, Crystal Cove State Park, Orange County, California[1].

Scientific Name	Common Name	Status[1]	General Habitat	Microhabitat
Accipiter cooperii	Cooper's Hawk		Woodland, chiefly of open, interrupted or marginal type.	Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.
Aimophila ruficeps canescens	Southern California Rufous-crowned Sparrow		Resident in southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.
Aphanisma blitoides	Aphanisma	1B	Coastal bluff scrub, coastal dunes, coastal scrub.	On bluffs and slopes near the ocean in sandy or clay soils. In steep decline on the islands and the mainland. 1-305 m.
Aspidoscelis hyperythra	Orangethroat Whiptail	SC	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats.	Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food-termites.
Atriplex coulteri	Coulter's Saltbush	1B	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland.	Ocean bluffs, ridgetops, as well as alkaline low places. 10-440 m.
Atriplex pacifica	South Coast Saltscale	1B	Coastal scrub, coastal bluff scrub, playas, chenopod scrub.	Alkali soils. 1-500 m.
Atriplex parishii	Parish's Brittlescale	1B	Alkali meadows, vernal pools, chenopod scrub, playas.	Usually on drying alkali flats with fine soils. 25-1900 m.
Atriplex serenana var. davidsonii	Davidson's Saltscale	1B	Coastal bluff scrub, coastal scrub.	Alkaline soil. 3-250 m.
Calochortus weedii var. intermedius	Intermediate Mariposa-lily	1B	Coastal scrub, chaparral, valley and foothill grassland.	Dry, rocky open slopes and rock outcrops. 120-850 m.
Campylorhynchus brunneicapillus sandiegensis	Coastal Cactus Wren	SC	Southern California coastal sage scrub.	Wrens require tall opuntia cactus for nesting and roosting.
Chaenactis glabriuscula var. orcuttiana	Orcutt's Pincushion	1B	Coastal bluff scrub, coastal dunes.	Sandy sites. 3-100 m.

Cistanthe maritima	Seaside Cistanthe	4	Coastal bluff scrub, coastal scrub, valley and foothill grassland.	Sandy, 5-300 m.
Comarostaphylis diversifolia ssp. diversifolia	Summer Holly	1B	Chaparral.	Often in mixed chaparral in California, sometimes post-burn. 30-550 m.
Crotalus ruber	Red-diamond Rattlesnake	SC	Chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains.	Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.
Danaus plexippus	Monarch Butterfly		Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.
Deinandra paniculata	Paniculate Tarplant	4	Coastal scrub, valley and foothill grassland, vernal pools.	Usually vernally mesic, 25-940 m.
Dichondra occidentalis	Western Dichondra	4	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland.	50-500 m.
Dudleya multicaulis	Many-stemmed Dudleya	1B	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 0-790 m.
Dudleya stolonifera	Laguna Beach Dudleya	FT, ST, 1B	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland.	In thin soil on north-facing sandstone cliffs. 10-260 m.
Emys marmorata	Western Pond Turtle	SC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation.	Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.
Eucyclogobius newberryi	Tidewater Goby	FE, SC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County. To the mouth of the Smith River.	Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.
Eumops perotis californicus	Western Mastiff Bat	SC	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral etc.	Roosts in crevices in cliff faces, high buildings, trees and tunnels.
Euphorbia misera	Cliff Spurge	2	Coastal bluff scrub, coastal scrub.	Rocky sites. 10-500 m.
Hordeum intercedens	Vernal Barley	3	Coastal dunes, coastal scrub, valley and foothill grassland (saline flats and depressions), vernal pools.	5-1,000 m.
Horkelia cuneata var. puberula	Mesa Horkelia	1B	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 70-810 m.

Isocoma menziesii var. decumbens	Decumbent Goldenbush	1B	Chaparral, coastal scrub (sandy, often in disturbed areas).	10-135 m.
Lasthenia glabrata ssp. coulteri	Coulter's Goldfields	1B	Coastal salt marshes, playas, valley and foothill grassland, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1,400 m.
Malacothrix saxatilis var. saxatilis	Cliff Malacothrix	4	Coastal bluff scrub, coastal scrub.	3-200 m.
Nama stenocarpum	Mud Nama	2	Marshes and swamps.	Lake shores, river banks, intermittently wet areas. 5-500m.
Navarretia prostrata	Prostrate Vernal Pool Navarretia	1B	Coastal scrub, valley and foothill grassland, vernal pools.	Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 15-700m.
Nyctinomops macrotis	Big Free-tailed Bat	SC	Low-lying arid areas in southern California.	Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.
Pentachaeta aurea ssp. allenii	Allen's Pentachaeta	1B	Valley and foothill grasslands, coastal scrub.	Openings in scrub or grassland.
Perognathus longimembris pacificus	Pacific Pocket Mouse	FE, SC	Inhabits the narrow coastal plains from the Mexican border north to El Segundo, Los Angeles County.	Seems to prefer soils of fine alluvial sands near the ocean, but much remains to be learned.
Phrynosoma blainvillii	Coast Horned Lizard	SC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.
Polioptila californica californica	Coastal California Gnatcatcher	FT, SC	Obligate, permanent resident of coastal sage scrub below 2,500 ft in southern California.	Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.
Quercus dumosa	Nuttall's Scrub Oak	1B	Closed-cone coniferous forest, chaparral, coastal scrub. More common scrub oak now *Quercus berberidifolia*.	Generally on sandy soils near the coast; sometimes on clay loam. 15-400 m.
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest		Open to locally dense evergreen sclerophyllous riparian woodlands dominated by *Quercus agrifolia*. This type appears to be richer in herbs and poorer in understory shrubs than other riparian communities.	

Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland		A tall, open, broadleafed, winter-deciduous streamside woodland dominated by *Platanus racemosa* (and often also *Alnus rhombifolia*). These stands seldom form closed canopy forests, and even may appear as trees scattered in a shrubby thicket of sclerophyllous and deciduous species. Lianas include *Rubus ursinus* and *Toxicodendron diversilobum*.	
Spea hammondii	Western Spadefoot	SC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.
Suaeda esteroa	Estuary Seablite	1B	Marshes and swamps.	Coastal salt marshes in clay, silt, and sand substrates. 0-5 m.
Valley Needlegrass Grassland	Valley Needlegrass Grassland		A midheight (to 2 ft) grassland dominated by perennial, tussock-forming *Stipa pulchra*. Native and introduced annuals occur between the perennials, often actually exceeding the bunchgrasses in cover.	
Verbesina dissita	Big-leaved Crownbeard	FT, ST,1B	90% in southern maritime chaparral, 10% in coastal sage scrub.	Steep, rocky, primarily north-facing slopes within 1.5 miles of the ocean, in gravelly soils. 45-210 m.
Vireo bellii pusillus	Least Bell's Vireo	FE, SE	Summer resident of southern California in low riparian in vicinity of water or in dry river bottoms; below 2,000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, baccharis, mesquite.

[1]Status: Federally Endangered (FE); Federally Threatened (FT); State Endangered (SE); CDFG Species of Special Concern (SC); CNPS Plants Rare, Threatened, or Endangered in California and elsewhere (1B); CNPS Plants Rare, Threatened, or Endangered in California, but more common elsewhere (2); CNPS Plants about which we need more information – A Review List (3); CNPS Plants of Limited Distribution – A Watch List (4).

F. Abbreviations

ADA	Americans with Disabilities Act
BMP	Best Management Practices
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database (California Department of Fish and Game)
CDFG	California Department of Fish and Game
CDPR	California Department of Parks and Recreation
CNPS	California Native Plant Society
IS	Initial Study
MND	Mitigated Negative Declaration
PRC	Public Resources Code
SCAQMD	South Coast Air Quality Management District
SWPPP	Stormwater Pollution Prevention Plan
SWSLPP	Stormwater Soil Loss Prevention Plan

State of California • Natural Resources Agency Edmund G. Brown Jr., *Governor*

DEPARTMENT OF PARKS AND RECREATION *Major General (Ret.) Anthony L. Jackson, Director*

Orange Coast District
3030 Avenida del Presidente
San Clemente CA 92672
949 492-0802

April 3, 2013

Brian Ketterer, District Superintendent
Orange Coast District
3030 Avenida del Presidente
San Clemente CA 92672

Subject: Los Trancos Education and Operations Modules

Dear Brian:

I've surveyed the site of the proposed modular office spaces and reviewed our files for Crystal Cove State Park, and believe potential impacts to existing, restored habitat to be minor in scale, and permitted by both of the resource agencies. Please read the following site description, biological details, and attached permits.

The habitat area adjacent to the proposed project includes medium-quality restored coastal sage scrub habitat and a landscape tree. Historically, the surrounding hills had been grazed for ~150 years by sheep and cattle, and much of the coastal terrace, including the project location, was impacted by truck farming and agricultural uses. Due to these past land use practices, the restored sage scrub habitat is deemed medium quality due to the lack of top soil and diversity of local native plant species.

Before restoration, the hills were weedy and nearly devoid of California native species. During the development of Crystal Cove State Park infrastructure in the early 1980s, the Los Trancos parking lot area received significant grading to produce a large, level area for parking, restroom and infrastructure. In fact, we believe the proposed footprint of this project is located on spoils from the parking lot development effort.

The project area is located on the edge of development. The Los Trancos parking lot has a narrow strip of native vegetation on three sides of from 15 to 45 feet in width. The Pacific Coast Highway is to the South, and the Pelican Hill Golf Course is close on the West and North sides. The project is located at the Eastern edge of the parking lot and not directly connected to continuous habitat. The golf course with a row of tall *Eucalyptus*, Newport Coast housing development, and the Marriott Villas divide access to quality habitat found further up Los Trancos Canyon. For this reason in particular, the minor take of existing vegetation is not considered significant and only extends the edge effect of these facilities by 40' or so.

The project footprint take area of approximately 0.12 acres contains approximately 85% cover of the following species: *Encelia californica, Salvia mellifera, Artemisia*

californica, Baccharis pilularis, Rhus integrifolia, and *Eriogonum fasciculatum.* One 12' tall *Quercus agrifolia* will be impacted by this project. This tree species was added into the landscape plan and is surviving, but not thriving, in this dry, well-drained terrace area. Within the fuel thinning zone surrounding the future structures the invasive species of *Myoporum laetum* also exists to the North. A fuel clearance zone of approximately 20' from all structures with a graduated fuel thinning zone for the next 75' has been standard with other surrounding buildings and is planned to be used here. Both of these two zones have native cover, but are modified by removal of annual flashy fuels, limbing shrubs up from the ground, and not creating a continuous fuel ladder from habitat to structure.

Coastal sage scrub habitat is not a CNDDB listed sensitive habitat type, but is has been impacted in overall extend due to the building of roads, utilities and structures within this favored coastal zone habitat area. The approved General Plan for Crystal Cove State Park has a restoration goal of restoring sage scrub as well as native grassland areas, and in fact, State Parks has actively restored over 240 acres of sage scrub and grasslands at Crystal Cove State Park since the early 1980s.

Crystal Cove State Park is enrolled in the Orange County NCCP and is now a partner within the Nature Reserve of Orange County. At the time of signing this agreement, 18 acres of mitigation credit for impacts to coastal sage scrub (CSS) were allocated by CDFG to CDPR for projects that fall within the approved General Plan (attached). This "bank" of 18 acres has been used a few times for major projects, and is supported by the USFWS Incidental take permit #TE068429-0 which includes California gnatcatcher that uses this area for foraging (attached).

This proposed project area has no impact to rare habitat types or listed or sensitive species. A review of CNDDB shows separation from rare plants found along the coastal bluff edge likely due to past land use practices and development.

One avian species that has been observed foraging within the project area is the California gnatcatcher, *Polioptila californica*, and it has been observed to nest nearby within restored coastal sage scrub. The small footprint of sage scrub impacted by this project should not affect this bird and its breeding status if construction activities are conducted outside of the breeding season.

Sincerely,

Original signed on April 3, 2013

David Pryor
Senior Environmental Scientist

Attachments

DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE

3-201
(1/97)

FEDERAL FISH AND WILDLIFE PERMIT

2. AUTHORITY-STATUTES
16 USC 1539(a)
16 USC 1533(d)
16 USC 703-712

REGULATIONS *(Attached)*
50 CFR 17.22
50 CFR 17.32
50 CFR 21.23 & 21.27
50 CFR 13

1. PERMITTEE

CALIFORNIA DEPT. OF PARKS AND RECREATION
3030 AVENIDA DEL PRESIDENTE
SAN CLEMENTE, CA 92672
U.S.A.

3. NUMBER
TE068429-0

4. RENEWABLE
☒ YES
☐ NO

5. MAY COPY
☒ YES
☐ NO

6. EFFECTIVE
3-12-03

7. EXPIRES
7/17/2071

8. NAME AND TITLE OF PRINCIPAL OFFICER *(If #1 is a business)*
MICHAEL M TOPE
SUPERINTENDENT, ORANGE COAST DISTRICT

9. TYPE OF PERMIT
THREATENED AND ENDANGERED SPECIES

10. LOCATION WHERE AUTHORIZED ACTIVITY MAY BE CONDUCTED
ORANGE COUNTY, CALIFORNIA: ON LANDS SPECIFIED WITHIN THE BODY OF THE PERMIT

11. CONDITIONS AND AUTHORIZATIONS:

A. GENERAL CONDITIONS SET OUT IN SUBPART D OF 50 CFR 13, AND SPECIFIC CONDITIONS CONTAINED IN FEDERAL REGULATIONS CITED IN BLOCK #2 ABOVE, ARE HEREBY MADE A PART OF THIS PERMIT. ALL ACTIVITIES AUTHORIZED HEREIN MUST BE CARRIED OUT IN ACCORD WITH AND FOR THE PURPOSES DESCRIBED IN THE APPLICATION SUBMITTED. CONTINUED VALIDITY, OR RENEWAL, OF THIS PERMIT IS SUBJECT TO COMPLETE AND TIMELY COMPLIANCE WITH ALL APPLICABLE CONDITIONS, INCLUDING THE FILING OF ALL REQUIRED INFORMATION AND REPORTS.

B. THE VALIDITY OF THIS PERMIT IS ALSO CONDITIONED UPON STRICT OBSERVANCE OF ALL APPLICABLE FOREIGN, STATE, LOCAL OR OTHER FEDERAL LAW.

C. VALID FOR USE BY PERMITTEE NAMED ABOVE.

D. Further conditions of authorization are contained in the attached Special Terms and Conditions.

☒ ADDITIONAL CONDITIONS AND AUTHORIZATIONS ALSO APPLY

12. REPORTING REQUIREMENTS

ISSUED BY	TITLE	DATE
[signature]	DEPUTY MANAGER, CA/NV OPERATIONS OFFICE	3-12-03

D. All sections of Title 50 Code of Federal Regulations, parts 13, 17.22, and 17.32 are conditions of this permit (Attachment 1).

E. Activity authorized by this permit may be conducted within the planning area of the Natural Community Conservation Plan and Habitat Conservation Plan for the Central and Coastal Subregion of Orange County (NCCP/HCP), excluding the Dana Point Headlands, as described in the NCCP/HCP.

F. The authorization granted by this permit is subject to compliance with, and implementation of, the NCCP/HCP and the Mitigation Monitoring Program in accordance with the executed Implementation Agreement, which is hereby incorporated into the permit.

G. The permittees and their designated agents are authorized to incidentally take (kill, injure, harm, harass) 39 covered species (named below) that are listed or may be listed in the future under the Federal Endangered Species Act of 1973, as amended (Act), to the extent that take of these species would otherwise be prohibited under section 9 of the Act, and its implementing regulations, or pursuant to a rule promulgated under section 4(d) of the Act. Take authorization for currently listed species is effective once the Implementation Agreement and this permit have been signed. For unlisted covered species, take authorization will become effective upon their listing under the Act. The level of incidental take authorized under this permit, and the conditions under which such take may occur, are described in the NCCP/HCP and Implementation Agreement. Such take must be incidental to planned activities described in the permit application as conditioned herein.

Covered Species:

<u>Listed</u>

Birds

1. Coastal California gnatcatcher (*Polioptila californica californica*), threatened
2. Least Bell's vireo (*Vireo bellii pusillus*), endangered
3. Southwestern willow flycatcher (*Empidonax traillii extimus*), endangered

Mammals

4. Pacific pocket mouse (*Perognathus longimembris pacificus*), endangered; should the species be found on participating land ownerships other than the Chandis-Sherman property, it would be covered per condition 8.3.2(a)(1)(H) of the Implementation Agreement

Reptiles

5. Arroyo toad (*Bufo microscaphus californicus*), endangered

Invertebrates

6. Quino checkerspot butterfly (*Euphydryas editha quino*), endangered
7. Riverside fairy shrimp (*Streptocephalus woottoni*), endangered
8. San Diego fairy shrimp (*Branchinecta sandiegoensis*), endangered

Plants

9. Laguna Beach dudleya (*Dudleya stolonifera*), threatened
10. Santa Monica Mountains dudleya (*Dudleya cymosa* ssp. *ovatifolia*), threatened

<u>Unlisted</u>

Birds

11. American peregrine falcon (*Falco peregrinus anatum*)
12. Coastal cactus wren (*Campylorhynchus brunneicapillus*)
13. Golden eagle (*Aquila chrysaetos*)
14. Northern harrier (*Circus cyaneus*)
15. Prairie falcon (*Falco mexicanus*)
16. Red-shouldered hawk (*Buteo lineatus*)
17. Rough-legged hawk (*Buteo lagopus*)
18. Sharp-shinned hawk (*Accipiter striatus*)
19. Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)

Mammals

20. Coyote (*Canis latrans*)
21. Gray fox (*Urocyon cinereoargenteus*)
22. San Diego desert woodrat (*Neotoma lepida intermedia*)

Reptiles and Amphibians

23. Arboreal salamander (*Aneides lugubris*)
24. Black-bellied slender salamander (*Batrachoseps nigriventris*)
25. Coastal rosy boa (*Lichanura trivirgata rosafusca*)
26. Coastal western whiptail lizard (*Cnemidophorus tigris multiscutatus*)
27. Coronado skink (*Eumeces skiltonianus interpanietalis*)
28. Orange-throated whiptail lizard (*Cnedidophorus hyperythrus*)
29. Red diamondback rattlesnake (*Crotalus ruber ruber*)
30. San Bernardino ringneck snake (*Diadophis punctatus modestus*)
31. San Diego horned lizard (*Phrynosoma coronatum blainvillii*)
32. Western spadefoot toad (*Scaphiopus hammondii*)

Plants

33. Catalina mariposa lily (*Calochortus catalina*)
34. Coulter's matilija poppy (*Romneya coulteri*)
35. Foothill mariposa lily (*Calochortus weedii var. intermedius*)
36. Heart-leaved pitcher sage (*Lepichinia cardiophylla*)
37. Nuttall's scrub oak (*Quercus dumosa*)
38. Small-flowered mountain mahogany (*Cerocarpus minutiflorus*)
39. Tecate cypress (*Cupressus forbesii*)

H. Upon finding dead, injured, or sick endangered or threatened wildlife species, the permittees or their designated agents must notify orally within one working day the Service's Carlsbad Fish and Wildlife Office (6010 Hidden Valley Road, Carlsbad, California 92009, telephone 760-431-9440). Written notification to the Carlsbad Fish and Wildlife Office and the Division of Law Enforcement (370 Amapola Avenue, Suite 114, Torrance, California 90501) must be made within five calendar days and must include the date, time, and location of the specimen and any other pertinent information.

I. Annual reports shall be prepared as described in the NCCP/HCP and Mitigation Monitoring Program, and submitted by December 1 of each year that the permit is in effect. One copy of the annual report shall be submitted to (1) the Field Supervisor of the Carlsbad Fish and Wildlife Office, and (2) the Assistant Regional Director, Ecological Services, Fish and Wildlife Service, 911 N.E. 11th Avenue, Portland, Oregon 97232.

J. A copy of this permit must be in the possession of the permittees and designated agents while conducting taking activities. Please refer to the permit number in all correspondence and reports concerning permit activities. Any questions you may have about this permit should be directed to the Field Supervisor, Carlsbad Fish and Wildlife Office.

U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road
Carlsbad, California 92009-4213
(760) 431-9440
FAX (760) 431-9624

CA Dept. of Fish & Game
4949 Viewridge Avenue
San Diego, California 92123-1662
(858) 467-4201
FAX (858) 467-4235

In Reply Refer To:
FWS/CDFG-OR-3123.2

AUG 11 2003

Ms. Diona Roja
State Park Resource Ecologist
California Department of Parks and Recreation
8885 Rio San Diego Drive, Suite 270
San Diego, California 92108

Re: Rehabilitation of Historic Cottages & Infrastructure Project in the Historic District of Crystal Cove State Park, Orange County, California

Dear Ms. Roja:

The California Department of Fish and Game (Department) and U. S. Fish and Wildlife Service (Service) (collectively, "Wildlife Agencies") have reviewed the notice dated August 4, 2003, for the above-referenced project. The California Department of Parks and Recreation (CDPR) is proposing to rehabilitate the historic cottages and improve access and other amenities within the Historic District in Crystal Cove State Park (CCSP). The project will also update fuel management zones around structures to conform to the fire code. These improvements would result in the removal of approximately 2.48 acres of coastal sage scrub (CSS).

Per Section 8.12 of the Orange County Central/Coastal NCCP, eighteen (18) acres of mitigation credit for impacts to CSS were allocated to CDPR for the improvement, repair, maintenance and operation of existing facilities, or the construction of new facilities, provided these projects were consistent with the Crystal Cove General Plan adopted in 1982. Impacts to CSS associated with implementation of proposed projects would be evaluated by the Wildlife Agencies and the Nature Reserve of Orange County (NROC) to determine appropriate mitigation ratios. Mitigation required would be debited from CDPR's credit allocation.

The Wildlife Agencies concur that the proposed project is consistent with the Crystal Cove General Plan and recommend that impacts to 2.48 acres of CSS be offset at a 2:1 ratio by debiting CDPR's credit allocation by 4.96 acres. An updated ledger of credits used/available is enclosed.

The Wildlife Agencies appreciate the Department of Parks and Recreation's participation in the NCCP program and ongoing commitment to help conserve, protect, and manage the state's biological resources. Please contact Warren Wong of the Department at (858) 467-4249, or Jonathan Snyder of the Service at (760) 431-9440, if you have any questions or comments concerning this letter.

Sincerely,

Karen A. Goebel
Assistant Field Supervisor
U.S. Fish and Wildlife Service

William E. Tippets
Environmental Program Manager
California Department of Fish and Game

Enclosure

cc:
Karen Miner, California Department of Parks and Recreation
Lyndine McAfee, Nature Reserve of Orange County

Enclosure

Table 1: Summary of CSS Impacts and Remaining Credits for Crystal Cove State Park under the Central/Coastal Orange County NCCP/HCP

Date	Project Name	Impacts to CSS	Credits Debited	Remaining Credits (18.00 credits initially allocated)
8/1/03	El Morro Conversion --Sewer Project	0.04	0.08	17.92
8/4/03	Historic District--Cottages and Infrastructure Project	2.48	4.96	12.96