

FINAL

**INITIAL STUDY
MITIGATED NEGATIVE DECLARATION**



**NORTH BEACH CABINS – ALTERNATIVE CAMPING
PROJECT
Leo Carrillo State Beach
SCH# 2008121070**

September 2009



State of California
DEPARTMENT OF PARKS AND RECREATION



NOTICE OF DETERMINATION

TO: State Clearinghouse
Office of Planning and Research
1400 Tenth Street, Room 222
P.O. Box 3044
Sacramento, California 95812-3044

FROM: Department of Parks and Recreation
1416 Ninth Street
P.O. Box 942896
Sacramento, California 94296-0001

SUBJECT: Filing of the Notice of Determination in compliance with Section 21108 of the Public Resources Code.

PROJECT TITLE: North Beach Cabins – Alternative Camping Project
STATE CLEARINGHOUSE NUMBER: 2008121070

CONTACT PERSON: Tina Robinson, Environmental Coordinator **PHONE NO.:** (619) 220-5324
Department of Parks and Recreation, SSC
8885 Rio San Diego Drive, Suite 270
San Diego, CA 92108

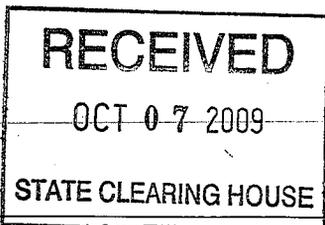
PROJECT LOCATION: Leo Carrillo State Park, Los Angeles County, CA

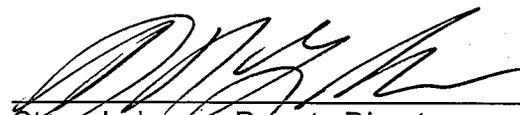
PROJECT DESCRIPTION: The project proposes to install 11 overnight cabins (up to 300 square feet each, 3,300 square feet total) on precast concrete blocks near and along the North Beach parking lot at Leo Carrillo State Beach. The cabins are proposed to provide an alternative camping experience and each would accommodate up to 4 people. The cabins will lack individual plumbing but will have electricity and outdoor amenities including a picnic and cooking area. Two of the cabins would be ADA compliant. The project also will require minor grading and clean up of debris, possible removal of an abandoned septic tank, and minor grading and removal of primarily non-native vegetation. To the greatest extent possible, the cabins will be constructed of materials that will blend well with the surrounding landscape and topography. The project may result in the loss of up to 26 parking spaces currently available for day use activities.

The California Department of Parks and Recreation has approved this project on October 5, 2009 and has made the following determinations:

1. The project will not have a significant effect on the environment.
 The project will have a significant effect on the environment.
2. A Final Negative Declaration was prepared and adopted, pursuant to the provisions of the California Environmental Quality Act (CEQA).
 A Final Environmental Impact Report has been completed in compliance with CEQA, and has been presented to the decision-making body of this Department for its independent review and consideration of the information, prior to approval of the project.
3. Mitigation measures were were not made conditions of project approval.
4. A Statement of Overriding Considerations was was not adopted for this project.
5. Findings were were not made on environmental effects of the project.

The EIR or Negative Declaration and record of project approval may be examined at the California Department of Parks and Recreation at the contact address listed above, on the website & by request.




Steve Lehman, Deputy Director
Acquisition and Development

Date Received for Filing

October 5, 2009

MITIGATED NEGATIVE DECLARATION

PROJECT: **NORTH BEACH CABINS – ALTERNATIVE CAMPING PROJECT**
LEO CARRILLO STATE BEACH

LEAD AGENCY: California Department of Parks and Recreation

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

Angeles District Headquarters
California Department of Parks & Recreation
1925 Las Virgenes Road
Calabasas, CA 91302

Malibu Public Library
23519 Civic Center Way
Malibu, CA 90265

PROJECT DESCRIPTION:

The project proposes to install 11 overnight cabins (up to 300 square feet each, 3,300 square feet total) on precast concrete blocks near and along the North Beach parking lot at Leo Carrillo State Beach. The cabins are proposed to provide an alternative camping experience and each would accommodate up to 4 people. The cabins will lack individual plumbing but will have electricity and outdoor amenities including a picnic and cooking area. Two of the cabins would be ADA compliant. The project also will require minor grading and clean up of debris, possible removal of an abandoned septic tank, and minor grading and removal of primarily non-native vegetation.

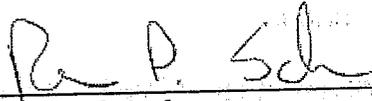
To the greatest extent possible, the cabins will be constructed of materials that will blend well with the surrounding landscape and topography. The project may result in the loss of up to 26 parking spaces currently available for day use activities.

A copy of the Initial Study is attached. Questions or comments regarding this Initial Study/Mitigated Negative Declaration may be addressed to:

Tina Robinson, Environmental Coordinator
Southern Service Center
California Department of Parks & Recreation
8885 Rio San Diego Dr. Suite 270
San Diego, CA 92108
(619) 220-5300
(619) 220-5400 (FAX)

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (DPR) has independently reviewed and analyzed the

Initial Study and Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of DPR. DPR, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Negative Declaration.



Ronald P. Schafer
District Superintendent

11/25/08

Date



Tina Robinson
Environmental Coordinator

12-1-08

Date

TABLE of CONTENTS

<u>Chapter/Section</u>	<u>Page</u>
1 INTRODUCTION.....	1
2 PROJECT DESCRIPTION.....	5
3 ENVIRONMENTAL CHECKLIST.....	11
I. Aesthetics.....	15
II. Agricultural Resources.....	16
III. Air Quality.....	17
IV. Biological Resources.....	18
V. Cultural Resources.....	20
VI. Geology and Soils.....	21
VII. Hazards and Hazardous Materials.....	24
VIII. Hydrology and Water Quality.....	25
IX. Land Use and Planning.....	27
X. Mineral Resources.....	28
XI. Noise.....	28
XII. Population and Housing.....	29
XIII. Public Services.....	30
XIV. Recreation.....	31
XV. Transportation/Traffic.....	31
XVI. Utilities and Service Systems.....	33
4 MANDATORY FINDINGS OF SIGNIFICANCE.....	35
5 SUMMARY OF MITIGATION MEASURES.....	37
6 REFERENCES.....	39
7 REPORT PREPARATION.....	41

Appendices

- A** MAPS & PROJECT DESIGN GRAPHICS
- B** NATURAL ENVIRONMENT STUDY REPORT
- C** PUBLIC COMMENT

North Beach Cabins – Alternative Camping IS/MND
Leo Carrillo State Park
California Department of Parks and Recreation

CHAPTER 1 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

The Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed North Beach Cabins – Alternative Camping Project at Leo Carrillo State Beach, Los Angeles 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 DPR. The contact person for the lead agency is:

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

Tina Robinson, Environmental Coordinator
Southern Service Center
California Department of Parks & Recreation
8885 Rio San Diego Dr. Suite 270
San Diego, CA 92108
(619) 220-5300
(619) 220-5400 (FAX)

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this document is to evaluate the potential environmental effects of the proposed North Beach Cabins – Alternative Camping Project at Leo Carrillo State Beach. Mitigation measures have also been 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.
This chapter provides an introduction to the project and describes the purpose and organization of this document.
- Chapter 2 - Project Description.
This chapter describes the reasons for the project, scope of the project, and project 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 issue, and evaluates the potential impacts identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less-than-significant level.
- Chapter 4 - Mandatory Findings of Significance
This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.
- Chapter 5 - Summary of Mitigation Measures.
This chapter summarizes 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. It also provides a list of those involved in the preparation of this document.
- Chapter 7 - Report Preparation
This chapter provides a list of those involved in the preparation of this document.

1.4 SUMMARY OF FINDINGS

Chapter 3 of this document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

Based on the IS and supporting environmental analysis provided in this document, the proposed North Beach Cabins – Alternative Camping Project would result in less-than-significant impacts for the following issues: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems.

In accordance with §15064(f) of the CEQA Guidelines, a MND shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. 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 a Mitigated Negative Declaration be adopted in accordance with the CEQA Guidelines.

CHAPTER 2 PROJECT DESCRIPTION

2.1 INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed North Beach Cabins – Alternative Camping Project at Leo Carrillo State Park, located in Los Angeles County, California. The proposed project would install 11 overnight cabins (up to 300 square feet, 3,200 square feet for all 11 cabins) on precast concrete blocks near and along the North Beach parking lot at Leo Carrillo State Beach. The cabins are proposed to provide an alternative camping experience and each would accommodate up to 4 people. The cabins will lack individual plumbing but will have electricity and outdoor amenities including a picnic and cooking area. Two of the cabins would be ADA compliant. The project also will require minor grading and clean up of debris, possible removal of an abandoned septic tank, and minor grading and removal of primarily non-native vegetation.

To the greatest extent possible, the cabins will be constructed of materials that will blend well with the surrounding landscape and topography. The project may result in the loss of up to 20 parking spaces currently available for day use activities.

2.2 PROJECT LOCATION

The Park is located along the Pacific Coast on the coastal edge of the Santa Monica Mountains at the boundary between Los Angeles County and Ventura County. Access to the Park is from Pacific Coast Highway (PCH) and Mulholland Highway. Leo Carrillo State Park is a unit of the Malibu Sector of the Angeles District of the California Department of Parks and Recreation, and part of, the Point Mugu State Seashore, which extends from Ormond Beach to San Nicholas Canyon. The Public Resources Code (PRC: 5001.6 [b][8]) established that the purpose of state seashores is to preserve outstanding natural, scenic, cultural, ecological, and recreational values of the California coastline as an ecological region, and make them available in appropriate ways for public enjoyment, appreciation, and understanding.

The project site is within the North Beach portion of the Park and lies immediately upcoast from the rocky headlands and small coves of Sequit Point. Its length of sandy beach is paralleled by a linear stretch of paving, one section of which provides picnic facilities. Another section accommodates day-use parking, and a third area was delineated for self-contained vehicle camping (32 sites). However the camping was temporarily eliminated after erosion damaged the parking lot. Although the paving and vehicles detract from the natural setting, the facility is sited to minimize scenic impacts to viewsheds from the beach, as well as from (PCH). The North Beach parking lot has

two vehicular entry points – a service entry off PHC and a main entrance coming under the PHC bridge from the campground’s entry kiosk. Pedestrians descend down an informal stairway of railroad ties, or walk along the entry roadways. The paved parking areas make North Beach a very functional area to use. Nestled into the base of the bluff, a small visitor center is housed in a temporary structure resting on a 1,000-foot remnant of the old 1929 Roosevelt Highway. This small visitor center is not ADA accessible and is scheduled to be relocated to a new mobile unit near the Park entrance in late 2008 or early 2009. In addition to conventional beach access and recreation, the public utilizes North Beach for a myriad of specialized activities. Parents drop off children for the Junior Lifeguard Program, a nearby camp for people with disabilities sets up a ramp to reach the beach, and the movie industry frequently uses the site. Divers also stage in this location for trips to the kelp beds. North Beach offers them beach access to one of the best dive spots in southern California.

2.3 BACKGROUND AND NEED FOR THE PROJECT

Self-contained vehicle camping was a previous use at the North Beach Day-Use area. This practice was temporarily discontinued after the parking lot was damaged by beach erosion in 1998. A subsequent project, The North Beach Parking Lot/Beach Campsite Improvements (SCH # 2001111142) was proposed and the camping element dropped due to funding constraints; however an ADA compliant restroom was built on the site and recently completed. The Visitor Center docent also serves as a seasonal camp host with a travel trailer at the North Beach Day-Use Area. With the reestablishment of camping at the North Beach site not yet implemented, the site was identified as a location for alternative camping.

Changes in California’s demography, growing tourism and new recreational activities have created new demands on park and recreation service providers. Outdoor recreation is growing in popularity but trends show that traditional camping is less desirable particularly to baby boomers, retirees, and others that may have limited knowledge of the traditional forms of camping. As the price of fuel increases, it will become more difficult to own or rent and operate large recreational vehicles. Identified as an unmet demand, alternative camping, which includes structures such as primitive cabins, tent cabins, yurts and floating campsites, will provide reasonably priced overnight accommodations. This form of camping has become popular in parks across the country as it provides park users with a way to enjoy an overnight stay in remote locations with minimal effort and equipment. The year-round popularity of the historic cottages at Crystal Cove State Park show that demand is extremely high for cabins in a coastal setting.

2.4 PROJECT OBJECTIVES

The intent of the project is to provide an alternative camping experience. The February 2005 “An Alternative Camping Pilot Program for California State Parks” identifies a need for alternative camping to help implement CDPR’s Strategic Initiatives. These initiatives direct CDPR to consider facilities that will meet changing demographics,

trends, needs, and growth. The development of alternative camping facilities will provide facilities to those who wish to experience camping with less effort, minimal equipment, and during the off-peak seasons, while providing needed revenue to the park system. Alternative camping facilities attract people with limited camping experience, provide a lockable entry door for security, usually have occupancy rates triple the rate for standard campsites, and are best located within a one-hour drive of urban areas. It is anticipated that the cabins at Leo Carrillo will be managed by CDPR with access to them through the kiosk at the entrance to the existing campground.

2.5 PROJECT DESCRIPTION

The California Department of Parks and Recreation (CDPR) proposes the installation of 11 overnight stay cabins at the North Beach Parking area in Leo Carrillo State Park. Cabins are proposed to be located on the north side of the parking lot to the west of the existing restroom; and on the west end of the parking lot. Cabin placement will be finalized based on the toe of the slope to minimize grading near the coastal bluffs and avoidance of the existing septic system for the restroom and other infrastructure. The specific sites will be selected with the following considerations:

- (1) **Vegetation and Slope Topography:** The preferred sites for cabins will be where there are primarily exotic plants, flat topography, or where the base of the slope is set back from the edge of the parking lot. The intent is to avoid landform revision and impacts to native vegetation to the greatest extent possible.
- (2) **Coastal Erosion:** The cabin sites will primarily be located off the beach area to avoid the potential for erosion during storms. The cabins at the west end of the parking lot would be the closest to the beach and the design may allow for cabin removal prior to severe storm events. No shoreline protection is proposed as part of this project.

Some building footprints may extend onto the parking lot where there is not sufficient space for the footings between the edge of asphalt and the base of the slope. Cabin footings will be precast concrete blocks designed for cabin finished floor elevations of approximately 9" above finished grade. Minor grading, excavation and exportation of approx. 380 cu. yds. of soil on the west side of the project site and on the north side of the parking lot will be required to provide level areas for footings and paths of travel to the cabins. Debris including concrete and non-native fill, that has been deposited at the west end of the parking lot will be exported from the site. There is an abandoned septic tank in the "debris area", if necessary, it will be removed. An electrical line will originate at the power pole at the comfort station and will be trenched, (525 long x 12"wide), behind the cabins and below the toe of the slope (see attached plan). A geotechnical study will be performed on the coastal bluff, approximately 2-5 borings on the slope between the comfort station and the north end of the project site may be required.

Cabins are proposed to be one room with a deck and sized to accommodate up to 4 people. Unit interiors are proposed to have platform beds and/or bunk beds, a small table and electrical power outlets, and overhead lighting. The exterior amenities

may include a picnic table, a bench on the deck, a porch light, and a cooking area. Stable, firm and slip-resistant paths will be installed between the parking lot and the cabins. Construction materials will be fire and weather resistant to the greatest extent possible in colors and textures that will blend well with the surrounding landscape. Utilities will be limited to electric lighting. Cabin footings will conform to the recommendations presented from the geotechnical investigation. The project may result in the loss of up to 26 parking spaces currently available for day use activities.

Two cabins will be fully ADA compliant and will have easy access to the existing restroom facility. These cabins will have accessible picnic tables, benches, ramps, parking spaces and paths of travel to the restroom as required per Title 24 and the CDPR Accessibility Guidelines.

Exterior shower facilities are currently available in the North Beach Day-Use area with cold water only. The closest existing indoor hot showers are located in the Leo Carrillo campground approximately 0.75 miles away.

2.6 PROJECT IMPLEMENTATION

Construction would start in the fall of 2009 and take approximately 6 months to complete. Geotechnical testing would occur prior to project construction and during the preparation of the final plans. A coastal permit would be required and Best Management Practices (BMPs) shall be implemented during construction and revegetation of the site. These BMPs include measures for erosion and sediment control including the preservation of existing native vegetation, replacement of exotic vegetation with native vegetation, fiber rolls, silt fences, dust control, and sandbags or Eco Blok Barriers. The project would be operated by the Malibu Sector and Leo Carrillo State Park personnel. The operation of the cabins will be incorporated into the existing campground operation and other than minimal Park Aid time no additional staff would be needed to operate the alternative camping portion of the Park.

2.7 VISITATION TO LEO CARRILLO STATE PARK

Annual visitor use at Leo Carrillo State Park has varied from a low of 118,461 in 1997 to a high of 590,581 in 2003. Visitor use was highest when the Day-Use fees were reduced for several years but has consistently been near or above 500,000 from 2001 through 2007. Annual figures for overnight camping has ranged from a low of 30,936 to a high of 175,502 in 2002. Overnight camping has been consistently between about 152,000 users and 175,000 from 2001 through 2007. The campground at Leo Carrillo State Park is one of the more popular campgrounds in Southern California due to its shady campsites and coastal location. Approximately 250 Junior Lifeguards attend the program offered at the North Beach Day-Use area.

2.8 CONSISTENCY WITH LOCAL PLANS AND POLICIES

The Leo Carrillo State Park General Plan was approved by the State Park and Recreation Commission in October 1996 and reclassified from a State Beach to a State Park. North Beach is designated for overnight use on the Land Use and Facilities Plan on Figure 17. The General Plan does recommend that the current access road to the North Beach Day-Use Area be relocated out of the Arroyo Sequit stream channel; however acknowledges that the existing entrance road would be used until it becomes feasible for Caltrans to redesign and reconstruct the Arroyo Sequit bridge. The General Plan also addresses protection and enhancement of the scenic integrity of the PCH Scenic Corridor as a high priority. The project has been designed to minimize or eliminate visibility of the cabins from PCH. This project would be consistent with the Leo Carrillo State Park General Plan.

Other plans and policies that would require consistency are Coastal Commission requirements and the CDPR policy for coastal bluffs and erosion. No bluff protection or armoring is proposed as part of the project and intrusion into the bluffs would be minimized. These actions are consistent with the CDPR policy for coastal bluffs and erosion and the cabins are also “temporary” structures that can be moved at a later date.

2.9 DISCRETIONARY APPROVALS

The project will be required to obtain a Coastal Permit and to comply with State/local requirements regarding sewage disposal systems.

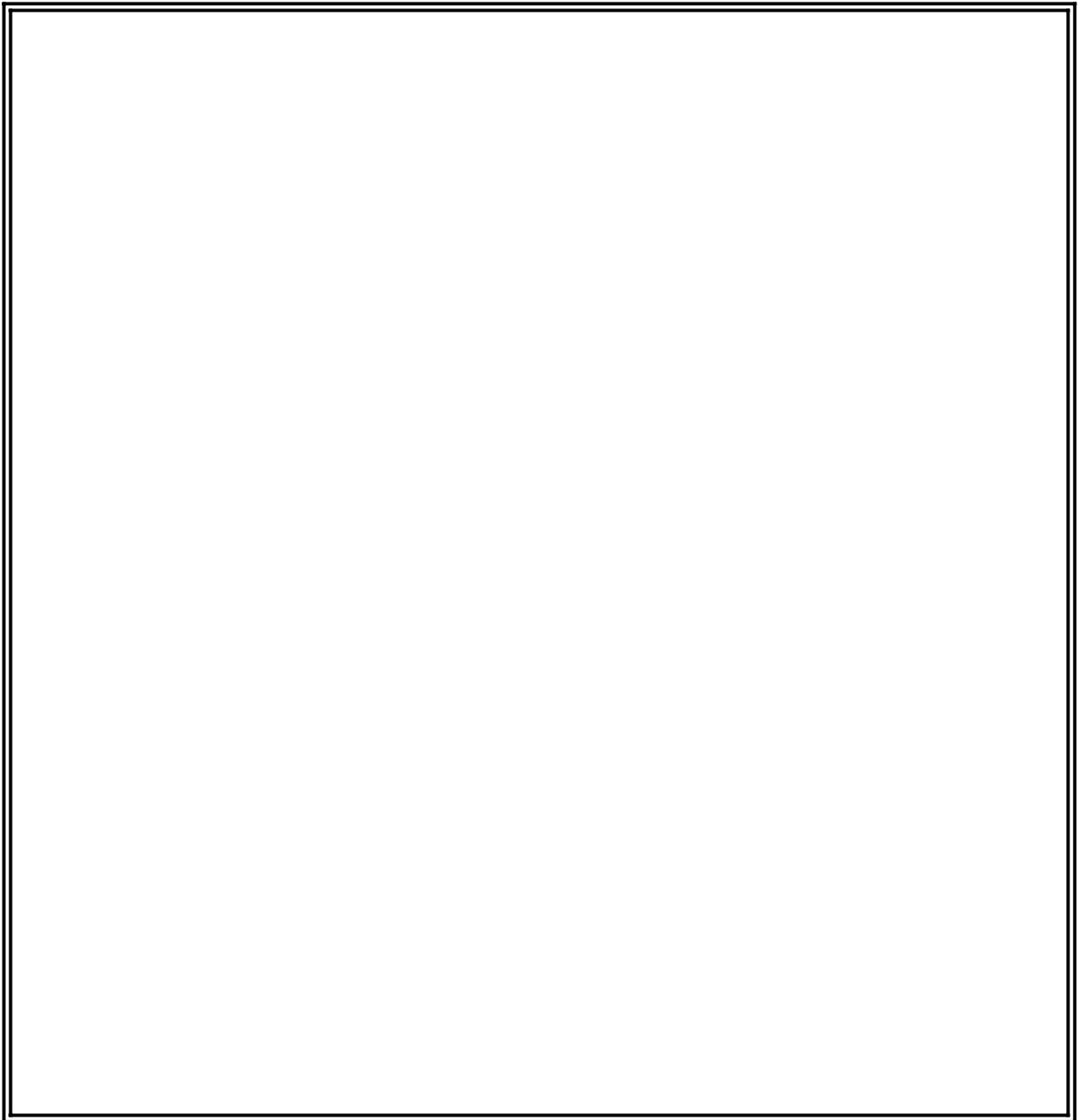
2.10 RELATED PROJECTS

Currently there are a number of minor repair and upgrade projects at Leo Carrillo State Beach that have either recently been completed, are in the planning stages, or will soon be constructed. The majority of these projects upgrade existing facilities to accommodate ADA standards and guidelines. These include the recent construction of the restroom at the North Beach Day-Use area, an accessible trail, and forthcoming upgrades to all the existing restrooms in the campground and the Visitor Center relocation in late 2008 or early 2009. An additional accessible trail at the Nicholas Flat area is in the planning stages and will require a Mitigated Negative Declaration expected in 2009. Additionally, DPR is finalizing plans to replace an existing sewage collection and treatment system at nearby state park housing with a new tank and septic system that complies with current health and safety standards.

**CHAPTER 3
ENVIRONMENTAL CHECKLIST**

PROJECT INFORMATION

- | | |
|---|--|
| 1. Project Title: | North Beach Cabins – Alternative Camping |
| 2. Lead Agency Name & Address: | California Department of Parks and Recreation |
| 3. Contact Person & Phone Number: | Tina Robinson, (619) 220-5300 |
| 4. Project Location: | Leo Carrillo State Beach |
| 5. Project Sponsor Name & Address: | California Department of Parks and Recreation
Angeles District
1925 Las Virgenes Road
Calabasas, CA 91302 |
| 6. General Plan Designation: | Overnight and Day Use |
| 7. Zoning: | State Park |
| 8. Description of Project: | Refer to Chapter 2, Section 2.5 |
| 9. Surrounding Land Uses & Setting: | Refer to Chapter 2, Section 2.2 of this document |
| 10. Approval Required from Other
Public Agencies | Refer to Chapter 2, Section 2.9 |



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.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> None |

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.

Tina Robinson
Environmental Coordinator

November 12, 2008
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 ISSUES

I. AESTHETICS.

ENVIRONMENTAL SETTING

As discussed in Section 2.2, the project site is located in an improved day-use area in an exceptionally scenic coastal setting. The site is adjacent to the Pacific Ocean and surrounded by coastal bluffs with PCH located above. Most people experience the area as part of their automobile travel through this scenic area and the beach portion of North Beach is visible from PCH, particularly for those traveling south. Additionally, the General Plan recommends protection of the viewshed from the beach to the coastal bluffs. The existing visual experience from within the North Beach Day-Use Area of the Park has both good and visually blighted features. There are tide pools and rocky outcroppings located at each end of the parking lot with a moderately sloping white sand beach adjacent to the ocean. The view of the beach and rock outcroppings is exceptional. However, there is an existing debris pile at the north end of the project and eroded sections of paving, fencing, and other operational facilities such as chemical toilets and several trailers that detract from the setting. The trailers are located on the historic road, partially up the bluff, creating a terraced effect but also helping these facilities blend into the bluff. The newly constructed restroom is set against the bluff which helps it to blend into the setting. None of these facilities are visible from PCH above.

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

DISCUSSION

a - d) Introduction of the cabins will create a semi-permanent built feature into the landscape. However, the scope and scale of the cabin sizes and locations moderate the potential adverse visual effects associated with the project. Additionally, the cabins are designed to blend into the slope and will be constructed with visually compatible materials. Removal of the debris at the north end of the parking lot will reduce some of the visual blight at the site. The cabins are situated such that they will be unobtrusive or not visible from PCH

due to their proximity to the coastal bluff. Although the cabins will have electricity and lighting, the lighting will be limited and any outside lighting would be directed downward. The site is separated visually by the coastal bluffs from other portions of the Park and PCH.

MITIGATION MEASURE AESTHETICS-1
<ul style="list-style-type: none"> The project description has been modified to incorporate aesthetic considerations due to the sensitive nature of the coastal setting. The State Park Landscape Architect will select and approve all materials associated with project and ensure that they blend in with the coastal setting.

II. AGRICULTURAL RESOURCES.

ENVIRONMENTAL SETTING

The setting, as described in Section 2.2 is located fully within a state park and does not contain agricultural resources or operations on site.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT*:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model for use in assessing impacts on agricultural and farmland.

DISCUSSION

a - c) There would be no impacts to farmland since the site is located in and adjacent to an existing parking lot within a state park.

III. AIR QUALITY.

ENVIRONMENTAL SETTING

The project is located at the extreme northern edge of the South Coast Air Basin and immediately adjacent to the South Central Coast Air Basin. The South Coast Air Basin historically has been in a non attainment area for the criteria pollutants of NO_x and ROG (ozone precursors), CO (Carbon Monoxide), PM₁₀ (large particulate matter), and PM_{2.5} (fine particulate matter). The air quality trends over the last five years in both air basins have shown that all the pollutants except the particulate matter have been decreasing and is expected to continue declining in the future due to improved emission control technologies. The particulate matter emissions are expected to remain at about the same levels.

No air quality monitoring station is located near the project site but air quality generally appears to be quite good due to the coastal location, protective backdrop of steep mountains, and frequent strong onshore winds. The exception would be during and immediately after Santa Ana wind events when the wind blows pollutants from the metropolitan areas to the southeast. The Santa Ana winds frequently cause or enhance large wildfires that would increase the particulate matter to unhealthy levels for outdoor activities.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT*:				
a) Conflict with or obstruct implementation of the applicable air quality plan or regulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations (e.g., children, the elderly, individuals with compromised respiratory or immune systems)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* 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 – e) Due to the limited scope and scale of the project, there would only be nominal changes in air quality with project implementation. There would be more people utilizing the site

overnight than there have been since the overnight, self-contained camping was discontinued in 1998. But there would only be 11 cabins. These visitors would introduce barbequing or cooking smells on propane barbeques or stoves. During construction, dust is a potential particulate pollutant. Dust control measures will be strictly enforced for the removal of the debris and all minor grading associated with the leveling for pads.

MITIGATION MEASURES AIR-1

- | |
|---|
| <ul style="list-style-type: none">▪ Dust control measures per standard specifications will be implemented for the minor grading associated with leveling the pads for the cabins and removal of the debris at the north end of the parking lot. |
|---|

IV. BIOLOGICAL RESOURCES.

ENVIRONMENTAL SETTING

Leo Carrillo State Park encompasses parts of five different ecosystems or ecological units. These include marine, coastal beach and bluff, coastal terrace, riparian and aquatic, and coastal mountain foothill ecosystems. While the marine, coastal beach and bluff, and coastal terrace ecosystems occur within the project vicinity at the North Beach Day-Use area, the project itself is limited primarily to the existing AC paved parking lot that is situated on a portion of the beach, a shallow strip of coastal bluff next to the parking lot, and to the disturbed area at the up coast end of the parking lot. The beach here is unvegetated except for a narrow strip of weedy vegetation scattered along the eroded seaward edge of the existing paved parking area. This strip of vegetation varies in width from less than one foot wide at the up coast end of the parking lot (near the proposed campsites) to approximately 17 feet wide toward the down coast end of the parking lot (near the existing picnic area).

The vegetation along the edge of the parking lot consists mostly of exotic species including black mustard (*Brassica nigra*), foxtail chess (*Bromus madritensis* ssp. *rubens*), fennel (*Foeniculum vulgare*), sweet alyssum (*Lobularia maritima*), tree tobacco (*Nicotiana glauca*), African fountain grass (*Pennisetum setaceum*), castor bean (*Ricinus communis*), Russian thistle (*Salsola tragus*) and myoporum (*Myoporum laetum*). From the existing campground host trailer south, the vegetation becomes dominated mostly by natives such as laurel sumac (*Malosma laurina*) and mulefat. These plants have recruited into this area since the parking lot was damaged in the storms of 1993 and 1998.

The area located slightly north of the parking lot, and the bluff rising above it, is vegetated by southern coastal bluff scrub which is dominated by California encelia (*Encelia californica*), laurel sumac (*Malosma laurina*), bladderpod (*Isomeris arborea*), giant coreopsis (*Coreopsis gigantea*), and coastal prickly-pear (*Opuntia littoralis*). Characteristic wildlife species of this habitat type include western whiptail lizard (*Cnemidophorus multiscutatus tigris*), western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*), southern Pacific rattlesnake (*Crotalus veridis*), Bewick's wren (*Thryomanes bewickii*), California towhee (*Pipilo*

crissalis), and bobcat (*Felis rufus*)..

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a - f) No rare, threatened, or endangered species are known to be present the project area, therefore no impacts are anticipated. Project impacts would be largely limited to existing paved areas, closely adjacent disturbed areas at the paving edge, and the disturbed area at the north end of the parking lot. Project impacts to vegetation would be limited to the narrow strip of southern coastal bluff scrub that occurs along the edge of the pavement and west of the debris area. The cabins will be located primarily in areas that have exotic vegetation. Only minor impacts to coastal bluff scrub would occur with this project and exotics will be removed. Exotic vegetation will be replaced with native vegetation where replanting is advised. The area where exotic plant species will be removed and re planted with natives is similar in size to the area of project impacts along the coastal bluff scrub. Therefore the areas that will be re-

planted with natives will help offset any impacts to the coastal bluff scrub area. (More information and details, if needed, are included in the Natural Environment Study Report).

MITIGATION MEASURE BIO-1

- | |
|--|
| <ul style="list-style-type: none">▪ Exotic vegetation at the cabin sites will be removed and appropriate native vegetation will be replanted at the direction of the State Park Environmental Scientist. |
|--|

V. CULTURAL RESOURCES.

ENVIRONMENTAL SETTING

Leo Carrillo State Park contains several historic features that are reflective of past land uses prior to State ownership in the 1950s. The only historic feature near the proposed project area is an approximately one thousand-foot section of the original “Roosevelt Memorial Highway” built in the late 1920s. The historic highway’s roadbed consists of individually poured concrete slabs measuring approximately 10 feet wide, by 20 feet long, by 9.5 inches thick, with approximately 1 inch-wide expansion joints. One of the unique features of the road is the virtual lack of shoulders, which may be due to erosion and landslides. The road contains several embedded contractor identification and date stamps. The old roadbed is located above the project area on the terrace between the parking lots and PCH

This is one of the last extant segments of the original “Roosevelt Memorial Highway” which extended roughly along California’s entire west coast to Olympia, Washington. The 1929 completion of the “Roosevelt Memorial Highway” through the Rancho Malibu lands created the first public road access along this section of the California coast and was the culmination of a 22-year struggle between the Los Angeles County Board of Supervisors and May Rindge, owner of the Malibu Ranch. The opening of this highway was significant in opening the Malibu Coast to auto tourism and the recreational, residential, and commercial development that make up the area’s current mixed land use.

Additionally, Leo Carrillo State Park has some of the richest and most diverse archaeological resources in the north Malibu Coast area. Archaeological sites that have been dated to over 7,500 years ago have been located within the coastal area of the park. The park is located in the ethnographic area of the Ventureño Chumash. The Chumash are considered to be one of the most complex native Californian tribes. They had a highly developed maritime industry and a complex political and social organization, marked by the use of a bead money system. The Chumash had an elaborate subsistence strategy that included the use of acorns and other plant foods, marine resources, and terrestrial animals. Their material culture included pole-and-thatch structures, plank canoes, extensive steatite and shell industries, woodcarving, and basket-making technologies. Coastal village sites, inland occupational sites, temporary camps, and resource collecting areas are found within the Park.

Archaeological surveys of the proposed project area have identified two known sites in the general vicinity: CA-LAN-52 and CA-LAN-90. CA-LAN-52 is also known as the “Village of Lisiqshi” or the “Arroyo Sequit” site. It has been documented as the last occupied Native American village site along the Santa Monica/Malibu coast.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a - c) The Roosevelt Coastal Highway section at the North Beach Day Use area is immediately above the proposed project area. The project scope does not call for extension of any facility development in the direction or vicinity of this historic feature but a utility connection may cross it. No impacts either physical or visual, are expected which would adversely affect the integrity of this historic feature. As an added provision, no staging for this park facility improvement project shall be allowed on the historic roadbed.

CDPR archaeologists have surveyed the proposed project site and have concluded that the no archaeological sites or remains are located within that area. Since the project will not expand the footprint of the developed facilities area, no impacts to archaeological resources are anticipated.

MITIGATION MEASURE CULT-1
<ul style="list-style-type: none"> ▪ In the event that cultural material is discovered during subsurface work, all work in that location will be redirected until a State Park Archaeologist can determine the proper course of action to avoid any potential adverse effects to cultural resources.

VI. GEOLOGY AND SOILS.

ENVIRONMENTAL SETTING

Leo Carrillo State Park encompasses over 2000 acres extending from the ocean inland approximately 2 miles. It is located adjacent to the Pacific Ocean and extends into the Santa Monica Mountain Range. Most of the topography is steep and drains to the Pacific Ocean through canyons. The more level areas are primarily at the coastal margin, the alluvial fan at

Arroyo Sequit Creek, or at Nicholas Flat in the inland portion of the Park. The coastal bluffs vary in height and range from very steep to slight. There are both natural and man-made coastal terraces. At the North Beach Day-Use site, the terraces have been graded and affected by past roadway construction but there are natural slopes between the graded sections.

Since the site is located in southern California, it is subject to active geological faults that may cause earthquakes. The Simi Santa Rosa Fault is listed as a Principal Fault on the California Department of Conservation’s Alquist-Priolo Earthquake Fault Zoning Map and is located approximately 30 miles to the north and the Malibu Coast Fault is also listed. The Malibu Coast Fault is part of a system of Faults and passes through the Park, concealed beneath surficial deposits. Although there is no evidence of recent seismic activity along this fault, major earthquakes have and will continue to occur in the region, and will not always occur along faults visible at the earth’s surface. The Park General Plan identifies that the bluffs at North Beach are considered “Generally Susceptible” to landslide and one small portion of the bluff is considered “Most Susceptible”.

WOULD THE PROJECT:	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- f) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?

DISCUSSION

a - f) Because the site is located in southern California, it is subject to active geological faults that may cause earthquakes. It is not located directly on a Principal Fault but is located on a fault listed in the Alquist-Priolo Earthquake Fault Zone Map and shown somewhat to the south of the project. However, the cabins will have footings designed to appropriate geotechnical specifications to reduce or eliminate risk of structural failure in the event of an earthquake. Additionally, the geotechnical evaluation will determine appropriate methodology for eliminating risk due to potential landslides. Very little soil will be disturbed with the project construction and Best Management Practices (BMPs) will be incorporated to prevent erosion and sediment control during construction wherever the soil is disturbed and until the landscaping has matured. These BMPs would include the preservation of the existing native vegetation, fiber rolls, silt fences, dust control and sandbags or Eco Blok Barriers.

There is an existing septic system on the project site that was recently constructed. If the septic system needs to be moved as part of the project, the soils and location would be similar and moved to a different area, adjacent to the parking lot. Regardless, geotechnical testing and appropriate design will be incorporated to comply with state standards for septic discharge into soils.

There are often paleontological resources located in coastal settings and the General Plan states that fossil shells are located in the sandstone deposits, some of which are close to the project site. However, grading for the project is minimal and it is not anticipated that undisturbed sandstone areas would be excavated.

MITIGATION MEASURE GEO-1

- The cabin structures will be certified by a structural engineer and will have footings designed to appropriate geotechnical specifications to reduce or eliminate risk of structural failure in the event of an earthquake. Additionally, the geotechnical evaluation will determine appropriate methodology for eliminating risk due to potential landslides.

MITIGATION MEASURE GEO-2

- Soil disturbance will be minimized through careful design and cabin placement. Best Management Practices (BMPs) will be incorporated to prevent erosion and sediment control during construction wherever the soil is disturbed and until the landscaping has matured. These BMPs would include the preservation of the existing native vegetation, fiber rolls, silt fences, dust control and sandbags or Eco Blok Barriers.

VII. HAZARDS AND HAZARDOUS MATERIALS.

ENVIRONMENTAL SETTING

The project site is located in a developed area within a state park. There is unlikely to be any hazardous materials on the site, although there is a debris pile that must be removed. The debris consists primarily of broken concrete and rebar with some non-native soil and, possibly, the remains of an older septic system. The Park contains native vegetation that is highly flammable during the dry season and during Santa Ana wind events. However, there is a large clear area on the parking lot and the Pacific Ocean and beach adjacent to the site. Additionally, there are two exits, although one exit is limited to access by lifeguards and those who obtain special permits or permission for activities such as biological data collection, filming and utility maintenance.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a- h) The proposed project involves development of overnight cabins for camping and would not involve the routine use, transport, or disposal of hazardous materials. It is not anticipated that there would be any exposure to hazardous material for the public. In addition, during construction the public would not be exposed to hazardous material. Should the abandoned septic system need to be removed or relocated, acceptable protocols will be implemented during construction. There is no airstrip in the project vicinity.

There is flammable vegetation located in close proximity to the cabin sites. Additionally, the new users of the cabins will be cooking meals onsite. During fire season, park rangers and lifeguards monitor and communicate with all emergency response agencies, including Calfire. During extreme fire danger events the Park may be closed and all visitors requested to leave. In the event of a rapidly moving fire, Park rangers and lifeguards would assist with evacuation of the Park. Unfortunately, fire danger and wildfire events have frequently affected a number of state parks. Park personnel have responded in a timely manner to both evacuate visitors and to provide a place for those that have been evacuated in state park campgrounds located away from the fire danger.

MITIGATION MEASURE HAZMAT 1
<ul style="list-style-type: none">No open flame, other than propane stoves and barbeques would be allowed on site or in the cabins and the cabins and associated structures will be constructed of fire resistant materials. Additionally, state park lifeguards and rangers would assist in preventative or evacuation methods, as appropriate

VIII. HYDROLOGY AND WATER QUALITY.

ENVIRONMENTAL SETTING

The site is located in a coastal setting that has been subject to extreme wave erosion during the El Nino winters of 1982-83 and 1997-98 during which waves reached 15 feet in height offshore. The frequency and extent of episodic marine erosion is site specific and is directly related to weather and climate patterns, especially those coming from the south. The site is particularly susceptible to such events. The shoreline in front of North Beach is subject to seasonal erosion and accretion. The rate of shoreline erosion is difficult to quantify due to limited historical information and seasonal variations in beach width. During extreme wave events, however, the beach sands are temporarily removed and the terrace deposits that the parking lot is built upon are subject to wave attack. It is projected that waves up to 18 feet in height could break several hundred feet offshore. These waves could reach the toe (downhill edge of the parking lot slope) of the parking lot at 6.25 feet in height.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a - j) The project will be constructed in coordination with the appropriate State/local agencies and comply with applicable water quality control standards during construction and operation. The cabins are designed to be mobile, in compliance with the CDPR's Coastal Erosion Policy, which states that new structures constructed in areas subject to ocean wave erosion shall be expendable or moveable. As the proposed cabins would be movable and there is the potential

to re-locate cabins during large storm events. Should weather modeling predict large waves that could put the cabins at risk, the cabins could be re-located outside of the storm surge area. Although the cabins will be in an area that is subject to flooding during extreme storm events or inundation by tsunami, these events are predictable and state park lifeguards are on site to evacuate visitors or close this section of the Park if a large storm or tsunami is predicted. This practice occurs in other state parks subject to similar natural events.

MITIGATION MEASURE HYDRO - 1
<ul style="list-style-type: none"> All Work will incorporate standard BMPs during construction. In the event of severe storms, the site will be closed and the cabins relocated, as necessary.

**IX. LAND USE AND PLANNING.
ENVIRONMENTAL SETTING**

As discussed in Section 2.2, the site is located within Leo Carrillo State Park. Other plans and policies that would require consistency are Coastal Zone requirements and the CDPR policy for coastal bluffs and erosion. The site is isolated from other overnight uses, including the park staff housing and the Park campground.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a - c) The Leo Carrillo State Park General Plan identifies the area for overnight use, so the project is consistent with the General Plan. No bluff protection or armoring is proposed as part of the project and intrusion into the bluffs would be minimized. These actions are consistent with the CDPR policy for coastal bluffs and erosion. The site would have no effect on any other overnight land uses because the site is so isolated. Additionally, most of the day-use facilities are located at the other end of the parking lot. The cabins would be located out of the way of the existing day-use visitors with the exception of the small loss of parking spaces.

X. MINERAL RESOURCES.

ENVIRONMENTAL SETTING

The site is fully within a state park and there are no mineral resources available for extraction.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a- b) The site is owned by CDPR and operated as a state park. This precludes any mineral extraction because it would conflict with the CDPR Mission and the Leo Carrillo State Park General Plan

XI. NOISE.

ENVIRONMENTAL SETTING

The project site is located within a state park active day-use area. There are beach activities and noise during the day, including a junior lifeguard program in the summer months. Ocean wave noise is fairly loud in at this location because the waves break close to the shore and the sound is trapped by the coastal bluffs.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

a - f) The project is not anticipated to affect the ambient noise levels except during the short period of construction. People staying in the cabins will be exposed to the sound of the waves, but they do not exceed state or federal standards and it would be only for the time that they vacationed at the site. There would be no permanent noise increase due to the project because the users' noise would blend into the wave sound and there are no other overnight users close by with the exception of the camp host. Construction activity would generate a temporary increase in noise. The main sources of noise during construction would be debris removal, pad grading, electrical and septic infrastructure installation, and cabin installation. The project is located in a day use area of the park; however, there are no permanent sensitive receptors within the immediate area and all construction work would take place outside the peak summer season. In addition, for public safety, all visitors would have to remain outside of the project area during construction activities.

MITIGATION MEASURE NOISE 1
<ul style="list-style-type: none"> Work will occur outside of the peak summer season and the construction area will be closed to park visitors

XII. POPULATION AND HOUSING

ENVIRONMENTAL SETTING

The project is located within a state park with no housing in the immediate proximity. Park staff housing is located upcoast with a different access and is not visible from the project site. A seasonal camp host has a travel trailer at the North Beach Day-Use Area and the Park campground is located on the other side of PCH.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

indirectly (for example, through extension of roads or other infrastructure)?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

a- c) Although the cabins are small structures, they are intended for use as alternative camping, not as housing and will not have full housing infrastructure. They would only be available for short-term rentals and would have no effect on population growth or housing.

XIII. PUBLIC SERVICES.

ENVIRONMENTAL SETTING

The site is located within and immediately adjacent to an existing park day-use facility that has allowed camping in contained vehicles in the past and is designated for overnight use. The site is currently served by an ADA restroom with an outdoor cold water shower, a septic system, water and electricity. Park safety, maintenance, and other operations personnel currently manage the site.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a) The Park currently has both law enforcement lifeguards and rangers that administer the site. Since access is controlled on the east side of PCH at the Park kiosk, few new personnel,

if any, would need to be added to administer the alternative camping at North Beach. The park rangers and lifeguards may need to increase patrols in the area after dark and either the camp host or maintenance will need to clean out the cabins between rentals. The cabins will be primitive with the guests providing their own bedding, towels, and cooking arrangements so clean up will be minimized. Guests would not affect the need for schools and would use the hot showers located at the main campground approximately 0.75 miles away.

XIV. RECREATION.

ENVIRONMENTAL SETTING

The site is located within and immediately adjacent to an existing park day-use facility that has allowed camping in contained vehicles in the past and is designated for overnight use. The site is currently served by an ADA restroom with an outdoor cold water shower, a septic system, water and electricity. Park safety, maintenance, and other operations personnel currently manage the site. A junior lifeguard program is run at the site during the summer months and it is a popular but somewhat isolated beach access. Visitors staying at the campground may also walk or drive over to the North Beach area for a change of scenery or more privacy.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a & b) Park use at the North Beach Day-Use Area would increase, particularly during the fall, winter and spring seasons and after sunset. However, due to the small scope and scale of the project, this increase is not expected to be substantial. The project will provide a needed alternative camping experience to segments of the population currently not served by traditional camping, creating a beneficial recreational experience.

XV. TRANSPORTATION/TRAFFIC.

ENVIRONMENTAL SETTING

The site access is from the east side of PCH through the main Park entrance kiosk. A two lane road goes over Arroyo Sequit Creek through an Arizona crossing and under PCH to the west side. There is a gated entrance on the west side of PCH that is currently used only for special

use permits, such as movie industry activities, or emergency access. The General Plan identified the gated west entrance as a poor location for permanent access but suggests future changes to the Arroyo Sequit Creek crossing should Caltrans upgrade the PCH bridge over Arroyo Sequit Creek.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a-g) Since the site contains existing uses and proposes 11 cabins, there would only be a nominal increase in traffic that would be offset by the loss of about 26 parking spaces. During the peak summer traffic periods, there should be no change although there would be a slight increase in traffic during off-peak hours and the shoulder seasons. These increases would be well below existing thresholds and generate approximately 100 vehicle trips a day or less. Traffic control would be put in place to move equipment in and out of the project site during construction. The loss of 26 parking spaces is not considered to be substantial given the large size (150+ parking spots) of the North Beach Parking lot and the additional uses offered by the overnight cabins. In past years, overnight camping was available in the North Beach Parking lot that occupied approximately 50 parking spots.

XVI. UTILITIES AND SERVICE SYSTEMS.

ENVIRONMENTAL SETTING

The site is currently served with a septic system for the ADA restroom, potable water, and electricity. There are overhead power lines running along the coastal side of PCH near the highway.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Would the construction of these facilities cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Would the construction of these facilities cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations as they relate to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a - g) Few new utilities and service systems would need to be constructed. [The existing septic system may need to be relocated and an old septic system at the north (west?) end of the parking lot may need to be removed]. (Possibly removing abandoned septic system, but can not remember any discussion about relocating the existing septic system.) It is not anticipated that the project would cause new issues with this septic system since the capacity

is designed for the day-use area at peak periods and the cabins would remove about 20 parking spaces.

Additionally, there is an outlet/culvert from PCH above that may need to be relocated or extended. Any such work would be done in coordination with the appropriate State/local agencies. The cabins would not be directly serviced by water or sewer but would have their own electricity. A new electrical connection may be needed but the increase in electrical power and water use would be nominal for the 11 cabins.

CHAPTER 4 MANDATORY FINDINGS OF SIGNIFICANCE

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have the potential to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 probably future projects?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) The project would have only minimal potential to adversely affect sensitive natural resources since it will be located primarily within a developed and disturbed area. Nonetheless, sensitive resources, including southern coastal bluff scrub is located in the immediate project vicinity. The project has been designed to avoid or minimize adverse effects to native vegetation and remove exotic vegetation. A state park Environmental Scientist shall approve the removal and replanting of all vegetation.

- b) It is not anticipated that cultural resources would be adversely affected or impacted after review of the project design and location. However, cultural resources are located nearby. Should any cultural material, either historic or pre-historic be encountered during the minor grading or excavation, work shall be redirected until a cultural resource specialist can determine the appropriate avoidance or recovery methodology.

- c) Leo Carrillo State Park is a large park with multiple visitor activities and infrastructure to support these activities. There are several other projects that have either been recently completed, are planned for the near future, or planned within the next few years. Most of the projects involve upgrading existing infrastructure to meet current health, safety, and

accessibility standards. This project and several ADA trail projects are projects providing new visitor services in response to a growing need to accommodate a greater diversity of park visitors. All of the projects are relatively minor in scope and seek to avoid or minimize potential impacts to natural and cultural resources. These projects do not create a significant cumulative impacts to sensitive resources or the environment.

- d) The site location is separated from other uses, other than the North Beach Day-Use area. Because of its small scope, it is not anticipated to have a significant effect on visitors to this area. Because the site is remote and subject to both wildfires and inundation during extreme storms or tsunami events, there is a potential for public safety risks. These risks are mitigated through the emergency response and presence of state park lifeguards and rangers.

CHAPTER 5

SUMMARY OF MITIGATION MEASURES

The following mitigation measures would be implemented by DPR as part of the Project.

AESTHETICS

MITIGATION MEASURES AESTHETICS-1

Incorporated into project design and require approval by State Parks Landscape Architect.

AIR QUALITY

MITIGATION MEASURES AIR-1

Dust control measures per standard specifications will be implemented for the minor grading associated with leveling the pads for the cabins and removal of the debris at the north end of the parking lot.

BIOLOGICAL RESOURCES

See measures in Natural Environment Study Report

CULTURAL RESOURCES

MITIGATION MEASURES CULT-1

In the event that cultural material is discovered during subsurface work, all work in that location will be redirected until a State Park Archaeologist can determine the proper course of action to avoid any potential adverse effects to cultural resources. Additionally, work will avoid potential impacts to the historic road.

GEOLOGY AND SOILS

MITIGATION MEASURES GEO-1

The cabin structures will be certified by a structural engineer and will have footings designed to appropriate geotechnical specifications to reduce or eliminate risk of structural failure in the event of an earthquake. Additionally, the geotechnical evaluation will determine appropriate methodology for eliminating risk due to potential landslides.

MITIGATION MEASURES GEO-2

Soil disturbance will be minimized through careful design and cabin placement. Best Management Practices (BMPs) will be incorporated to prevent erosion and sediment control during construction wherever the soil is disturbed and until the landscaping has matured.

These BMPs would include the preservation of the existing native vegetation, fiber rolls, silt fences, dust control and sandbags or Eco Blok Barriers.

HAZARDS AND HAZARDOUS MATERIALS

MITIGATION MEASURES HAZMAT-1

No open flame, other than propane stoves and barbeques would be allowed on site or in the cabins and the cabins and associated structures will be constructed of fire resistant materials. Additionally, state park lifeguards and rangers would assist in preventative or evacuation methods, as appropriate

HYDROLOGY AND WATER QUALITY

MITIGATION MEASURES HYDRO-1

All Work will incorporate BMPs during construction. In the event of severe storms, the site will be closed and the cabins relocated, as necessary.

NOISE

MITIGATION MEASURES NOISE-1

Work will occur outside of the peak summer season and the construction area will be closed to park visitors

RECREATION

MITIGATION MEASURES REC-1

Construction will occur outside the peak season and the use is compatible with existing uses at the site

TRANSPORTATION/TRAFFIC

MITIGATION MEASURES TRANS-1

No mitigation required

CHAPTER 6 REFERENCES

California Air Resources Board, California Almanac of Emissions and Air Quality 2008

<http://arb.ca.gov/aqd/almanac/almanac08/pdf/chap408.pdf>

http://arb.ca.gov/aqd/almanac/almanac08/excel/tableA_29.xls

California Department of Parks and Recreation, Leo Carrillo State Park General Plan, October 1996

California Department of Parks and Recreation, MND for Leo Carrillo State Park North Beach Parking Lot/Beach Campsite Improvements

California Department of Conservation, California Geological Survey,

http://www.conservation.ca.gov/cgs/rghm/ap/Map_index/Pages/F4D.aspx

Skelly Engineering, North Beach Erosion Study Leo Carrillo State Beach, September 1999

Report Preparation

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

**TINA ROBINSON - PROJECT ANALYST AND ENVIRONMENTAL COORDINATOR
ASSOCIATE PARK AND RECREATION SPECIALIST**

**ALEX BEVIL – PROJECT HISTORIC ANALYSIS
HISTORIAN II**

**MIKE BONK – GRAPHICS & GIS ANALYSIS
GIS ANALYST**

**PENNY CLEWS – LEAD PROJECT DESIGNER
ASSOCIATE LANDSCAPE ARCHITECT**

**SUZY LAHITTE – PROJECT MANAGER
SENIOR CIVIL ENGINEER**

**MIKE PENNER – ENGINEERING ANALYSIS
ASSOCIATE CIVIL ENGINEER**

**MARLA MEALEY – PROJECT ARCHAEOLOGICAL ANALYSIS
ASSOCIATE STATE PARK ARCHAEOLOGIST**

**DEBBIE WALDECKER – PROJECT BIOLOGICAL ANALYSIS
ENVIRONMENTAL SCIENTIST**

APPENDIX A
MAPS, TABLES, AND CHARTS

APPENDIX B
NATURAL ENVIRONMENT STUDY REPORT

APPENDIX C

PUBLIC COMMENT LETTERS AND RESPONSES



STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

January 22, 2009

Tina Robinson
California Department of Parks and Recreation
8885 Rio San Diego Drive, Suite 270
San Diego, CA 92108



Subject: Leo Carillo State Beach North Beach Cabins - Alternative Camping
SCH#: 2008121070

Dear Tina Robinson:

The enclosed comment (s) on your Mitigated Negative Declaration was (were) received by the State Clearinghouse after the end of the state review period, which closed on January 13, 2009. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2008121070) when contacting this office.

Sincerely,

Terry Roberts
Senior Planner, State Clearinghouse

Enclosures

cc: Resources Agency

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net



January 2, 2009

Clear
1-13-09
1-je
e



Ms. Tina Robinson, Environmental Coordinator
 Southern Service Center
 CALIFORNIA DEPARTMENT OF PARKS & RECREATION
 8885 Rio San Diego Drive, Suite 270
 San Diego, CA 92108

Re: SCH#2008121070: CEQA Notice of Completion; proposed Mitigated Negative Declaration for the North Beach Cabins – Alternative Camping Project; located at Leo Carrillo State Park; north of the City of Malibu; Los Angeles County, California

Dear Ms. Robinson:

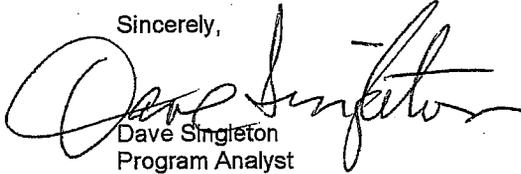
The Native American Heritage Commission (NAHC) is the state 'trustee agency' pursuant to Public Resources Code §21070 designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS) for possible 'recorded sites' in locations where the development will or might occur.. Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov>. The record search will determine:
 - If a part of the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ The Native American Heritage Commission (NAHC) performed:
 - * A Sacred Lands File (SLF) search of the project 'area of potential effect (APE)': The results: No known Native American Cultural Resources were identified.; However the NAHC SLF is not exhaustive and local tribal contacts should be consulted from the attached list.
 - The NAHC advises the use of Native American Monitors, also, when professional archaeologists or the equivalent are employed by project proponents, in order to ensure proper identification and care given cultural resources that may be discovered. The NAHC, FURTHER, recommends that contact be made with Native American Contacts on the attached list to get their input on potential IMPACT of the project (APE) on cultural resources.. In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s) or Native American individuals or elders.
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.

- Again, a culturally-affiliated Native American tribe may be the only source of information about a Sacred Site/Native American cultural resource.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- √ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
- * CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.
- √ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. . Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.
- √ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

PS: This area is very culturally sensitive! JS



Southern Service Center
8885 Rio San Diego Drive, Suite 270
San Diego, CA 92108
619-220-5300 – Fax: 619-220-5400

September 09, 2009

Mr. Dave Singleton, Program Analyst
Native America Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Dear Mr. Singleton,

Thank you for your comments on the Leo Carrillo North Beach Cabins Alternative Camping project. The project has been certified and an NOD is anticipated to be posted with the State Clearinghouse in September, 2009. As stated in the Mitigated Negative Declaration, the project site is located within a highly developed state beach on primarily disturbed soils. The site has been subject to past development and grading and the cabins are not anticipated to require much grading of undisturbed soils. Previous work at this location during past project construction has not encountered any evidence of cultural materials. The project location is at the level of the beach, at the base of a steep bluff and the closest known archaeological site is located on the bluffs above, nearly 500 meters to the east. As part of the environmental review for this project, an archaeological investigation was conducted to determine whether or not intact cultural material was located on site. No archaeological resources were discovered as part this investigation. However, standard avoidance and mitigation measures were incorporated into the project in the event of discovery of cultural material, per State Park cultural resource guidelines and policies.

Should cultural material be discovered during project construction, work will be redirected until a state archaeologist can determine the importance of the find and how to proceed to avoid any significant adverse effects to the resource.

If you have any additional questions or comments, please contact me at the number listed below.

Sincerely,

Original signed by:

Tina Robinson, Environmental Coordinator
Southern Service Center



STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

January 14, 2009



Tina Robinson
California Department of Parks and Recreation
8885 Rio San Diego Drive, Suite 270
San Diego, CA 92108

Subject: Leo Carillo State Beach North Beach Cabins - Alternative Camping
SCH#: 2008121070

Dear Tina Robinson:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on January 13, 2009, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2008121070
Project Title Leo Carrillo State Beach North Beach Cabins - Alternative Camping
Lead Agency Parks and Recreation, Department of

Type MND Mitigated Negative Declaration

Description The project proposes to install 11 overnight cabins (up to 300 square feet each, 3,300 square feet total) on precast concrete blocks near and along the North Beach parking lot at Leo Carrillo State Beach. The cabins are proposed to provide an alternative camping experience and each would accommodate up to 4 people. The cabins will lack individual plumbing but will have electricity and outdoor amenities including a picnic and cooking area. Two of the cabins would be ADA compliant. The project also will require minor grading and clean up of debris, possible removal of an abandoned septic tank, and minor grading and removal of primarily non-native vegetation. To the greatest extent possible, the cabins will be constructed of materials that will blend well with the surrounding landscape and topography. The project may result in the loss of up to 26 parking spaces currently available for day use activities.

Lead Agency Contact

Name Tina Robinson
Agency California Department of Parks and Recreation
Phone (619) 220-5324 **Fax**
email
Address 8885 Rio San Diego Drive, Suite 270
City San Diego **State** CA **Zip** 92108

Project Location

County Los Angeles
City Malibu
Region
Lat / Long
Cross Streets Pacific Coast Highway and Ventura County Line
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways Pacific Coast Highway
Airports No
Railways
Waterways Arroyo Sequit Creek and Pacific Ocean
Schools
Land Use State Beach

Project Issues Aesthetic/Visual; Air Quality; Biological Resources; Coastal Zone; Cumulative Effects; Drainage/Absorption; Geologic/Seismic; Recreation/Parks; Septic System; Vegetation; Water Quality; Wildlife

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Fish and Game, Region 5; Central Valley Flood Protection Board; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; Native American Heritage Commission; State Lands Commission

Date Received 12/15/2008 **Start of Review** 12/15/2008 **End of Review** 01/13/2009

STATE OF CALIFORNIA

ARNOLD SCHWARZENEGGER, Governor

CALIFORNIA STATE LANDS COMMISSION100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202

PAUL D. THAYER, Executive Officer
(916) 574-1800 FAX (916) 574-1810
Relay Service From TDD Phone 1-800-735-2929
from Voice Phone 1-800-735-2922

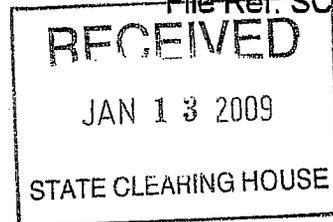
Contact Phone: (916) 574-1900

Contact FAX: (916) 574-1885

January 12, 2009

File Ref. SCH# 2008121070

Tina Robinson, Environmental Coordinator
Southern Service Center
California Department of Parks and Recreation
8885 Rio San Diego Drive Suite 270
San Diego, CA 92108



clear
1.13.09
e

SUBJECT: Draft Initial Study Mitigated Negative Declaration, North Beach Cabins Alternative Camping Project at Leo Carrillo State Beach, near the City of Malibu, Los Angeles County

Dear Ms. Robinson:

Staff of the California State Lands Commission (CSLC) has reviewed the subject document. Under the California Environmental Quality Act (CEQA), the California Department of Parks and Recreation (Parks) is the Lead Agency for this project, and the CSLC is a Responsible and/or Trustee Agency for any and all projects which could directly or indirectly affect sovereign lands, their accompanying Public Trust resources or uses, and the public easement in navigable waters.

By way of background, the State of California acquired sovereign ownership of all tidelands and submerged lands and beds of navigable waterways upon its admission to the United States in 1850. The State holds these lands for the benefit of all people of the State for statewide Public Trust purposes, which include waterborne commerce, navigation, fisheries, water-related recreation, habitat preservation and open space. The boundaries of these State-owned lands generally are based upon the last naturally occurring location of the ordinary high or low water marks prior to artificial influences which may have altered or modified the river or shoreline characteristics. On tidal waterways, the State's sovereign fee ownership extends landward to the ordinary high water mark as it last naturally existed. Such boundaries may not be readily apparent from present day site inspections. The State's sovereign interests are under the jurisdiction of the CSLC.

In order for CSLC staff to make a determination as to whether the proposed project is located within an area subject to the CSLC's jurisdiction and leasing authority, the following items are requested:

- Parks ownership maps for the Leo Carrillo State Beach depicting the proposed project site.
- AutoCAD drawing files of the Site Plan for the proposed project.

Tina Robinson

Page 2

January 12, 2009

Should CSLC staff determine that the project lies within CSLC jurisdiction, a lease may be required before the project can commence.

Based on a review of the content of the Draft Mitigated Negative Declaration (MND), staff has the following additional comments:

Aesthetics

Pages 15-16: Items a) through c) are checked "less than significant with mitigation;" however, no specific mitigation measures are provided.

Air Quality

This section needs to describe all construction activities that will be conducted on the project site, the equipment that will be used, and the number of truck trips per day over the six month construction period. Does the South Coast Air Quality Management District require quantification of construction or operational emissions for this project? Does the SCAQMD have mitigation measures that should be implemented, particularly for fugitive dust?

Mitigation Measure AIR-1 states that "Dust control measures per standard specifications will be implemented..." The document needs to provide a list of the dust control measures that will be implemented and who will enforce those measures.

All project-related activities should include greenhouse gas emissions information consistent with the California Global Warming Solutions Act (AB 32 2006). This may include a quantification of the greenhouse gases that will be emitted as a result of project-related activities or a qualitative discussion of greenhouse gases, a determination of the significance of any impacts, and any applicable mitigation measures to reduce impacts.

Biological Resources

Mitigation measure BIO-1 states that "Exotic vegetation at the cabin sites will be removed and appropriate native vegetation will be replanted at the direction of the State Park Environmental Scientist." If the project site is determined to be located within State Lands CSLC jurisdiction, thereby requiring a lease, a revegetation plan will need to be submitted to CSLC for review and approval as part of the application for a lease. The revegetation plan should provide, but not be limited to, the replacement ratio, species composition, planting locations and methods, revegetation site maintenance, identification and control of exotic species, monitoring protocols, performance criteria, contingency measures, and reporting. In addition, review and oversight by one or more of the resource agencies (CDFG, USFWS, etc.) should be included for this mitigation measure.

The Natural Environment Study Report dated October 12, 2007, and attached as Appendix B to the MND, provides several avoidance and minimization measures. Would any of

Tina Robinson

Page 3

January 12, 2009

those measures be implemented for the proposed project to address potential direct and indirect impacts? If so, who will monitor their implementation? If not, why would they not be implemented?

Cultural Resources

The MND provides that two known cultural resource sites are located in the general vicinity of the proposed project, and "Leo Carillo State Park has some of the richest and most diverse archaeological resources in the north Malibu Coast area." Therefore, the CDPR should include an onsite cultural resources monitor during construction activities.

Hydrology and Water Quality

Pages 26-27: Items g), i) and j) are checked "less than significant with mitigation;" however, no specific mitigation measures are provided.

Transportation/Traffic

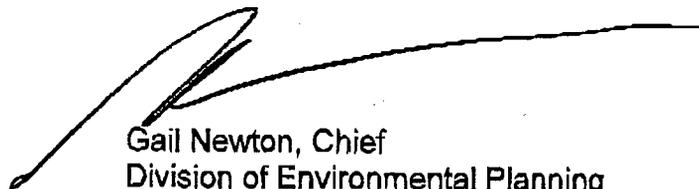
The project would be adding 11 cabins, and reducing parking by 26 spaces. Please explain how this does not result in inadequate parking capacity.

Mitigation Monitoring Plan

A draft mitigation monitoring plan (MMP) was not provided with the MND for public review and comment. Will a MMP be developed for adoption along with the final MND and findings, per CEQA (Public Resources Code section 21081.6(a), and Guidelines sections 15091(d) and 15097)?

If you have any questions about the CSLC's leasing jurisdiction, please contact Kenneth Foster at (916) 574-2555 or by e-mail at fosterk@slc.ca.gov. If you have any questions on the environmental review, please contact Crystal Spurr at (916) 574-0748 or by e-mail at spurrc@slc.ca.gov.

Sincerely,



Gail Newton, Chief
Division of Environmental Planning
and Management

cc: Office of Planning and Research
K. Foster- CSLC
C. Spurr - CSLC



Southern Service Center
8885 Rio San Diego Drive, Suite 270
San Diego, CA 92108
619-220-5300 – Fax: 619-220-5400

September 09, 2009

Ms Gail Newton, Chief
Division of Environmental Planning and Mangement
100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202

Dear Ms. Newton,

Thank you for your comments on the Leo Carrillo North Beach Cabins Alternative Camping Project. The project has been certified and an NOD is anticipated to be posted with the State Clearinghouse in September, 2009. A map is attached to this letter that clearly shows the Department of Parks and Recreation fee ownership in relation to the project limit of work. State Lands does not have jurisdiction over the site and no lease would be required.

As stated in the Mitigated Negative Declaration, the project site is located within a highly developed State Beach on primarily disturbed soils. The site has been subject to past development and grading. Leveling for the cabins would require very little grading of undisturbed soils, less than 500 cubic yards and no material is expected to be imported. The existing concrete debris to be exported would require less than 10 truckloads. Mitigation measures for Aesthetics and Hydrology are now addressed in both the checklist of the Final MND and in Section 5, Summary of Mitigation Measures. Air Quality measures include the use of wetting the dust down and are under control of the Construction Project Manager. This project would have little or no effect on Global Warming due to its small scope and scale. This project was evaluated by a qualified State Park Archaeologist and the conclusions of her evaluation are noted on page 21. Please see the new discussion in the Checklist regarding parking space loss. The Summary of Mitigation Measures will be incorporated into the standard specifications for the design of the project and implemented by the Construction Project Manager.

If you have any additional questions or comments, please contact me at the number listed below.

Sincerely,

Original signed by:

Tina Robinson, Environmental Coordinator
Southern Service Center

Leo Carillo SP North Beach Cabins

