TALBERT REGIONAL PARK

MASTER PLAN

1st Draft: January 2025

OC parks

Victoria Pond is a major feature in the southern portion of Talbert Regional Park.

TALBERT REGIONAL PARK

Master Plan

Draft

January 2025

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The great blue heron is a native of wetlands throughout California and a year-round resident at Talbert Regional Park.

TALBERT REGIONAL PARK

Master Plan

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FOREWORD

This Master Plan serves as the principle document to guide the public use of Talbert Regional Park (TARE) over the next ten to twenty years. The plan provides goals and strategies to guide decisions regarding future policy, land use, and resource management. As the owner and operator of TARE, Orange County Parks (OC Parks) is responsible for all ongoing improvements and maintenance of this important public resource.

The Master Plan process began with a series of public workshops where participants provided thoughtful comments and suggestions on the existing site conditions and proposed improvements. This input was refined during the design process, eventually evolving into the overall plan described in this document. This plan will be implemented in several phases over time as funding is available, and may be amended to meet future needs.

This Master Plan also serves as a Resource Management Plan, and includes a study of the natural and cultural resources within TARE, as well as guidelines for the management of those resources to benefit both wildlife and visitors. The management plan includes ongoing activities such as restoration, biological monitoring, maintenance, and visitor access. These recommendations are intended to preserve, protect, and enhance the resources in TARE in a fiscally responsible manner that respects budgetary constraints.

The OC Parks staff members are excited to present the Talbert Regional Park Master Plan, a long-term strategy to ensure the protection and enhancement of the park. We are proud stewards of this important open space, which we will continue to carefully manage for the benefit and enjoyment of current and future generations.

Pam Passow

Director, OC Parks

Talbert Regional Park features a variety of scenic vistas and recreational opportunities, including this shaded picnic area.

CHAPTER 1
OVERVIEW

Many plants native to Southern California can be found in Talbert Regional Park, including *Romneya coulteri,* Matilija poppy shown above.

1.1 INTRODUCTION

Situated on a bluff above the Pacific Ocean, Talbert Regional Park (referred to as TARE within this document) is in the City of Costa Mesa in Orange County, California adjacent to the Santa Ana River. The 182-acre parcel was acquired from the State of California as a nature preserve in 1973 and is enjoyed by hikers, joggers, bird watchers, and bicyclists. Offering nine hiking and biking trails that stretch over three miles, TARE is well suited for beginning hikers and families with young children.

TARE is owned and operated by the County of Orange as a part of the OC Parks system, which includes approximately 60,000 acres of regional, historical, preserve, wilderness, and coastal facilities. TARE became a Regional Park in 2007 and offers recreational opportunities and scenic attractions of countywide significance. Located approximately one mile northeast of the Pacific Ocean, TARE is bounded by the Santa Ana River and the communities of Costa Mesa, Newport Beach, and Huntington Beach. Serving as a vital non-motorized connection, TARE is adjacent to the Banning Channel Bikeway, which connects to the Santa Ana River Trail and Parkway. At completion, this 110-mile amenity will link greater Orange County to Riverside County and the San Bernardino Mountains. The Orange County portion of this system is depicted in Exhibit 1.1, *Santa Ana River Parkway Illustration.*

This Master Plan focuses on enhancement of visitor experiences, as well as protection and enhancement of the natural environment, with priority given to maintaining existing facilities. Safety is paramount, and enhanced access for emergency vehicles is proposed. Other improvements are identified for future consideration and implementation subject to available funding (refer to Chapter 4, *Improvement and Restoration Plan,* for a detailed description of proposed features).

1.2 PURPOSE OF DOCUMENT

This Master Plan document has been prepared to guide future improvement, restoration, and preservation activities in TARE over the next ten to twenty years. The plan fulfills Objective 6.1 of the 2018 Orange County Parks Strategic Plan, which calls for updating individual park Master Plans to enable responsible park development and understand park visitors' current needs. Additionally, this document acts as a comprehensive framework for the management, protection, and enhancement of natural resources while balancing the need to provide safe recreational opportunities.

1.2.1 Combined Master Plan, Resource Management Plan, and Public Works Plan

Chapters 1-4 of this document describe existing features and outline proposed improvements based on available funding, public outreach meetings, user need surveys, and compliance with existing conservation easement restrictions. A description of the feedback received from public outreach is included in Section 3.3, *Public Participation Process*, and a conceptual level improvement map is included in Exhibit 4.1, *Infrastructure Enhancements.*

Chapter 5, *Mitigation and Restoration Plan,* guides TARE operations and management to ensure future land stewardship. The necessary resources for implementation have also been considered to provide responsible and balanced improvements. To facilitate agency review, this document also incorporates a Public Works Plan (PWP). The components of the PWP have been interspersed throughout Chapter 4, *Infrastructure Improvement Plan* and Chapter 6, *Public Works Plan and Procedures*. As a compilation of a Master Plan, Resource Management Plan, and Public Works Plan, this document serves as the overarching reference for future development of TARE.

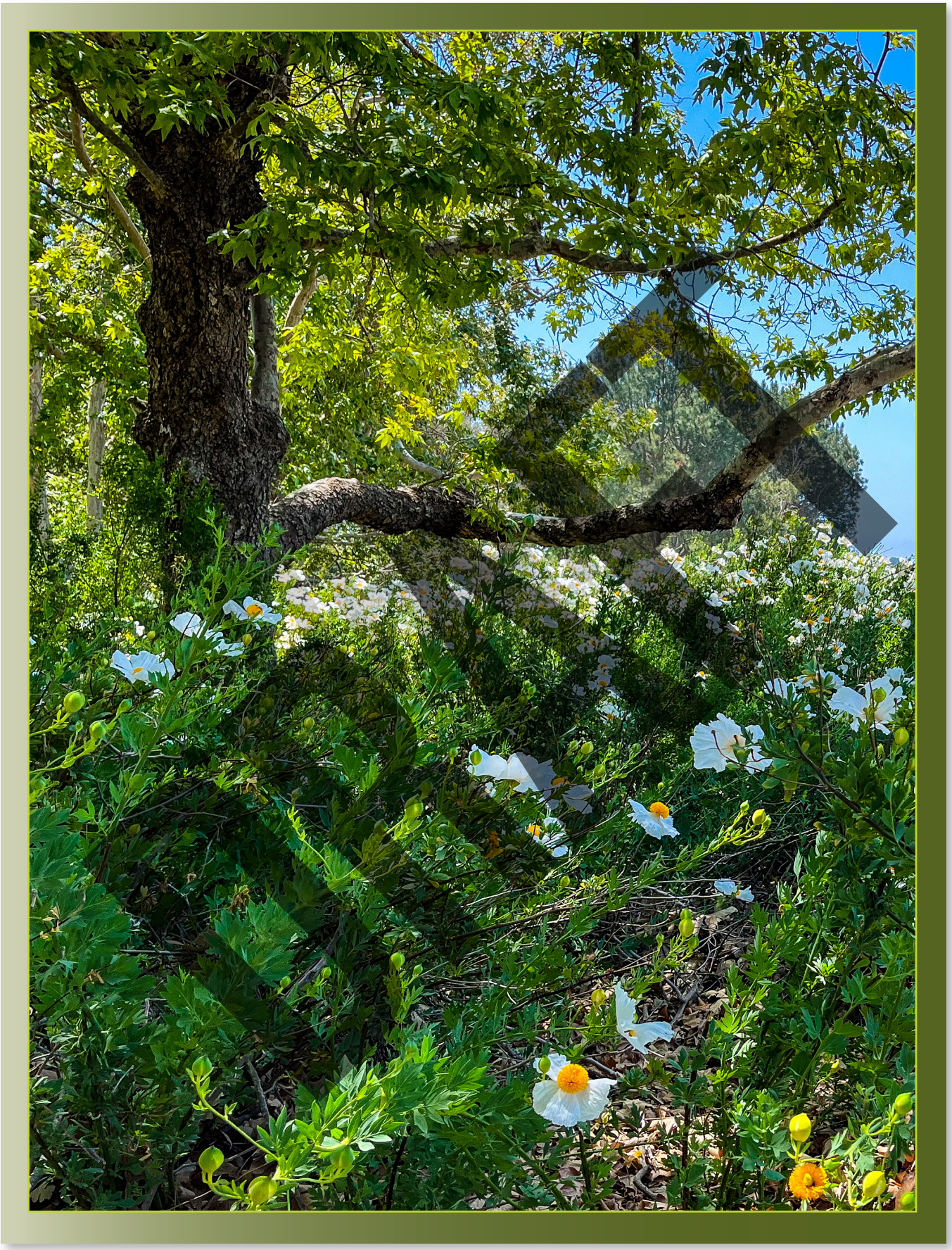
1.2.2 Relationship to 2018 OC Parks Strategic Plan

In 2018, the Orange County Board of Supervisors adopted an update of the 2007 OC Parks Strategic Plan to define the mission, vision, and values of the lands held by OC Parks. A set of guiding principles for fulfillment of its mission was recognized and adopted as policy. This process was an intensive stakeholder-driven undertaking and evaluated key issues of open space stewardship, capital and maintenance funding, and identification of the core function of OC Parks. Alignment with the 2018 Strategic Plan was carefully considered during the preparation of this document. This Master Plan represents a step toward the completion of the following Strategic Plan Goals:

- **Goal 3**: Protect our Parks in Perpetuity, Together
- **Goal 4:** Serve as Stewards of OC Parks Assets
- **Goal 6:** Ensure Responsible Park Development and Expansion
- **Goal 7:** Implement Resilient Ecosystems for Emergency Management

Within Goal 6, this document represents the fulfillment of Initiative 6.1.2, *Update General Development Plans as Park Master Plans for All Parks*. The central function of this document is to provide an updated Master Plan that aligns with the above goals of protection, stewardship, responsibility, and resiliency in alignment with the 2018 Strategic Plan.

Exhibit 1.1 - Santa Ana River Parkway Illustration



The landscape at Talbert Regional Park varies with the seasons; this springtime photo depicts *Romneya coulteri*, Matilija poppy in bloom.

1.3 VISION

1.3.1 Visioning Statement

The central goal for the Talbert Regional Park Master Plan is the achievement of a balance between public recreational use and habitat protection. Ultimately, TARE will serve as a safe retreat from the existing urban fabric for visitors to enjoy, while creating an environment where sensitive natural ecosystems can flourish. During the community engagement process (see Chapter 3, *Planning Process),* OC Parks staff worked closely with members of the public to develop the following statement to encapsulate future aspirations for TARE:

"Talbert Regional Park provides a safe, high quality visitor experience offering facilities appealing to all ages and levels of ability. Park improvements and management strategies have achieved a balance between public recreation and preservation of sensitive environmental resources, ensuring that this important public asset is protected for future generations."

1.3.2 Guiding Principles

The following six Guiding Principles were developed and refined during the public engagement process to implement the vision for the future of TARE.

- **Promote Community Health and Wellness:** Enhance the physical and mental well-being of the community by offering a range of amenities and facilities that appeal to people of all ages.
- **Provide Effective Management:** Adaptively manage park use to protect natural and developed resources while preserving park experiences; prioritize maintenance needs to create safe, attractive, and enjoyable facilities.
- **Inspire Responsible Park Practices:** Elevate awareness and appreciation of the natural environment through interpretive educational installations that empower visitors to adopt sustainable practices.
- **Provides a Safe and Welcome Atmosphere:** Provide a welcoming environment that prioritizes the well-being of all visitors through thoughtful design that ensures enjoyment of the park in a secure and inviting atmosphere.
- **Promote Conservation and Resiliency:** Foster a resilient ecosystem and community though promoting responsible land stewardship strategies that support biodiversity and native vegetation.

1.4 PARK HISTORY

The following sections describe the history of the area surrounding TARE from the earliest Native American inhabitants through the eras of colonization and rancheros to the present day. Exhibit 1.2, *Talbert Timeline* depicts a diagram of the intersecting histories of Costa Mesa and TARE.

1.4.1 History of Human Habitation

People have lived along the Santa Ana River for 9,000 to 12,000 years. These early Native American inhabitants are thought to have been Hokan language speakers, with later migrations of Uto-Aztecan language speakers entering the region and amalgamating with earlier inhabitants. About 8,000 years ago the region experienced a climate shift, becoming more arid and changing the resources available to Native peoples. Adapting to these changes, Native Americans became more sedentary, establishing a complex network of villages that included over 5,000 people. Each village operated as an individual polity with strong connections to other villages. The village site of Genga was located along the bluffs east of the Santa Ana River near the present-day area of TARE[1] (see Appendix B, *End Notes*). This is thought to have been one the region's major villages, and many Tribal Nations of the greater Los Angeles Basin maintain deep connections to this sacred site.[..]

Spanish colonial settlement intensified in 1769, when permanent colonies were first established in Alta California. Multiple expeditions arrived in San Diego by land and sea and then continued northward through the coastal plain toward Monterey. A military presidio and mission were established at San Diego in 1776, and Mission San Juan Capistrano was established the same year. Although the mission system was overwhelmingly destructive to their communities, Native Americans maintain a presence in the region to this day.

As the Spanish period transitioned into the Mexican period, many Native peoples took on jobs as ranch hands, herdsmen, and domestic workers. Less than a half mile north of TARE, the Diego Sepulveda Adobe was built between 1820 and 1823 as a way station affiliated with Mission San Juan Capistrano to provide housing for local herdsman.[2] In 1821 Mexico gained independence from Spain, and all Mission lands were partitioned by the Mexican land grants. The adobe became the property of Don Diego Sepulveda, a former mayor of the Pueblo of Los Angeles. This surviving adobe (also known as Estancia Adobe) has been restored and serves as a history museum within Estancia Park, a reminder of Costa Mesa's Spanish heritage.[3]

The land that eventually became TARE was a part of the 62,500-acre Rancho Santiago de Santa Ana granted to José Antonio Yorba and his nephew Juan Pablo Peralta by the King of Spain in 1810 [4] (refer to Exhibit 1.3, *Map of Orange County Spanish and Mexican Land Grants*). This was the only recorded grant deeded under Spanish rule in present-day Orange County. The Yorba family sold the property in 1854 to Sepulveda, who maintained it well into the 20th century. As the American period ushered new immigrants to the region, Sepulveda sold much of the land grant property. The former Sepulveda estate would eventually form the cities of Santa Ana, Costa Mesa, Orange, Tustin, and portions of Newport Beach. Throughout these periods the Native American people of the region continued to persist, living and working among the multiple migrations of people that are representative of the region today.

HISTORY OF COSTA MESA

- 9,000 to 12,000 Years Ago — Native people migrated from north
- 1776 — Mission San Juan Capistrano founded (Grazing grounds extended to Costa Mesa)
- 1810 — Rancho Santiago Del Santa Ana Granted to Jose Antonio Yorba by Spanish Government
- 1848 — California ceded to U.S. by Mexico
- 1889 — Orange County incorporated
- 1942 — WWII/Santa Ana Army Air Base established (Now home of Orange Coast College / O.C. Fairgrounds)
- 1953 — City incorporated: 3.5 square miles Population of 16,840
- 1988 — Expansion to 17 square miles Population of 90,000

TALBERT HISTORY

- 1973-1977 — Acquisition by Orange County
- 1993 — North Talbert Developed
- 2015 — Habitat Restoration Plan
- FUTURE

- 2003 — 1st Fairview Park Master Plan completed
- 2020 — Population of 112,000

Exhibit 1.2 - Talbert Timeline

Exhibit 1.3 - Map of Orange County Spanish and Mexican Land Grants

1.4.2 OC Parks Acquisition to Present

The bulk of the land now known as "Talbert Regional Park" consisted of agricultural land sold by individual farmers to the State of California as a nature preserve in the 1950s. A portion of the property was purchased by the County of Orange in 1973, and the remaining areas were purchased from State Mutual Savings and Loan Association in 1977. The park remained dormant through the 1980s until North Talbert was developed as a recreational asset in 1993, partially through a grant from the California Coastal Conservancy. Eventually, the entire TARE area was recategorized as a Regional Park in the OC Parks system. South Talbert has retained an emphasis on habitat restoration, while North Talbert combines recreation with environmental assets.

1.5 MASTER PLAN GUIDE

As a comprehensive Master Plan, this document synthesizes information regarding existing conditions, outcomes of the public engagement process, and proposed improvements. The plan also encapsulates strategies for land stewardship and optimization of natural resources while implementing the OC Parks 2018 Strategic Plan. This document is organized into six chapters.

Chapter 1: Overview. Document purpose, vision, guiding principles, and a brief description of park history.

Chapter 2: Existing Conditions. Regional and local context and existing site characteristics.

Chapter 3: Planning Process. Past planning efforts, current regulatory documents, public participation activities, role of volunteer organizations, and an overview of the review process.

Chapter 4: Improvement and Restoration Plan. Description of ongoing infrastructure maintenance, proposed improvements, and the habitat restoration plan.

Chapter 5: Resource Management Plan. Overview of park operations and management, public access and recreation, emergency preparedness procedures, and the public participation plan.

Chapter 6: Public Works Plan and Procedures. Coastal Resource Protection Plan with an emphasis on implementation measures for the protection of environmentally sensitive habitat area and special-status species.

Appendices:

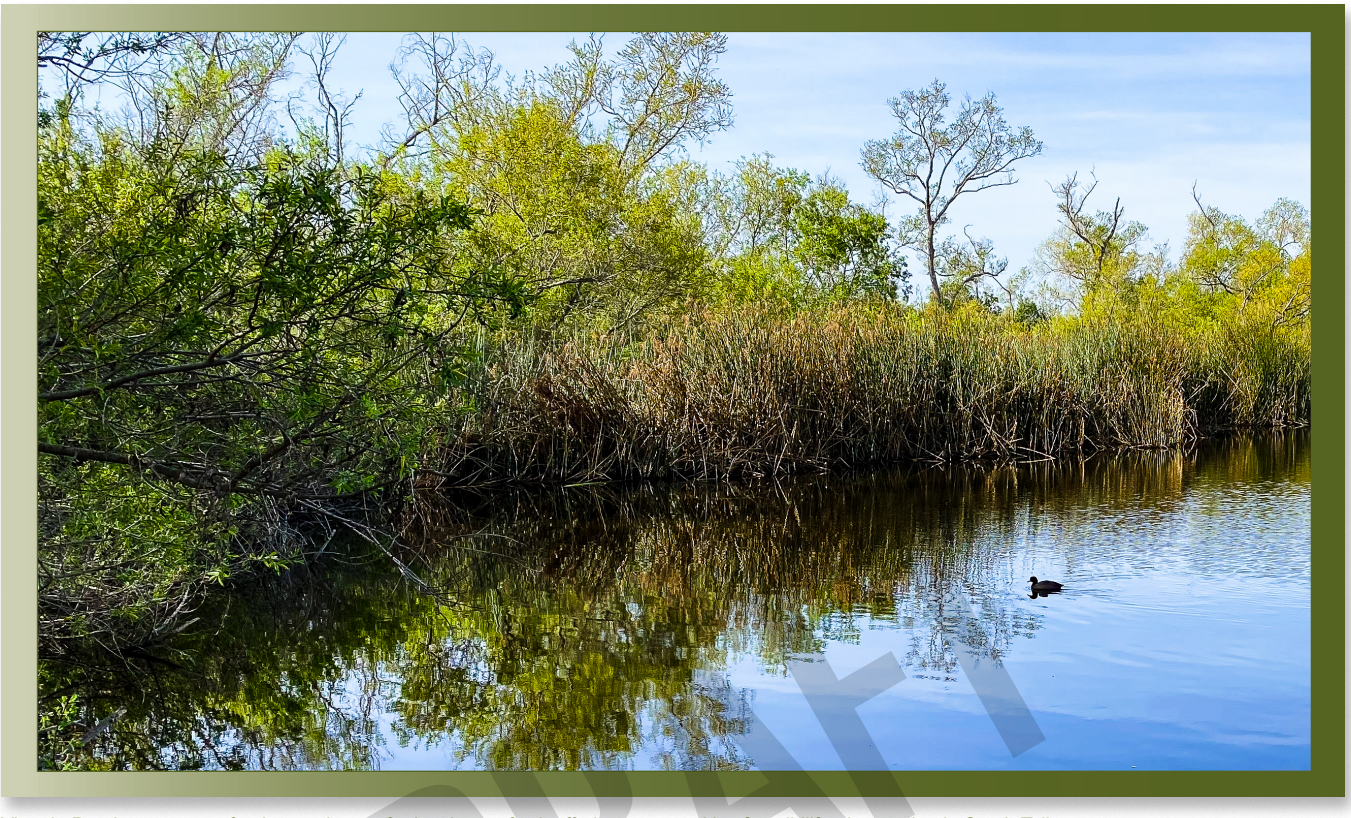
Appendix A: Abbreviations. Abbreviations used in the document, with their meanings.

Appendix B: Endnotes. Annotations referencing information sources.

Appendix C: Resolutions of Adoption. The adopting resolutions by the Orange County Board of Supervisors.

Appendix D: Environmental Review. The Mitigated Negative Declaration CEQA document. (TO BE COMPLETED)

CHAPTER 2
EXISTING CONDITIONS



Victoria Pond serves as a freshwater haven for local waterfowl, offering opportunities for wildlife observation in South Talbert.

2.1 REGIONAL AND LOCAL CONTEXT

TARE primarily serves the communities of Costa Mesa, Newport Beach, and Huntington Beach, offering recreational opportunities of countywide significance (refer to Figure 2.1, *Regional Context Map*). The property is divided by Victoria Street into two areas known as North Talbert and South Talbert. The park lies parallel to the Santa Ana River, which is separated from TARE by the Banning Channel Bikeway and a flood control levee.

North Talbert and South Talbert are connected via a multimodal trail that provides access through an underpass beneath Victoria Street. North Talbert is bounded on the north and east by the City of Costa Mesa's Fairview Park, on the west by the Santa Ana River, and on the south by Victoria Street. South Talbert is bounded on the north by Victoria Street, on the east by Balboa Boulevard, on the west by the Santa Ana River, and on the south by the ACOE North Marsh Project and the Randall Preserve property (see Figure 2.2, *Local Vicinity Map*).

The Randall Preserve is the former Banning Ranch, which was acquired by the Mountains Recreation and Conservation Authority in December 2022. This 387-acre conservation property is planned to be restored as a public park and wildlife preserve, providing linkage to a 1,000-acre network of protected public lands (refer to Figure 2.3, *Public Lands Near Talbert Regional Park*). Pedestrian connectivity with Randall Preserve was brought forward as a priority during public outreach meetings and was considered during the planning process.

The City of Costa Mesa operates three facilities near TARE: Canyon Park, Vista Park, and Fairview Park. Canyon Park includes a playground and is directly east of South Talbert, adjacent to a residential area. Vista Park features a play area and is adjacent to Victoria Street at the southern tip of North Talbert. Fairview Park is a 195-acre passive recreation, open space preserve area adjacent to North Talbert along the northeastern boundary.

Exhibit 2.1 - Regional Context Map

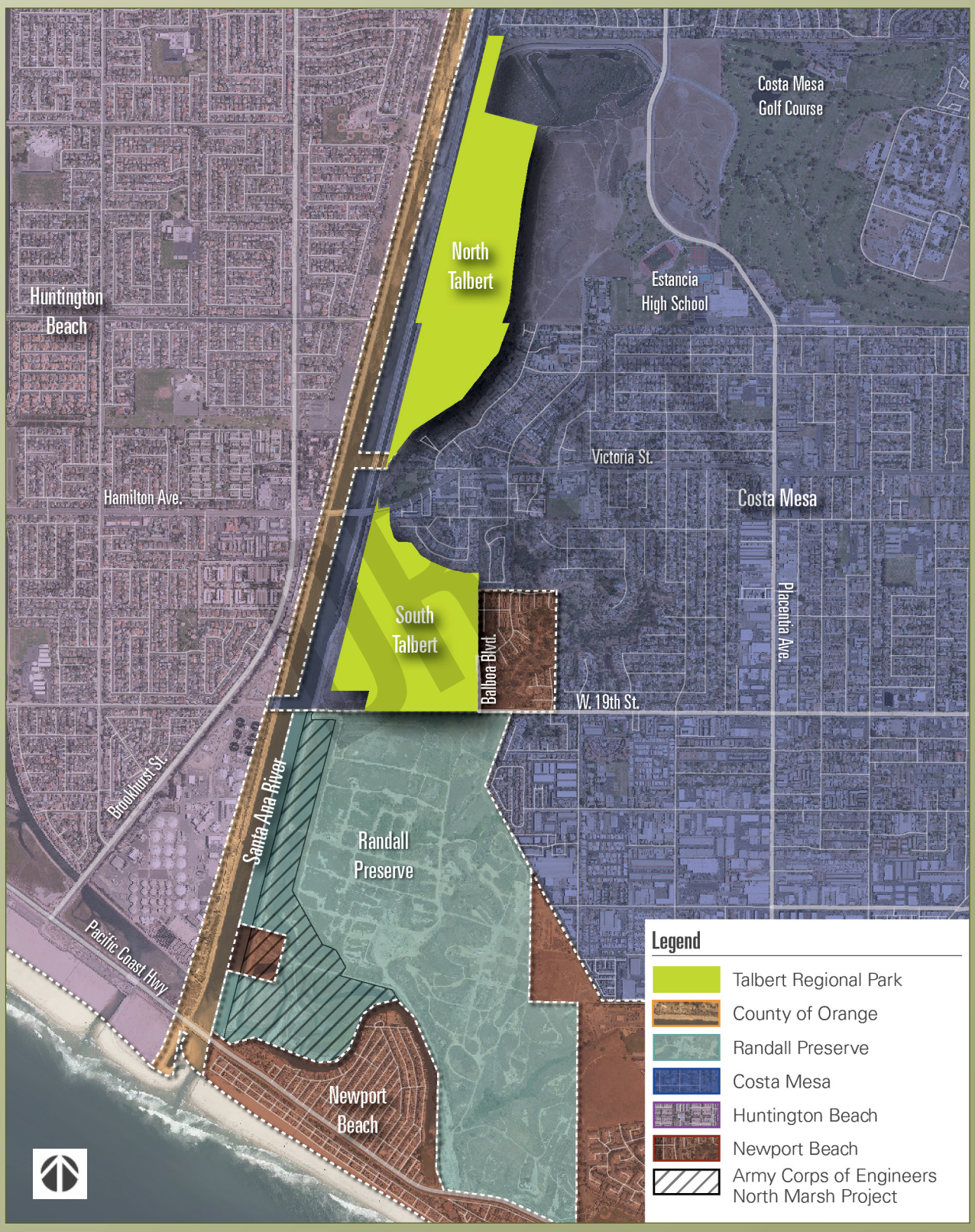


Exhibit 2.2 - Local Vicinity Map

Exhibit 2.3 - Public Lands Near Talbert Regional Park

View of Victoria Pond to the left, the Banning Channel Bikeway, and the Greenville Banning Channel, which flows into the Santa Ana River.

2.2 PHYSICAL RESOURCES

TARE is generally flat, sloping gently from north to south, with elevations ranging from nearly 12 feet at the north boundary, to 55 feet at the southern end. Along the northern and eastern boundaries, bluffs rising approximately 80 feet surround TARE. Notable topographic features in North Talbert include Placentia Drain, a linear channel at the base of the eastern bluffs providing drainage for both Fairview Park and TARE. South Talbert features include Victoria Pond and higher mesas located at the southeast boundary (refer to Exhibit 2.4, *Existing Topography*).

2.2.1 Recreation Opportunities

The major public use feature in TARE is the extensive trail system, offering year-round enjoyment for hikers, naturalists, and bicyclists. Other recreational features in North Talbert include a large open grassy area, an equestrian corral, watering station, restroom facilities, and picnic areas (refer to Exhibit 2.5, *Existing Site Features)*. Victoria Pond is a scenic natural resource in South Talbert visible from Victoria Avenue, and offers opportunities for wildlife observation. A hydrographic survey in 2014 found the maximum pond depth to be approximately 7 feet. South Talbert is in the California State "Coastal Zone," as shown on Exhibit 2.4, and therefore is subject to California Coastal Commission review. North Talbert is outside the Coastal Zone.

Sheep Hills is an existing BMX bicycle area in South Talbert that was created by visitors and existed prior to transfer of ownership of TARE to Orange County during the 1970s. This plan does not impact that area, and no improvements are envisioned for the foreseeable future.

Cable fencing defines both sides of many of the trails in North Talbert, as shown in the photograph above.

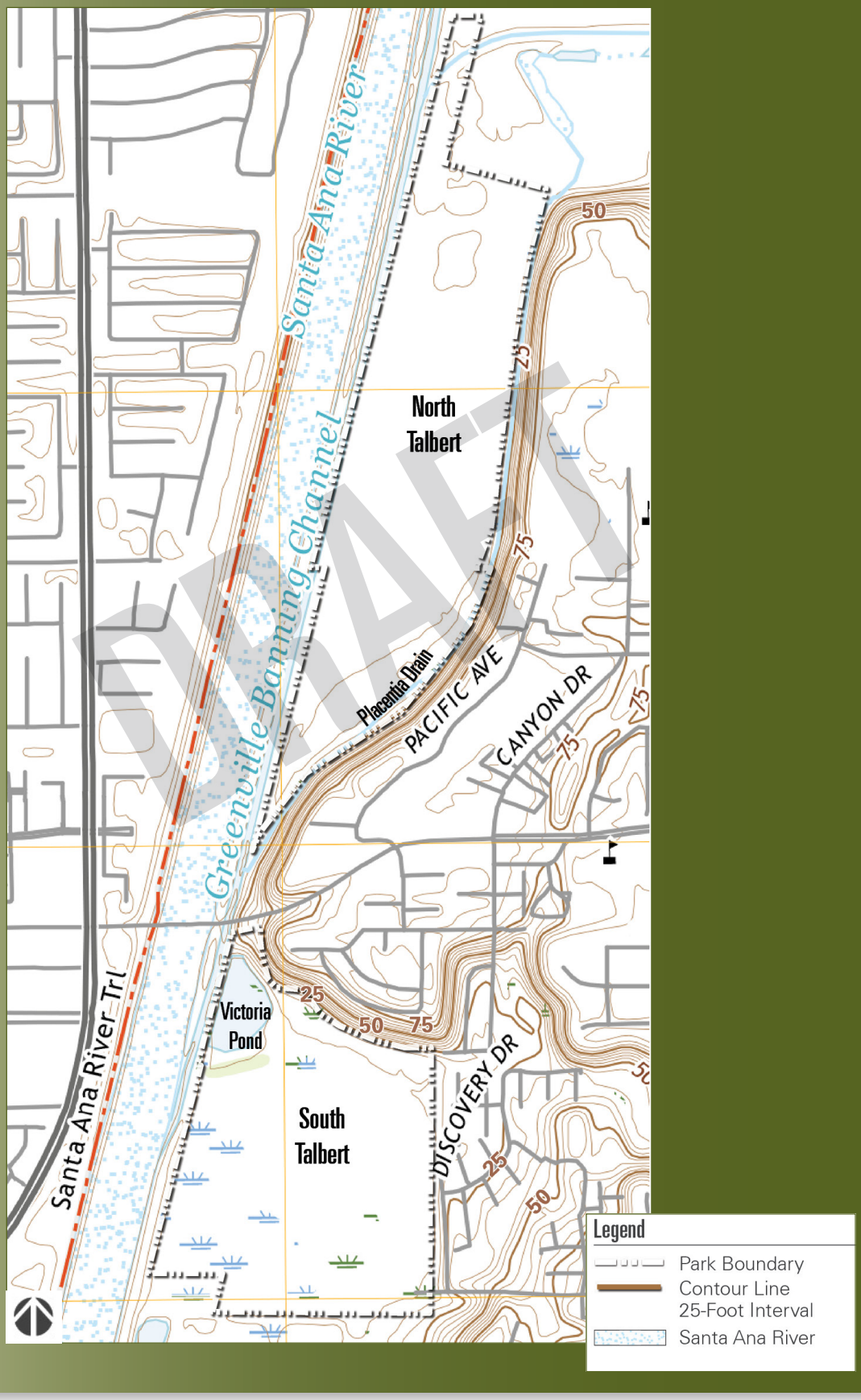


Exhibit 2.4 - Existing Topography

Exhibit 2.5 - Existing Site Features

2.2.1 Recreation Opportunities

TARE serves a vital role for local residents by providing an open space to enjoy nature; however, public access can be challenging because of topographic conditions and a lack of vehicular access and on-site parking. The following sections describe existing vehicular and pedestrian circulation.

Vehicular Access / Parking

Currently, no on-site parking is available for visitors in the boundaries of TARE. Two areas providing public parking are owned and maintained by the City of Costa Mesa and are accessible by foot along Placentia Avenue: Fairview Park and Vista Park. Limited on-street parking is available on Balboa Boulevard and West 19th Street (refer to Exhibit 2.5, *Existing Site Features*).

Trails

Most visitors enter the trail network from Victoria Street or from the Santa Ana River Trail via an existing footbridge from Huntington Beach (refer to Exhibit 2.6, *Existing Access and Circulation*). Other off-site pedestrian connections include a stairway in Fairview Park adjacent to the northeastern boundary of North Talbert and a trail connection to South Talbert at the far side of Balboa Boulevard from Canyon Park. The Banning Channel Bikeway provides the only connection between North and South Talbert via the Victoria Street underpass.

North Talbert trails consist of a mixture of decomposed granite in the grassy public use area, transitioning to dirt to the south and asphalt to the north. South Talbert trails are composed predominantly of natural loamy soil that becomes slick and prone to collect water during the rainy season, creating an impediment to public access and ongoing maintenance challenges.

South Talbert trails collect water during the rainy season, creating slick conditions that can impact public enjoyment and emergency access. Currently, heavy rains often create a need for ongoing maintenance and repairs.

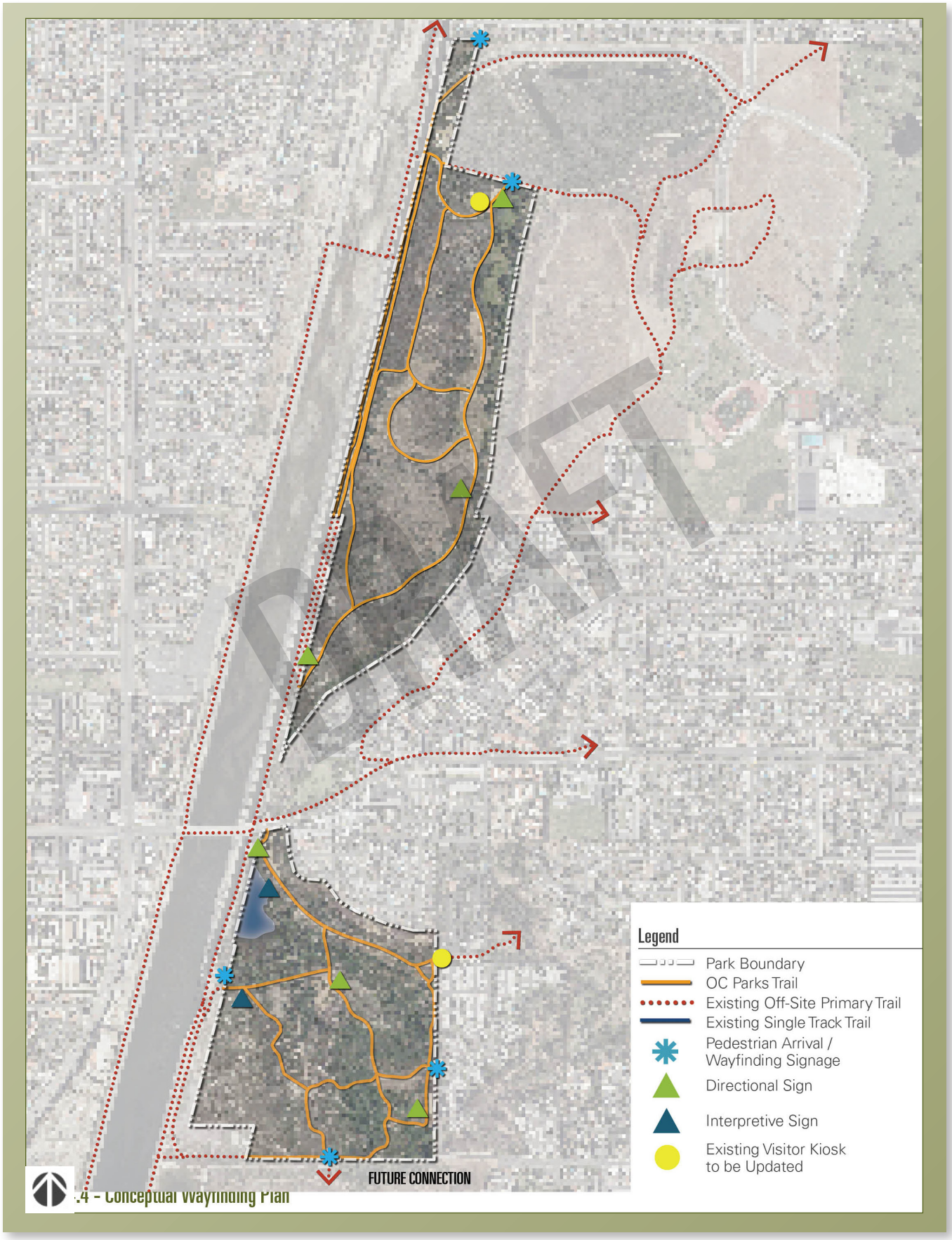


Exhibit 2.6 - Existing Access and Circulation

North Talbert offers a large open lawn area, picnic tables, restroom facilities, and an equestrian corral with a watering station.

Existing maintenance and emergency access from Victoria Street to South Talbert includes a steep entryway. No vehicular entry is provided for visitors.

2.3 NATURAL RESOURCES

2.3.1 Watersheds and Wetlands

TARE is located within the Santa Ana River watershed, the largest in Southern California.The Santa Ana River flows nearly 100 miles from its northernmost reaches in the San Bernardino Mountains to the Pacific Ocean. Prior to the river's channelization in 1903, the historically fluctuating location of the mouth of the river influenced the formation of coastal wetlands from Newport Bay to Seal Beach.

Historically, periodic flood events rerouted the river's course throughout much of the north Orange County coastline. Until the early 1900's, portions of present day Newport Beach and Huntington Beach were covered by 8,000 acres of freshwater, brackish, and tidal wetlands that extended inland approximately seven miles. During this period, maps from the U.S. Geological Survey (USGS) show that the Santa Ana River ran along the base of Newport Mesa, which was part of the larger marsh system extending from Huntington Beach Mesa to Newport Bay. This wetland system was eventually isolated by the construction of Pacific Coast Highway, river channelization, and dredging for levees.

All areas within North Talbert are outside the jurisdiction of the U.S. Army Corps of Engineers (ACOE), and a variety of water sources (groundwater, tidal, surface ponding, and others) exist at South Talbert. These areas have potential to support a variety of wetland habitats (freshwater, brackish, and saltwater). The water table is seasonably high and a shallow, and semi-perched aquifer underlies the area. Two areas considered "wetlands" by the Army Corps of Engineers (ACOE) are located within South Talbert, as shown in Exhibit 2.7, *South Talbert Hydrology Map*, and are subject to ACOE regulation. These areas meet the following ACOE criteria:

- **Hydrophytic Vegetation.** Plant life is adapted to life in wet conditions.
- **Hydric Soils.** Soils that saturate, flood, or pond long enough during the growing season to develop anaerobic conditions.
- **Wetland Hydrology.** Permanent or periodic hydrological inundation or soils saturation; wetland condition may be seasonal.

Wetland #1 is slightly south of Victoria Pond within South Talbert and consists of approximately 3.3 acres. The area is supplied by an ephemeral unnamed drainage area that originates offsite and inundation from Victoria Pond. Black Willow thickets are present within this area.

Wetland #2 consists of approximately 15 acres at the southwestern boundary of TARE and receives groundwater infiltration from the Santa Ana River. Soil within this area includes observable salt crusts at the surface, and the ground water has a high salinity content due to upstream infiltration of the Santa Ana River from the Pacific Ocean. Saltgrass and pickleweed habitat is present within this area.

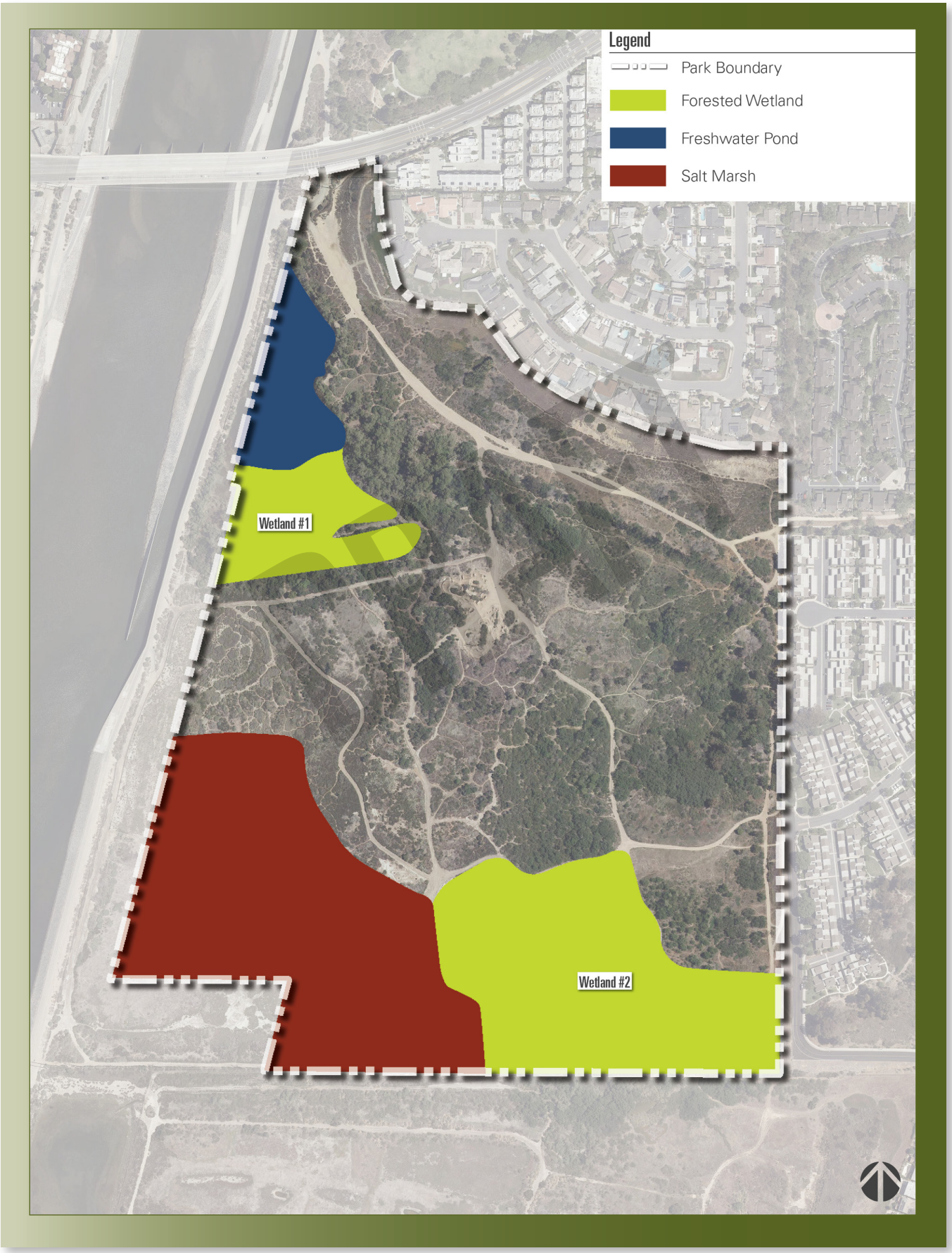


Exhibit 2.7 - South Talbert Hydrology Map

View of the Banning Channel Bikeway adjacent to TARE, and the Santa Ana River Footbridge, which provides an important connection to greater Orange County via the Santa Ana River Parkway.

View of the Army Corps of Engineers Marsh Restoration Project adjacent to Randall Preserve, and directly south of TARE.

2.3.2 Hydrology & Water Quality

Groundwater

The Talbert aquifer underlies the site approximately sixty (60) to one hundred fifty (150) feet beneath the surface of TARE. Water in the aquifer is known to have been intruded by seawater several hundred yards west of TARE, although testing has shown most of the area to be underlain at shallow depths by brackish water. Saltwater intrusion could hinder mitigation and restoration of freshwater riparian habitat, and restoration plans will be adjusted accordingly if saltwater is detected during ongoing groundwater monitoring.

The groundwater table at TARE fluctuates seasonally. The wet season is predominantly from November to April, when rainfall is greatest. The average monthly rainfall during the wet season varies from 1.4 inches to 2.5 inches. During the dry season, approximately May to October, rainfall is less than 0.3 inch per month.

In North Talbert, Placentia Drain has the lowest elevation, ande water from adjacent areas collects and flows to a culvert connecting to the Greenville-Banning Channel. The groundwater table at South Talbert is higher than North Talbert and estimated to be 1 to 5 feet below ground. Groundwater flows from higher elevations in the northeast to lower elevations in the southwest.

Drainage & Runoff

TARE receives runoff from adjacent residential areas, entering from three drainage systems: two storm drains to the east and a series of small drainage swales along the bluffs to the north. Runoff received from an outlet east of TARE at Walkabout Circle is collected and routed to Victoria Pond by an earthen drainage channel. Rainfall also collects and ponds in areas adjacent to Victoria Pond, along the southern boundary, and in willow forests in the southeast area of TARE.

Victoria Pond

Victoria Pond is a man-made feature that was formed sometime between 1960 and 1970 (prior to aquisition by OC Parks) by directing the inflow of groundwater into the pond bed along with drainage from adjacent urban areas. The pond has a fluctuating water table in response to seasonal changes and is predominantly a fresh water body. Neverless, water flows are tidally influenced and enter through a 30-inch box culvert / spillway connecting to the adjacent Greenville-Banning Channel.

A portion of Victoria Pond was eliminated in the early 1990s as a result of flood control improvements to the Greenville-Banning Channel. To mitigate for this impact, the ACOE expanded Victoria Pond to the south, and 92 acres were restored as a riparian habitat. This area between Randall Preserve and the Santa Ana River is now known as the North Marsh (refer to Exhibit 2.2 for North Marsh Project location).

2.3.3 Geology and Soils

Classified by the the United States Geological Survey (USGS) as an alluvial basin, TARE contains unconsolidated materials consisting of clay, silt, sand, gravel, and boulders that have eroded from mountain slope watersheds upstream. The soils were formed under hydric or seasonally hydric conditions (refer to Exhibit 2.8, *Soils Map*).

North Talbert was formed from river alluvium. It primarily consists of Metz loamy sand. This site has a high permeability rate because of sandy texture soil. Therefore, the area is unlikely to experience water ponding or erosion. Placentia Drain (refer to Exhibit 2.4, *Existing Topography* for location) is the only area of TARE that contains hydric soils, creating an area saturated long enough annually to support wetland vegetation.

South Talbert was also formed from river alluvium and consists of Hueneme fine sandy loam, Bolsa silty loam. Hueneme fine sandy loam generally occurs on large alluvial fans or floodplains, and its sandy texture results in moderate to high permeability. The erosion potential of this soil is small. Bolsa silty loam soils also occur which have somewhat slower, though moderate permeability. This area is not expected to function as a wetland unless flooded by surface flows, but soils could be hydric if high groundwater is a normal condition. Hyper-saline soils found at South Talbert possess greater salt content at the surface than at depth. However, this site has no presence of salt pan areas. South Talbert also contains a relatively small area of excavated pits which are open areas from which soil and underlying material (mostly sand and gravel) were removed for use in construction.

Soil testing completed at South Talbert in 2012 indicated soil salinity is high. The salinity gradient was highest on the western boundary along the flood control levee. The soils on the eastern half of the site were markedly less saline but showed hydrophobic characteristics where water collects on top of the soil rather than infiltrating into the ground.

According to the USGS database, three earthquake faults cross beneath TARE and the adjacent cities of Newport Beach, Costa Mesa, and Huntington Beach. These faults lines are horizontally oriented and associated with the Inglewood-Newport-Rose Canyon fault zone.

Photo of the Placentia Drain within North Talbert where hydric soils allow enough ponding to support a wetland habitat.

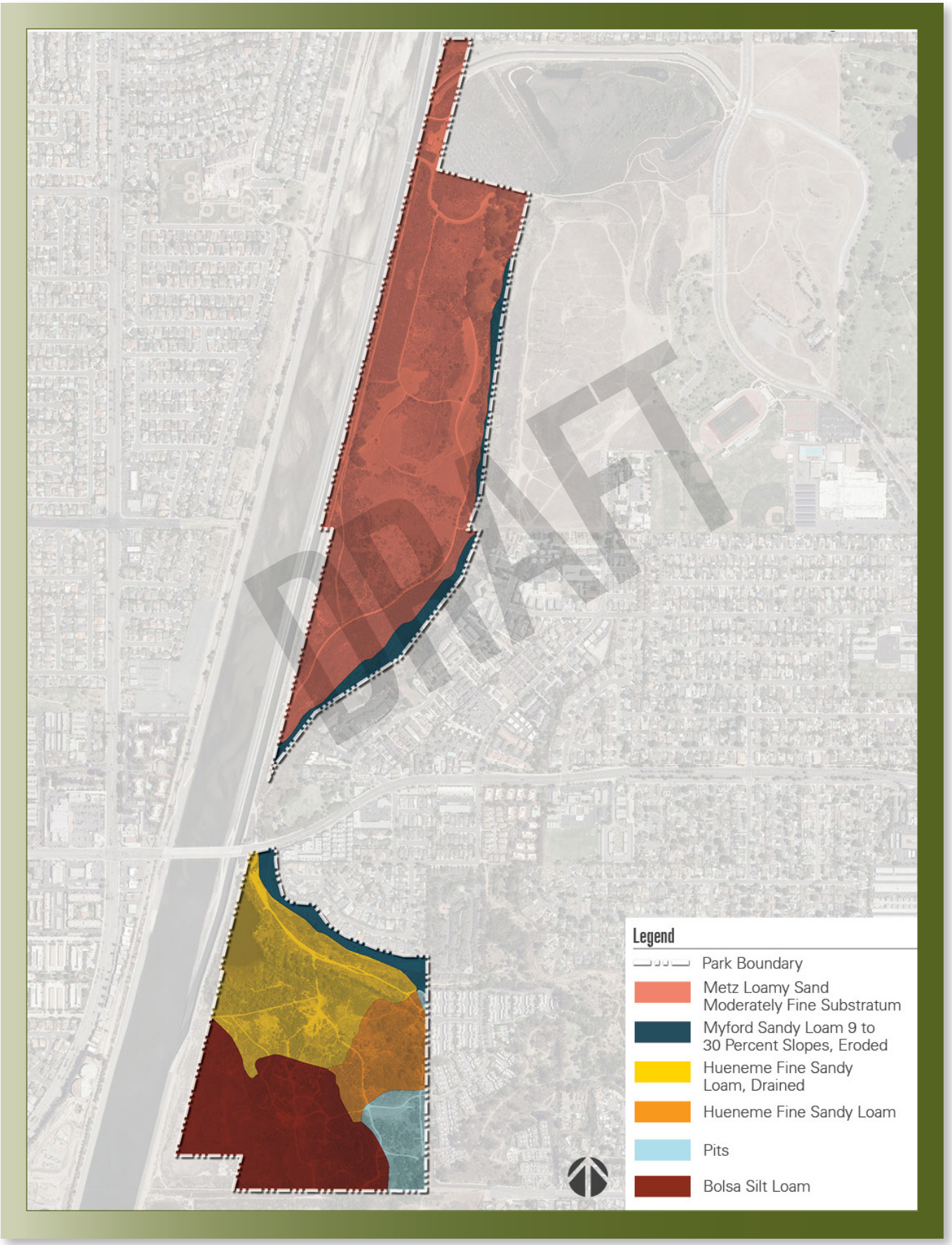


Exhibit 2.8 - Soils Map

2.4 UTILITIES AND EASEMENTS

2.4.1 Water Utility

A 30-inch diameter water line owned by Mesa Consolidated Water District (MCWD) passes underneath Victoria Avenue into TARE. This line supplies water to the fire hydrants, restrooms, and watering station in the park.

2.4.2 Easements

Several easements are located in TARE, including the following:

- ACOE right-of-way 6.4-acre easement along the Greenville-Banning Channel in North Talbert and 11.4 acres at Victoria Pond.
- 40-foot-wide Southern California Edison Company (SCE) and Southern California Gas Company easement borders Fairview Park and North Talbert. Overhead power lines exist within this easement.
- 40-foot-wide SCE / City of Costa Mesa easement parallel to Balboa Boulevard at foot of Victoria Street.
- 19th Street / Banning Avenue roadway and Bluff Road extension;106-foot right-of-way.
- 80-foot-wide SCE and City of Costa Mesa easement, consisting of two 40-foot-wide easements along eastern South Talbert angling along Victoria Street toe of slope.
- 10-foot-wide storm drain easement along top of the upland mesa along north boundary.
- 30-foot-wide pipeline easement along the top of upland mesa due south of Victoria Avenue.

North Talbert includes a grassy area and sycamore trees (left photo) while South Talbert includes a mosaic of habitats & plant communities (right photo).

2.5 BIOLOGICAL RESOURCES

Environmental stewardship is a core value of the OC Parks Strategic Plan, and the protection of valuable and sensitive natural resources is vital to ensure the sustainability of assets for future generations. Stewardship is also a major component of the vision for TARE, and as a part of the Master Plan and CEQA review process, several surveys and studies were completed to document existing conditions.

2.5.1 Plant Species

The predominant native habitat in TARE is the coastal sage scrub (CSS) plant community. However, a wide variety of habitat conditions and ecosystems exist. Thirty-five vegetative communities were observed during biological field surveys (refer to Appendix D, *Environmental Review* for more information). Native habitat areas have been installed over the last decade, but several disturbed areas consisting of non-native invasive species are also present. Surveys indicate that the following plant species were observed within TARE.

North Talbert Plant Species

In North Talbert, quailbush is located along the base of the flood control levee and extends into northwest and central portions of the site, along with goldenbush and coyote brush. Summer bush lupine was observed on either side of the paved maintenance road in the northernmost portion of TARE.

The northeastern portion of TARE supports stands of coast live oak and California sycamore trees, which are also established along the eastern edge near Placentia Drain. Extending from north to south at the base of the eastern mesa, this area supports mixed exotic mule fat scrub.

South Talbert Plant Species

South Talbert contains a mosaic of habitats and plant communities that change periodically due to wetter or dryer weather patterns. Willow stands and mule fat scrub near Victoria Pond are more stable than other areas and less influenced by shifts in weather patterns. The southern portion of TARE is predominantly dominated by coyote brush, quailbush, and ornamental landscaping. Cottonwood trees, willow trees, and tree tobacco plants are also present.

Disturbed quailbush is found within the central portion of TARE and along the base of the flood control levee at South Talbert. The southwest area is dominated by a modest expanse of alkali heath marsh. About midway along the southern boundary is a small community of alkali sacaton grassland.

Patches of California bulrush, which is wetland vegetation typically found in brackish to freshwater marshes, has been found along the southern edge of Victoria Pond and to a lesser extent the eastern edge. Large expanses of exotic species have been removed in recent years. Currently, several highly invasive non-native species remain throughout South Talbert, including myoporum, Brazilian pepper trees, fennel, shortpod mustard, and Aleppo pine.

2.5.2 Special Status Wildlife Species

Focused biological surveys for four targeted bird species were conducted within TARE in 2020. These confirmed the presence of coastal California gnatcatcher, least Bell's vireo, and burrowing owl. Other special-status wildlife species directly observed during field surveys include: Cooper's hawk, white-tailed kite, prairie falcon, song sparrow, osprey, yellow-breasted chat, and yellow warbler, all of which are protected by the Migratory Bird Treaty Act and the California State Fish and Wildlife Code. Fewer birds were observed within North Talbert than in South Talbert. North Talbert represents a regular foraging ground for raptors, seed-eating birds, and hummingbirds.

2.5.3 Habitat Restoration Mitigation Areas

Portions of South Talbert have been dedicated as mitigation sites, as shown on Exhibit 2.9, *Existing Mitigation Areas* (no existing mitigation sites are in North Talbert). These sites were created by Orange County Public Works to replace wetlands lost as a result of the San Diego Creek and Peters Canyon Channel Bikeway projects. These areas exclude trails and are not accessible to the public.

View of trail riparian area within the northern portion of South Talbert. Existing homes along the top of the slope enjoy views into TARE.

Exhibit 2.9 - Existing Orange County Public Works Mitigation Areas

2.6 CULTURAL RESOURCES

As described in Section 1.4.1, evidence for continuous human occupation in the coastal region spans the last 10,000 years. Several cultural chronologies have been identified; some have been based on geologic time, but most are based on temporal archaeological assemblages, and others are interpretive reconstructions. According to a Sacred Lands Search conducted by the Native American Heritage Commission in October 2019, TARE is considered sacred by the following tribes:

- Gabrieleño Band of Mission Indians – Kizh Nation
- Gabrielino / Tongva San Gabriel Band of Mission Indians
- Juaneño Band of Mission Indians
- Juaneño Band of Mission Indians Acjachemen Nation

The Gabrielino territory included the Los Angeles Basin, along the coast from Aliso Creek in present-day Orange County northward to Topanga Canyon, the four southern Channel Islands; and watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers. At the time of European contact, the Gabrielino were actively involved in trade using shell and beads as currency. The Gabrielino produced pipes, ornaments, cooking implements, inlay work, and basketry. Dwellings were constructed of tule mats on a framework of poles, but size and shape have not been recorded.

The Juaneño (Acjachemen) territory was bounded to the north by Aliso Creek, to the east by the crest of the Santa Ana Mountains, to the south by San Onofre Creek, and to the west by the Pacific Ocean. Ethnographic, linguistic, and archaeological evidence indicate that Juaneño and Luiseño are one cultural/tribal group. There is no existing archeological record of the Juaneño population during the pre-contact period. Records indicate that approximately 1,300 individuals culturally affiliated with the Juaneño resided at Mission San Juan Capistrano in the year 1800.

The tribes of the region were organized into patrilineal clans or bands centered on a chief, composed of 25 to 30 people. Each clan had their own territorial land or range where food and other resources were collected at different locations throughout the year. The title of chief was inherited along family lines, and inter-band conflict was most common over trespassing. Place names were assigned to each territory, often reflecting common animals, plants, physical landmarks, or cosmological elements that were understood as being related to that location.

A study was conducted by the Dudek archaeological survey team in November 2019, and no cultural resources were identified within TARE. Substantial and significant archaeological sites were located on bluffs just outside the eastern boundary of TARE, including the ethno-historic village of Lukup.

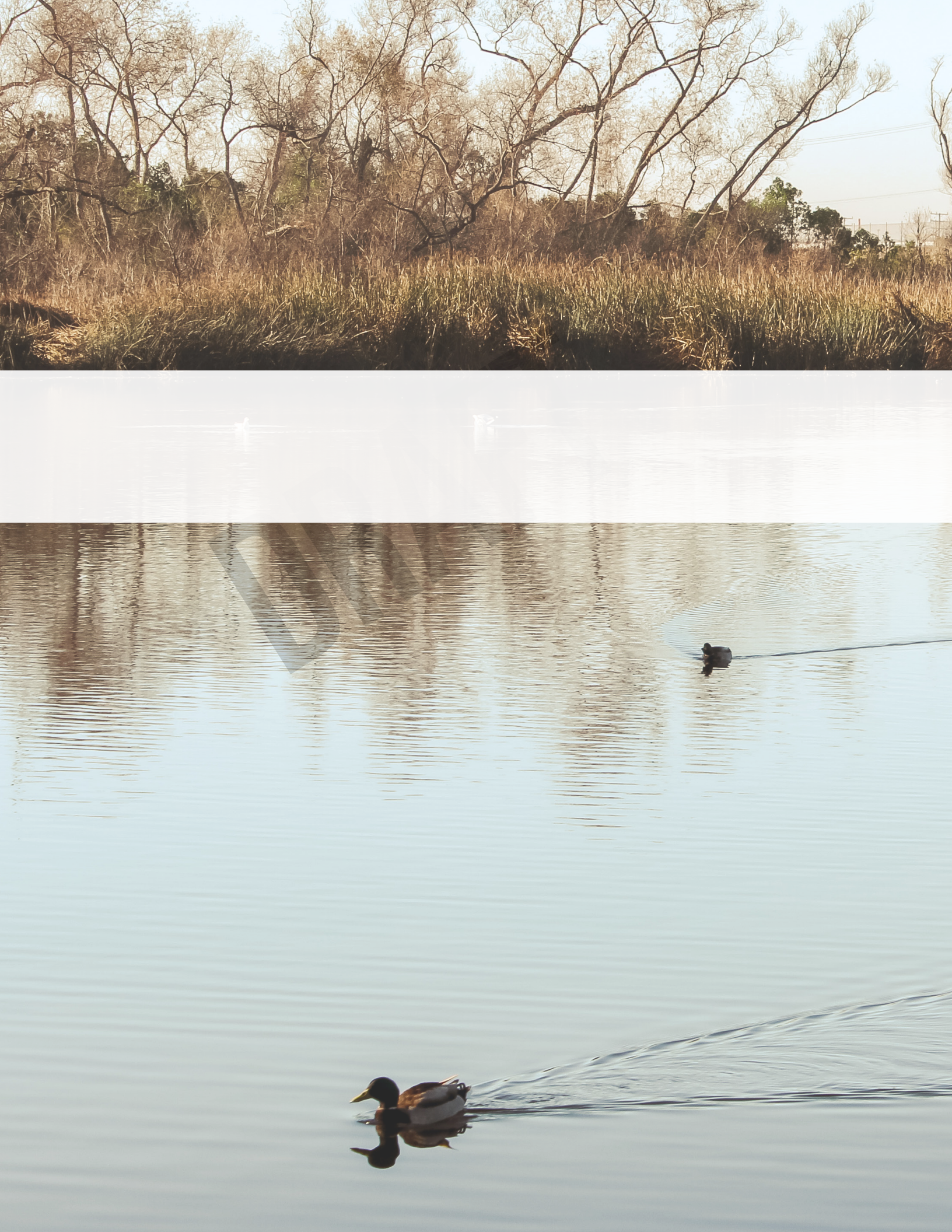
2.7 PALEONTOLOGICAL RESOURCES

TARE is in the Los Angeles Basin, a sedimentary region connected to an anomalous group of east-west trending mountains known as the Transverse Ranges. The present basin is a coastal lowland area whose floor is marked by elongated low ridges and groups of hills on the edge of the Pacific Plate. According to surficial geological mapping by Morton and Miller (2006) at a scale of 1:100,000, the area is underlain by young alluvial fan deposits that are of the Holocene period (< 11,700 years ago). Young alluvial fan deposits generally have low paleontological sensitivity at the surface; however, the age of sediments increases with depth below the ground surface. Consequently the paleontological sensitivity increases from the surface to the subsurface.

A paleontological records search request was sent to the Natural History Museum of Los Angeles County on February 1, 2022, and the results were received on February 6, 2022. According to the records search, there are no paleontological localities in TARE, but fossil localities exist very near the sedimentary deposits underlying the area. The nearest locality was recovered across the Santa Ana River, just west of TARE, in deposits similar to those occurring at the surface and at an unknown depth below the ground surface.

No paleontological resources in TARE were identified as a result of the institutional records search. Desktop geological and paleontological review indicates the area is not underlain by unique geologic features. The surface deposits are likely too young to yield significant resources. Intact paleontological resources may be present within the finer-grained soils of these deposits at greater depths.

View of Victoria Pond from the Banning Channel Bikeway directly west of South Talbert Regional Park.



CHAPTER 3
PLANNING PROCESS

Photo of the open grassy area within North Talbert, a popular hiking and biking area for local residents.

3.1 OVERVIEW OF PLANNING PROCESS

This chapter provides an overview of the process involved in the preparation and approval of the Master Plan. The document content has been collected over several years, and the preparation of the plan was informed by an extensive public outreach effort. The primary purpose of the Master Plan is to provide an overview of safe recreational and educational opportunities while balancing the conservation values of land stewardship and habitat restoration.

The flowcharts depicted on Exhibit 3.1, *Planning Process Diagrams* provides an overview of the completion of the TARE Master Plan, from public outreach through certification by the California Coastal Commission.This effort began with site investigations and biological surveys in 2019, and included a multifaceted outreach effort that began in January 2024. Refer to Section 3.3, *Master Plan Public Outreach Process*, for an overview of this process, and to Appendix C, *Resolutions of Adoption* for the Orange County Board of Supervisors resolutions to approve the Master Plan. **(APPENDIX C TO BE INLCUDED AFTER MASTER PLAN APPROVAL)**

3.2 REGULATORY DOCUMENTS

Regulatory documents and studies that pertain to the development of TARE have influenced the recommendations and strategies in this document, including:

- **California Coastal Act**: 1976
- **Fairview and Talbert Regional Park Enhancement Plan**: 1991
- **Natural Community Conservation Plan / Habitat Conservation Plan**: 1996
- **Talbert Regional Park Habitat Restoration Plan**: 2015
- **Orange County General Plan**: 2015
- **Santa Ana River Parkway and Open Space Plan**: 2018
- **OC Parks Strategic Plan**: 2018

The content and role of each of these documents are briefly described here:

3.2.1 California Coastal Act

South Talbert is in the California Coastal Zone overlay boundary, which was mapped by the State Legislature in 1977 to identify areas subject to the California Coastal Act of 1976. Areas in this zone are subject to specific policies that address public access, lower-cost visitor accommodations, habitat protection, visual resources, and water quality, among other coast-related issues. The Coastal Act focuses on protection of California's coast for future generations through science, regulation, and planning. Refer to Section 3.5.1 for more information about the role of the California Coastal Commission.

3.2.2 Natural Community Conservation Planning Act / Habitat Conservation Plan (NCCP / HCP)

The California State Legislature passed the Natural Community Conservation Planning (NCCP) Act in 1991 in response to amendments of the Federal Endangered Species Act. This legislation is implemented through establishment of a Habitat Conservation Plan (HCP) focused on promoting species diversity and habitat abundance in a "reserve system" by implementing a long-term "adaptive management" program. The approach aims to achieve a balance between support of a wide variety of plant and animal populations with compatible land use development in appropriate areas.

In 1996, TARE was part of 8,377 acres managed by Orange County Harbors, Beaches, and Parks Department (now OC Parks) identified as a Reserve Area within the Coastal Subregion of the Natural Community Conservation Plan (California) / Habitat Conservation Plan (U.S. Federal). An Implementation Agreement designated TARE as a permanent reserve of CSS and other associated habitat types. Specific use restrictions and management practices were identified to permanently protect environmentally sensitive areas.

An important area of consideration in the NCCP is preparation of a Habitat Conservation Plan in which the following elements are required:

- Protection of multiple species and habitats within the CSS plant community by creating a "reserve system" that contains substantial coastal sage scrub, chaparral, grassland, riparian, oak woodland, cliff and rock, forest, and other habitats
- Creation of a program that focuses on the conservation of many species and a wide variety of habitats on a subregional level, rather than focusing on small-scale projects for individual species
- Protection of identified species and habitats for social and economic uses within the Subregion
- Protection of the coastal California gnatcatcher in a manner consistent with Section 10(a) of the Federal Endangered Species Act and the Special 4(d) Rule for future incidental take of the species
- Three "target" species are to be selected as surrogates for planning the CSS habitat, which houses over fifty potentially threatened or endangered species. The three species selected are:
    - » **Coastal California Gnatcatcher** (*Polioptila californica californica*)
    - » **Cactus Wren** (*Campylorhynchus brunneicapillus*)
    - » **Belding's Orange Throat Whiptail** (*Aspidoscelis hyperythra beldingi*)

Overall, the intent of listing the three target species within the NCCP is to create a basis for protecting the CSS community through long-term conservation planning, thus benefiting a much wider variety of CSS-related species. An adaptive management approach is prescribed, where actions are to be monitored closely and modified (adapted) over time in response to new scientific information, changing conditions, and habitat needs.

Three "target species" listed in the NCCP are the California Gnatcatcher, Cactus Wren, and Beldings Orange Throat Whiptail.

3.2.3 Orange County General Plan

The Orange County General Plan provides a comprehensive overview of planning to the year 2030 for unincorporated land, and lands owned and maintained by the county. TARE is designated Open Space Reserve by the Land Use Element Map. This designation identifies major parks, beaches, forests, harbors, and other territories that are to remain open space, and may also include recreational trails and similar facilities for alternative transportation.

The Recreation Element of the General Plan includes a Master Plan of Regional Riding and Hiking Trails to serve the needs of equestrians, bikers, and pedestrians. This 348-mile regional system (as of 2015) is a guiding resource document used for planning and visualizing potential connections in a broader regional trail network that spans various jurisdictions across Orange County. Linkages from many local community trails are depicted, connecting areas from Cleveland National Forest to the Pacific Ocean. The General Plan was partially updated in 2020 to include a Bikeway Plan, which shows the Santa Ana Regional Trail as an existing Class I Bikeway. The trails within TARE have not been identified as a part of the regional system; however, they play a part in carrying out the goals and policies of the General Plan by providing links to the Santa Ana Regional Trail.

3.2.4 OC Parks 2018 Strategic Plan

OC Parks 2018 Strategic Plan was adopted by the Board of Supervisors to capture the vision for the almost 60,000 acres of regional and wilderness parks, beaches and harbors, historic sites, bikeways, and trails that form the OC Parks open space system. A clear set of objectives was established to guide activities and decision-making into 2028. The Talbert Master Plan provides strategies for implementation of the following Strategic Plan goals:

Goal 3: Protect Our Parks for Perpetuity Together.

- Protection by providing information and education, along with adaptive management of park use to preserve park experiences, is a central part of this goal.
- Working with partner organizations to deliver a message of responsible use and achievement of ongoing compliance with regulatory agencies are key strategies of long-term success.

Goal 4: Serve as Stewards of OC Parks Assets.

- Responsible maintenance and resource management to avoid the endangerment of sensitive ecosystems, and to deliver positive visitor experiences.

Goal 6: Ensure Responsible Park Development and Expansion.

- The master planning process is a vital step in the achievement of this goal through the identification and prioritization of improvements to protect park resources and serve public needs.
- Through a scientific analysis of the site characteristics, combined with public preferences, this process brings forth a logical, responsible path to guide improvements and future decisions.

3.2.5 Talbert Regional Park Habitat Restoration Plan

The Talbert Regional Park Habitat Restoration Plan was completed by Moffatt and Nichol for OC Parks in December 2015. The document described sensitive plant and wildlife species based on technical studies completed in 2014 and 2015. Nineteen vegetative communities were identified in three major categories: Riparian Habitat, Scrub Habitat, and Non-native / Disturbed areas. Three preliminary alternatives were presented for ongoing ecological restoration of TARE based on an analysis of biological surveys, topographic analysis, hydrology and water quality, and the need for public access and safety.

As part of the process of creating the Habitat Restoration Plan, several public meetings were held. The first, on September 10, 2014, was a brain-storming session focused on collecting ideas and desires for improvements. The second public meeting was held June 2, 2015, when the planning team presented four design alternatives. Participants were asked to participate in ranking exercises to determine a list of priorities. This data contributed to the document which was finalized in December 2015. Some of the issues that were discussed were:

- Creation of additional pedestrian access entrances to the trails from surrounding open space.
- Restoration of native plant communities, removal of arundo and pampas grass invasion.
- Better enforcement of off-trail usage, protection of native vegetation.
- Creation of educational opportunities through interpretive signage`Protection of Sheep Hills - BMX users were observed to be good stewards.
- Concerns about unhoused community present within South Talbert.
- Habitat restoration opportunity at Placentia Drain in North Talbert.
- Discussion of a range of options for habitat restoration within South Talbert including the following:
    - » *Minimal Touch*: non-native removal only, no new entrances or parking, Sheep Hills remains as is
    - » *Moderate Touch*: improved entrances, pier over Victoria Pond, salt marsh plantings, channel, Sheep Hills berm for oberservation and containment
    - » *Maximum Touch*: improvement of entrances, stocking Victoria Pond with fish and adding a boardwalk, connection of salt marsh to offsite seawater sources to mimic tidal flows.

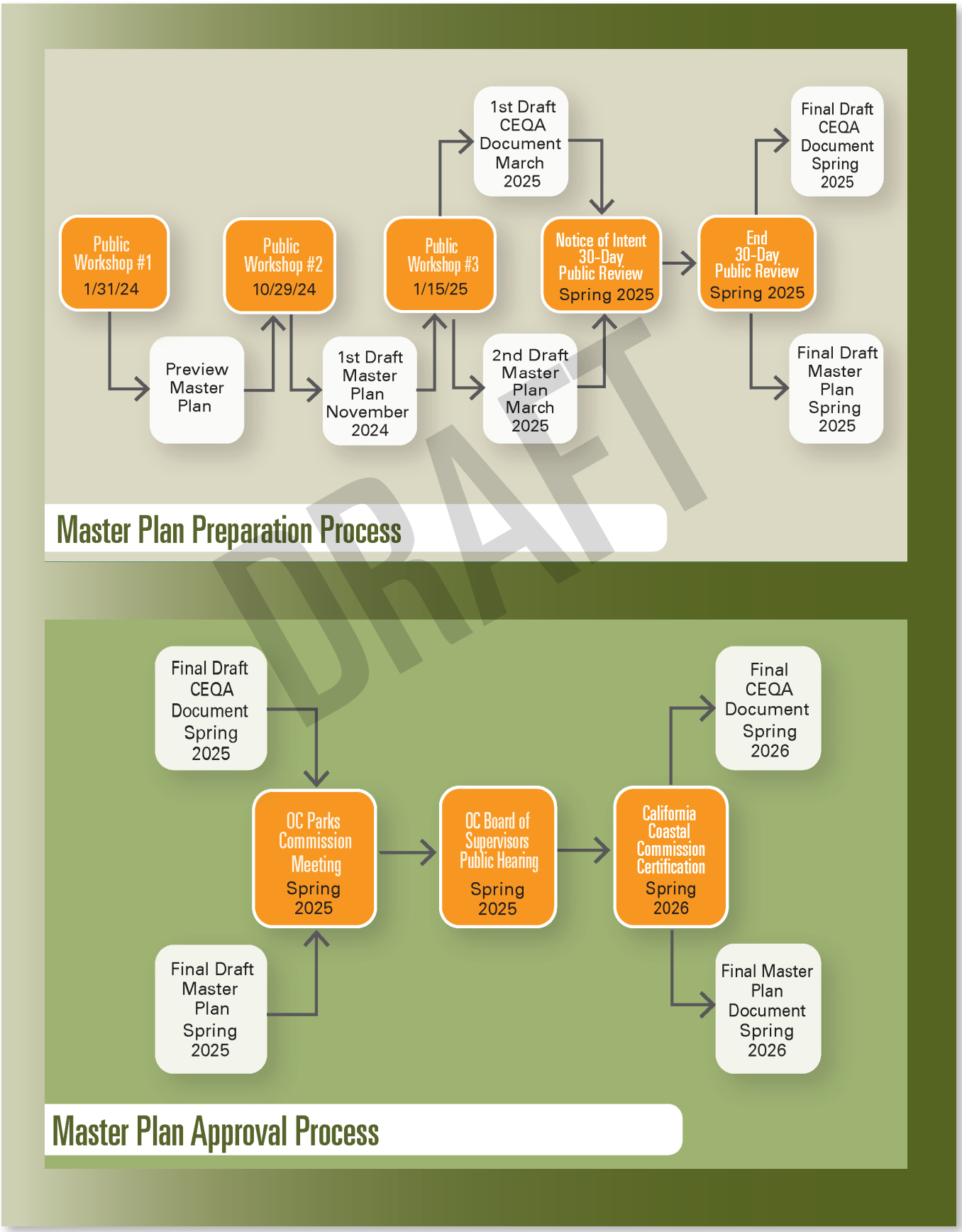


Exhibit 3.1 - Planning Process Diagrams

3.3 MASTER PLAN PUBLIC OUTREACH PROCESS

As a part of the Master Plan process, OC Parks coordinated a public outreach campagn with several opportunities for public engagement including in-person meetings, an online survey, and a project web site where comments could be e-mailed. Exhibit 3.1, *Planning Process Diagrams,* depicts the Talbert Master Plan approval process, including public meetings and other opportunities for stakeholder engagement. This effort began with a kick-off meeting held January 31, 2024, to introduce the project to the public. Approximately 120 people attended, and participants shared feedback regarding their favorite activities and location within TARE. Attendees also weighed in on draft guiding principles and shared their long-term vision for the park's future. General comment cards were available for additional comments regarding other park-related topics.

In general, the feedback received at this meeting and through the survey indicated that community members feel strongly that TARE should continue to provide the types of visitor experiences that are currently available' and any improvements should support the preservation of existing ecosystems and provide habitat restoration. Concerns that were expressed related to trail maintenance, safety, and future intensification of uses.

A preview of the Draft Master Plan was shared with the public during a workshop held on October 29, 2024. At this workshop, participants were specifically asked to weigh in on vehicular access and parking, pedestrian circulation, and finalization of the guiding principles. Critical information was gathered from participants during this meeting, and also from subsequent messages that were received by OC Parks staff members. The majority of the participants were opposed to vehicular access from Victoria Street and public parking. Additional pedestrian access was viewed favorably, especially providing access to the Greenville Banning Channel Bikeway and a future connection to the Randall Preserve. **(MORE INFORMATION TO BE ADDED AFTER MEETING #3)** .

3.3.1 Volunteer Organizations

Many volunteer organizations and community partnerships have an active interest in the future planning of TARE. Below is a description of volunteer organizations that have contributed to the vision and planning of this document:

Coastal Corridor Alliance (CCA)

Formerly the Banning Ranch Conservancy, CCA's mission is to protect biodiversity, foster community stewardship, and advocate for appropriate human access on the Randall Preserve and Santa Ana River Coastal Corridor, which encompasses 1,000 areas of coastal open space in central Orange County, including TARE. CCA's vision is to inspire, educate, and connect the communities of the Santa Ana River coastal lands and waters by strengthening inclusive partnerships, restoring native habitats, enhancing climate resiliency, and advancing compatible and equitable human uses.

Friends of Harbors, Beaches, and Parks (FHBP)

A regional nonprofit organization formed in 1997, FHBP was created by leaders of ten organizations to organize a consolidated approach that strengthened and coordinated efforts of several water, open space, and environmental educational groups. The organization is based in Newport Beach and has been active in the creation and adoption of natural lands policies in Orange County and throughout Southern California.

Photos from the initial public outreach meeting conducted January 31, 2024 to engage stakeholders in the kick-off of the master planning process.

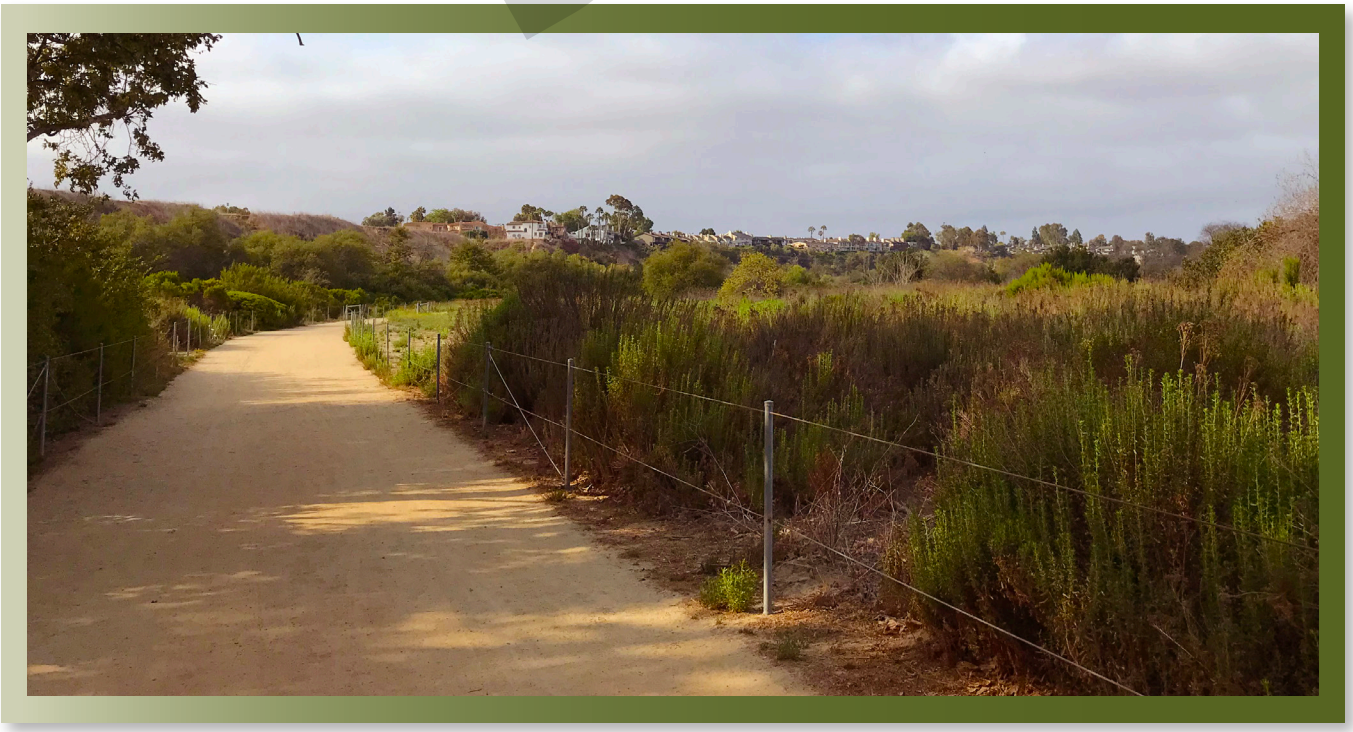
3.4 REVIEWING AGENCIES AND ORGANIZATIONS

TARE is regulated by the several federal, California State, and local agencies, partially or as a whole. These layers of regulation pertain to the allowed uses and procedures for implementing TARE improvements as well as ongoing operations and management. The following public agencies may conduct a review of proposed improvements and may choose to participate in the Master Plan and implementation process:

3.4.1 California Coastal Commission

The California Coastal Commission (CCC) was established by voter initiative in 1972 (Proposition 20) and officially written into the Legislature through the adoption of the California Coastal Act of 1976. In partnership with various coastal cities and counties, the CCC plans and regulates the use of land and water within the coastal zone. Developmental activities such as the construction of buildings, land divisions, and land use changes that are broadly defined by the Coastal Act require a coastal permit from either the Coastal Commission or the local government.

The Coastal Zone is mapped by the Legislature, and varies between highly urbanized areas to rural areas, stretching up to three miles offshore. South Talbert is in the Coastal Zone and regulated by the CCC, while North Talbert is outside the Coastal Zone. The policies of the Coastal Act constitute standards applied to planning and regulatory decisions made by the CCC and local governments. The policies of the Coastal Act constitute standards applied to planning and regulatory decisions made by the CCC and local governments.



View of trail in North Talbert; public response has indicated that enhanced trail maintenance is a top priority for park improvements..

3.4.2 Army Corps of Engineers (ACOE)

The ACOE was founded in 1775 and is known for building bridges and roads across the United States with the mission to "deliver vital public and military engineering services; partnering in peace and war to strengthen our nation's security, energize the economy and reduce risks from disasters". Currently, the ACOE oversees over 400 lake and river projects in 43 states, as well as over 12 million acres of public lands. The ACOE owns easements in South Talbert pertaining to Victoria Pond and wetland areas; therefore, a review and permit for the proposed improvements from ACOE will likely be required.

3.4.3 U.S. Fish and Wildlife Service (USFWS)

The only agency in the federal government whose primary responsibility is the conservation and management of fish, wildlife, plants, and their habitats, the USFWS is a bureau in the U.S. Department of the Interior. The agency was formed in 1871 by Congress to study a steady decrease in population of the national food fishes and to make recommendations to reverse the decline. Field surveys have recorded the presence of *Vireo belii pusillus*, least Bell's vireo, which is categorized as "Endangered" on the USFWS list of species protected under the Endangered Species Act. Therefore, the USFWS will likely conduct a review of the proposed improvements.

3.4.4 California Coastal Conservancy

The California Coastal Conservancy (Conservancy) is a state agency that was established in 1976 to protect and improve natural features, help visitors navigate through the outdoors, and sustain local economies along the coast of California. The Conservancy is a non-regulatory agency that supports projects for coastal protection and increase the enjoyment of the coast. It implements statewide resource plans through its projects, including the California Water Action Plan, the Wildlife Action Plan, and many others. The Conservancy will not review the proposed TARE improvements, but may provide technical assistance and grant funding. In 1993, the Conservancy provided a portion of the funds for the development of North Talbert.

The Conservancy is composed of twelve voting members appointed equally (four each) by the Governor, the Senate Rules Committee, and the Speaker of the Assembly. Six voting commissioners are locally elected officials, and another six are appointed from the public-at-large. Three ex-officio (non-voting) members represent the Resources Agency, California State Transportation Agency, and State Lands Commission.

3.4.5 Natural Communities Coalition

Formerly known as the Nature Reserve of Orange County, the creation of the Natural Communities Coalition (NCC) is one of the key components of the NCCP/HCP. The NCC, a non-profit management corporation, coordinates land management, monitoring, and research with NCCP partners across many diverse habitats, including: 18,800 acres of coastal sage scrub (CSS), 7,300 acres of chaparral, 6,100 acres of grassland, 1,800 acres of riparian, 950 acres of woodland, 200 acres of forest, and six other significant portions of habitats in the subregion. CSS, the primary habitat identified for protection in the NCCP, is naturally fragmented and interspersed with non-CSS plant communities such as chaparral, grasslands, and oak woodlands. Significant portions of non-CSS habitats and resident species in the reserve system increase biodiversity, resulting in multiple-species and multiple-habitats.

Both North and South Talbert are located within the Coastal Subregion of the NCCP/HCP reserve system, and therefore subject to limitations regarding public uses and protection of sensitive species. The Reserve System is a permanently protected open space that is managed for the benefit of plants and wildlife that define the character, uniqueness, and natural diversity of Orange County. Uses that are consistent with habitat and wildlife conservation are allowed, as is compatible public access.

3.4.6 State of California Santa Ana Regional Water Quality Control Board

Under the federal Clean Water Act and the state's pioneering Porter-Cologne Water Quality Control Act, the California State and Regional Water Boards were established to protect the water quality of nearly 1.6 million acres of lakes, 1.3 million acres of bays and estuaries, 211,000 miles of rivers and streams, and about 1,100 miles of coastline. The Santa Ana Regional Water Quality Control Board (SARWQCB) is one of nine Regional Water Boards responsible for all of Orange County as well as portions of Riverside and San Bernardino Counties. The mission of SARWQCB is to preserve, enhance, and restore the quality of California's water resources and drinking water for the protection of the environment, public health, and all beneficial uses, and to ensure proper water resource allocation and efficient use for the benefit of present and future generations. TARE improvement plans will be reviewed by SARWQCB during the permit application process.

3.4.7 Orange County Development Services (OC Development Services)

OC Development Services is the agency within Orange County Public Works that oversees the planning and development requirements for private and public projects within unincorporated areas, as well as county land, including areas owned by OC Parks. As the lead agency responsible for proposed TARE improvements, OC Development Services has reviewed the CEQA document and will review the future construction drawings on a project by project basis. Other duties pertaining to TARE improvements include permit processing, inspection services and enforcement of building and code regulations. The central role of this agency is to ensure responsible property development to protect public health and safety.

View of the North Talbert picnic area from the Placentia Drain along the eastern TARE boundary.

CHAPTER 4
IMPROVEMENT AND RESTORATION PLAN

Existing Balboa Boulevard entrance into TARE. A new emergency vehicle access is proposed to enhance public safety and accessibility.

4.1 OVERVIEW OF FINDINGS / IMPROVEMENTS

The analysis of existing conditions and public feedback described in the previous chapters showed that TARE is a well-used public resource that provides important ecological functions. This chapter describes all the proposals for the park and is organized into two sections: infrastructure improvements and habitat restoration. Enhancements to infrastructure and the implementation of key improvements will positively impact visitor experience while improving the effectiveness of maintenance and operations. Habitat restoration will advance OC Park's effort to protect and enhance natural resources. Both components work together to fulfill the Guiding Principles described in Chapter 1.

The following needs were identified during the master planning process:

1. T**rail Improvements:** Existing trails in South Talbert need extensive maintenance to repair damage sustained during rainy seasons, which causes frequent closures. The Master Plan proposes to raise the South Talbert trails 18 inches to correct damage and improve drainage to prevent water pooling in low spots.

2. **Pedestrian Connections:** During the outreach process, many comments requested a future enhanced pedestrian connection to Randall Preserve, which is currently in the master planning process. OC Parks staff members will collaborate with the Coastal Corridor Alliance to coordinate non-motorized connections.

3. **Safety Improvements:** An existing slope downward into South Talbert from the surrounding streets makes both pedestrian and emergency vehicle access difficult. A new emergency entry that is compliant with American Disability Act standards is proposed from Balboa Boulevard to enhance safety, emergency responsiveness, and pedestrian access.

4. **Wayfinding and Interpretive Signage:** A clear wayfinding system is lacking, and public comments have indicated a desire for a clearly navigable trail system. Trails in Talbert are currently unnamed and unmarked. A desire for an educational component in TARE was also communicated through written comments. The plan calls for a wayfinding system consistent with the current OC Parks signage system that enhances the public experience and raises awareness of the ecosystems found in the park.

5. **Habitat Restoration:** As described in Chapter 3, public feedback indicated a strong desire to preserve and restore the natural environment at TARE, especially because of the proliferation on invasive plant species. The habitat restoration portion of the plan, a program for removal of invasive species and introduction of native plant material. A channel proposed in South Talbert to re-create a salt marsh habitat with native vegetation.

6. **Maintenance Infrastructure Improvements**: The existing maintenance yard at TARE is without water or power, which makes securing equipment difficult. The plan calls for improvements to enhance security and facilitate maintenance activities.

7. **Addition of a New Nature Center**: The public has expressed interest in the inclusion of an educational facility within the park. **MORE INFORMATION TO BE ADDED AFTER THE 1/15/25 PUBLIC MEETING**

Trail improvements will correct existing conditions causing water to pool in low spots, enhancing emergency responsiveness and pedestrian access.

4.2 INFRASTRUCTURE ENHANCEMENTS

OC Parks' prime objective is to keep facilities safe, clean, and open to the public. As such, enhancements to existing infrastructure and maintenance projects are prioritized to extend the lifespan of facilities and make the best use of limited funding. Improvements of the interior circulation system in TARE are the primary component of this Master Plan to provide safe, well-maintained trails that enhance user experience. Exhibit 4.1, *Infrastructure Enhancement Plan,* provides a diagrammatic view of improvement areas, with an emphasis on the pedestrian circulation system. Proposed improvements will depend on the availability of funding and are subject to OC Parks budget constraints. Alternate sources of funding include grants from organizations and local, state, and federal agencies. The following sections describe planned enhancements to the existing access points, trails, maintenance yard, and wayfinding system.

4.2.1 Trail Improvements

Visitor activity in TARE largely depends on a safe, easily navigated trail system. North Talbert features a robust, well-maintained trail system so the focus of improvements is in South Talbert where the pedestrian circulation route is to be improved as a raised, fifteen 15-foot-wide trail. This improvement will correct the existing seasonal drainage and ponding problem. Additionally, new single-track 4-foot-wide trails are proposed to enhance connections in the existing network. This enhanced system will accommodate requirements for emergency access. Diagrams for trail improvements and proposed trails are depicted in Exhibit 4.2, *Conceptual Trail Sections.*

4.2.3 Maintenance Yard Improvements

The existing maintenance yard in North Talbert is without water and power, which limits the role of the facility in ongoing maintenance of TARE. The extension of water service, electrical service, and sewer service to the building is recommended. Internet access and imited downward directed lighting would facilitate TARE operation activities. The addition of durable fencing, security cameras, and a security alarm would alleviate an ongoing security problem that exists in the maintenance yard.

4.2.4 Nature Center

A new Nature Center is proposed within North Talbert at the location of the existing restrooms, which may include a small classroom area, restrooms, and interpretive signage to serve as an educational center for park visitors.
MORE INFORMATION TO BE PROVIDED AFTER 1/15/2025 PUBLIC MEETING

4.2.5 Balboa Boulevard Entrance Improvements

Improvement of the existing Balboa Boulevard entrance is planned to accommodate emergency and maintenance vehicles, bikes, and pedestrians. A new 15-foot-wide emergency access is recommended, along with a monument and wayfinding system to enhance safety. Refer to Exhibit 4.3, *Balboa Entrance Concept* for the proposed plan.

4.2.6 Wayfinding

The wayfinding system is to be implemented, and a detailed plan for wayfinding will be developed following the OC Parks Signage and Graphics Master Plan. A preliminary signage strategy is depicted in Exhibit 4.4, *Conceptual Wayfinding Plan.* Four categories of signage are likely to be installed; however the final plan may vary. The following types of OC Parks standard signs may be included:

- **Arrival Signs** will announce emergency and maintenance vehicle access as well as pedestrian entrances scale to be appropriate for type of entrance.
- **Directional Signs** will provide visitors with location of areas to be explored at key decision points.
- **Trail Signage** will guide hikers along the route, including distance markers to destination points.
- **Interpretive Signs** will be installed at Victoria Pond to inform and educate visitors regarding sensitive habitat areas.

The wayfinding plan will carry the OC Parks identity throughout TARE, creating a clearly defined, cohesive experience for visitors. This system will also clearly mark emergency vehicular access points to facilitate response operations in the event of an emergency.

Views of typical identification signs and information kiosks located in North and South Talbert.

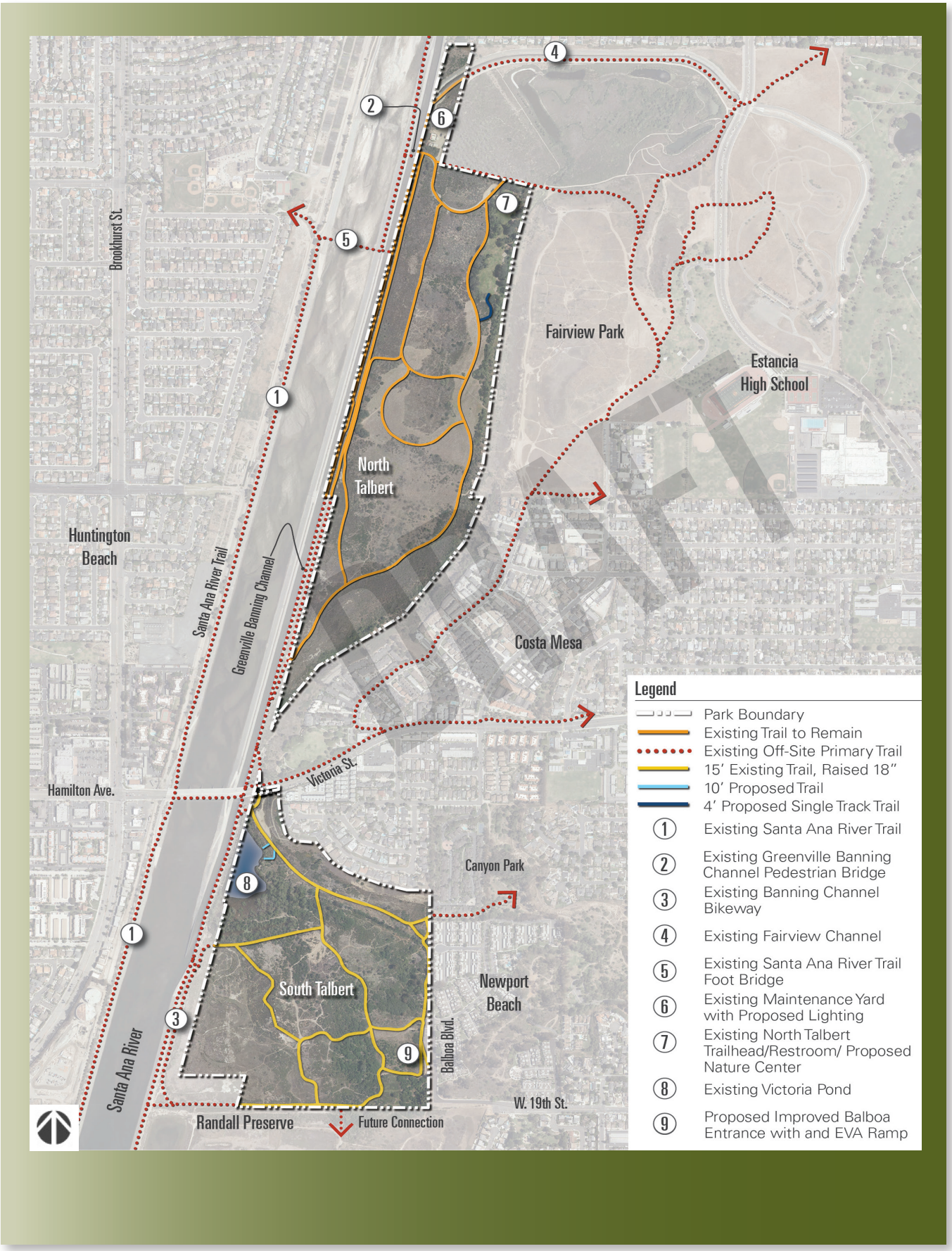
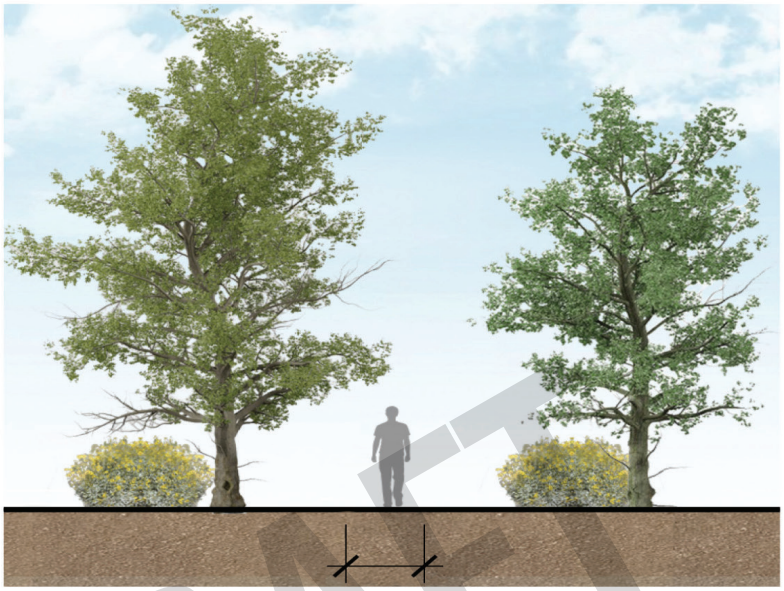


Exhibit 4.1 - Infrastructure Enhancement Plan

North Talbert New Connector



4' Single Track Trail

South Talbert Trail Improvement

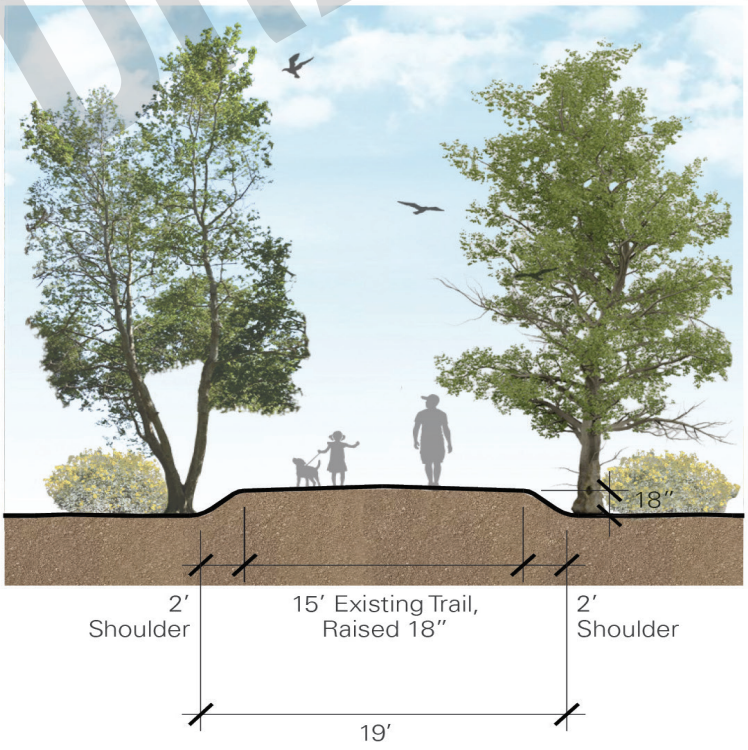


Exhibit 4.2 - Conceptual Trail Sections

Exhibit 4.3 - Balboa Boulevard Entrance Plan

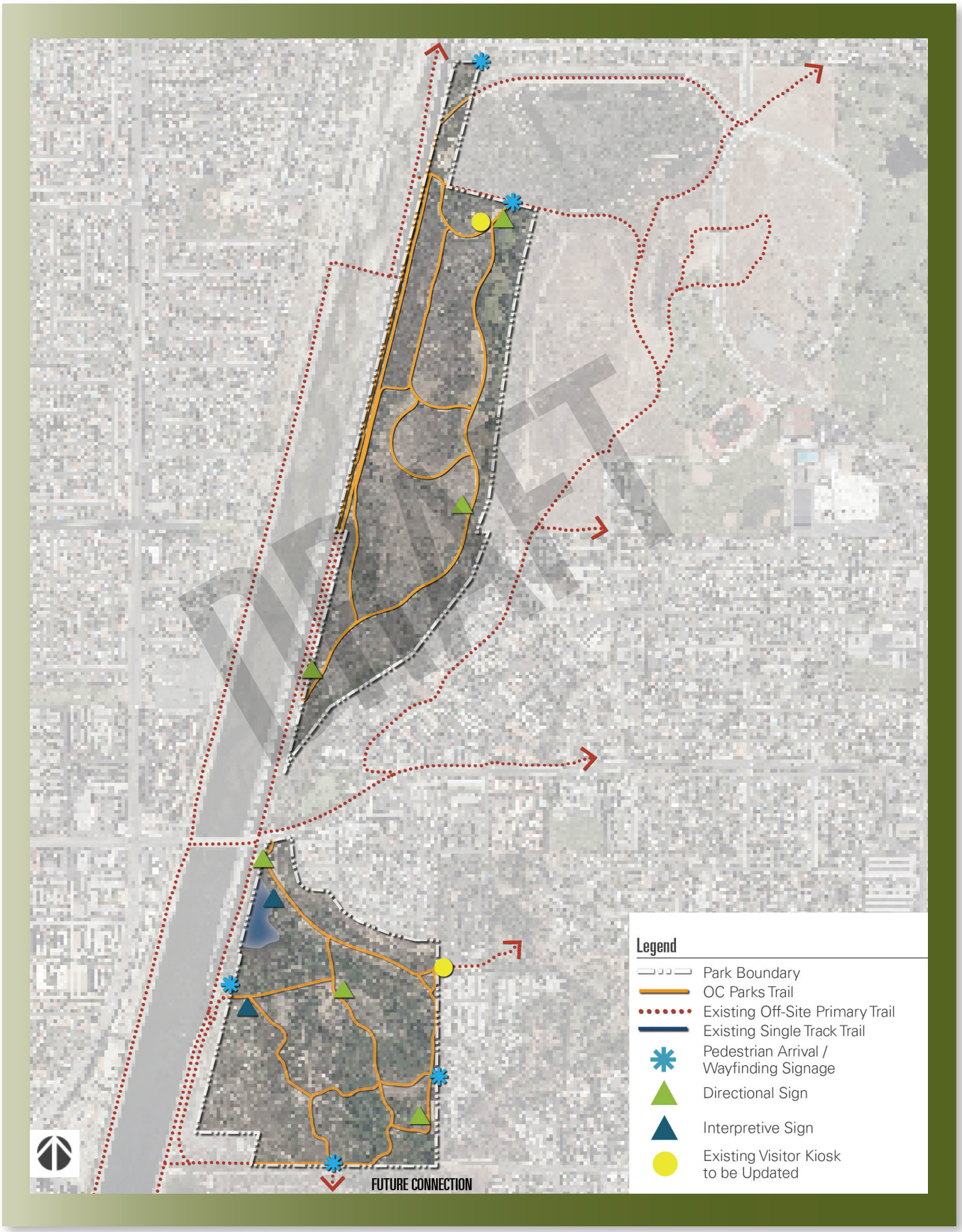


Exhibit 4.4 - Conceptual Wayfinding Plan

4.3 HABITAT RESTORATION GOALS AND STRATEGIES

TARE is home to a diversity of plants and animals, including several special status species. Proper management is critical to the protection of natural resources within TARE. Field surveys were performed as a part of the environmental review (CEQA) process, and findings are included in Appendix B, *Environmental Review*. Additional biological surveys are to be conducted as a part of the permit application process.

The CEQA process analyzed potential impacts resulting from the proposed improvements and corresponding mitigation measures for potentially significant environmental impacts. The final CEQA mitigated negative declaration CEQA report was approved by the Board of Supervisors on **DATE** and filed with the State of California (Appendix C, *Adopting Resolutions*). The following goals and strategies pertaining biological resources have been developed to provide a plan for successful management and protection of TARE's natural resources:

Goal BR-1: Preserve, protect, and enhance the biological resources of the park in balance with providing public access and recreation.

- **Strategy BR-1.1**: Identify all habitat restoration opportunities.
    - » Map existing, proposed, reserved, and potential habitat mitigation sites. Keep a readily available copy of agreements with requirements for mitigation sites.
    - » Map and prioritize potential habitat restoration sites and match mitigation, stewardship activities, partnership opportunities, and/or grants as appropriate.
    - » Incorporate any new data collected from mitigation or special projects into Natural Resources geo database. This includes any new vegetation types that emerge due to restoration / mitigation activities or any new special status species that are identified within restoration / mitigation sites.
    - » Areas degraded by heavy trail use and/or areas heavily infested by non-native species should be focus areas for habitat restoration and enhancement. Refer to vegetation map to determine these areas.
- **Strategy BR-1.2**: Protect habitat for wildlife and nesting values by periodically monitoring TARE for non-native invasive weed species and sensitive native plant and animal species. Consider seasonal trail closures to avoid disturbance of nesting areas for sensitive bird species.
- **Strategy BR-1.3**: Manage the park in accordance with NCCP / HCP specifications to maintain habitat values.
    - » Review NCCP / HCP habitat quality specifications and determine if these specifications are met within TARE.
    - » Meet with NCC and NCCP / HCP Land Managers and partners associated with TARE.
    - » Discuss current resource management strategies, and develop new strategies and activities that help protect and enhance biological resources within TARE.

- **Strategy BR-1.4:** Educate the public about biological resources and stewardship opportunities. Post stewardship opportunities onsite, as well as online, and organize guided nature hikes led by volunteers or OC Parks staff which educate participants on natural resources found within TARE.
- **Strategy BR-1.5:** Develop and implement BMPs to minimize resource impacts to the park by operations, visitors, and non-native species.
- **Strategy BR-1.6:** Determine effective measurements of biological resource management activities and implement appropriate monitoring.
- **Strategy BR-1.7:** Locate and design facility improvements and infrastructure supporting improvements to minimize disturbance and impacts to sensitive resources. Where impacts to sensitive vegetation cannot be avoided due to construction projects, include revegetation in the improvement plans.
- **Strategy BR-1.8:** Determine and implement measures to monitor recreation impacts to natural resources and thresholds of tolerance. Utilize adaptive management to respond to undesirable trends. Periodically monitor trails to determine visitor impacts on surrounding natural resources. Any use of unauthorized areas, especially areas of sensitive resources, should be noted and resolved.
- **Strategy BR-1.9:** Leave brush piles, snags, and fallen trees in areas outside of defensible space zones and where they do not pose a visual blight to provide cover and nesting sites for animals and return nutrients to the system.

Goal HR-2: Manage pests, including plant diseases and non-native plant species, to protect native biological diversity and critical ecosystem functions.

- **Strategy HR-2.1**: Develop long-term management plans to control non-native plant and animal species.
    - » Manage non-native species in natural areas and set priorities for control based on potential risks to native habitat, sensitive native species, and loss of native biodiversity.
    - » If eradication of a pest is not feasible, apply measures to achieve containment, sustained control, reduction in pest's rate of spread, and/or minimization of damage.
    - » Reference the vegetation map and Biological Resources Report to determine extent of non-native plant and wildlife species within TARE.
    - » Species that are invasive or are known to spread quickly and out-compete native species should be targeted first.
- **Strategy HR-2.2**: Coordinate non-native, invasive plant management program with NCC and land management partners.
    - » Participate in California Native Plant Society (CNPS) Early Detection, Rapid Response Program to manage emergent invasive plant species.
    - » Participate in the Five-Year Weed Management Plan created by NCC and land management partners.
    - » Increase weed mapping, treatment, and reporting tools.

South Talbert trail enhancement is the focus of the proposed improvements within the Talbert Regional Park Master Plan.

Views of South Talbert trail and habitat restoration areas where improvements are recommended as a part of implementation of the Master Plan.

- **Strategy BR-2.3:** Map shot hole borer sites, monitor borer levels over time, track management activities, and coordinate with partner efforts.
    - » Determine baseline extent of shot hole borer infestation, if any.
    - » Conduct monitoring to detect and treat beetle infestations per OC Parks protocol.
    - » Update protocols and BMPs to reflect the most current scientific information.
- **Strategy BR-2.4**: Develop and implement BMPs and plans to reduce spread of invasive plants, shot hole borer infestations, etc.
    - » Develop plans to detect, report, treat, and monitor areas infested by high priority insects and diseases; train staff and educate the public on BMPs. Support research to guide land management decisions.
    - » Use as a reference: *Weed Control in Natural Areas in the Western United States* by Weed Research Info Center and the University of California. This reference includes preventing the spread of invasive plants, BMPs for land managers, and BMPs for wildlife when using herbicides for invasive plant management.
- **Strategy BR-2.5:** Manage pests in buildings to support existing uses, while also protecting human health and surrounding natural resources.
- **Strategy BR-2.6:** Manage non-native species in natural areas and set priorities for their control based on the potential risk to sensitive native species and loss of native biodiversity. Areas with sensitive natural resources should take priority in natural resource protection.
- **Strategy BR-2.7:** If eradication of a pest is not feasible, apply measures to achieve containment, sustained control, slow down a pest's rate of spread, or minimize pest damage.

Goal BR-3: Implement habitat restoration.

- **Strategy BR-3.1:** Restoration planning efforts, including voluntary restoration, should be developed in coordination with a qualified restoration ecologist with five or more years of experience implementing and overseeing native plant restoration.
- **Strategy BR-3.2:** Plans reflecting overall goals, implementation, maintenance methods, and success criteria will be prepared for all restoration (including voluntary restoration) performed within TARE.
- **Strategy BR-3.3:** Plant stock used for revegetation and habitat restoration shall be sourced from native materials growing as close as practicable to TARE and ideally from locations within the regional seed transfer zone.
- **Strategy BR-3.4:** Identify restoration projects in the Annual NCCP/HCP Report and coordinate proposed restoration efforts to review consistency with the NCCP/HCP Habitat Restoration and Enhancement Plan. Cooperative proposals for state or federal funding should be pursued with NCC or other local partners, as appropriate.

4.4 HABITAT RESTORATION PLAN

An ecological habitat restoration effort is to be implemented as a part of the ongoing maintenance of TARE. The 2015 Talbert Regional Park Habitat Restoration Plan (refer to Appendix D) identified existing conditions and provided recommendations for restoration and improvements for passive recreational use. Three alternatives covering a range of potential site improvements were identified, and the moderate approach was selected which is to be implemented as funding is available.

Ongoing restoration efforts include removing non-native vegetation within areas of South Talbert. A list of proposed plantings is found in Table 4.1, *Preliminary Plant Palette*. As an NCCP / HCP Reserve Area, an adaptive management approach is indicated, and ongoing monitoring of target and non-target species is required. The results are to be evaluated for consistency with the conservation strategies in the Coastal Subregion NCCP/HCP.

4.4.1 Management of Biological Resources

The completed biological surveys include a detailed description of existing plant communities and the presence of species or communities of special concern. The recent biological survey conducted by Dudek may be referred to for immediate improvement projects, but future improvements may require additional biological surveys due to the possibility of changed conditions. The completed biological surveys should be referenced when conducting new surveys. Future surveys will provide an update to existing conditions as well as recommendations to protect TARE resources and limit impacts with a proposed action. Focused surveys for the least Bell's vireo, the coastal California gnatcatcher, and the cactus wren should be conducted prior to any construction activities to determine their presence within the affected area (Note: the least Bell's vireo is a migratory species residing in Southern California only during breeding season.)

4.4.2 Management of Exotic Species

Many species of non-native, invasive grasses, shrubs, and trees are found throughout TARE. Some of the more notable infestations include swathes of non-native grasses. Participation in an Early Detection / Rapid Response (EDRR) Program is recommended for mapping and treating emergent invasive plants. EDRR is an approach that focuses on effectively identifying and eradicating emergent invasive plant populations when they are small. Following this approach, new invasive species are detected and fully eradicated before having a chance to establish large, widespread populations and extensive seed banks.

Invasive Plant Management Methods

Wildland managers must consider many factors when deciding how to best control invasive species. Potential impacts to native plants, wildlife, workers, and the public must be considered, while ensuring that the chosen method will achieve the desired result. In cases where an invasive plant population is low, eradication of the species may be an attainable goal, while in other cases, suppression or containment may suffice. Preferred methods of eradication of invasive species are manual and mechanical. Mechanical techniques include pulling, cutting, excavating, or physically damaging plants. Depending on the target species and size of infestation, equipment used for mechanical removal may range from hand saws, pruners, weed wrenches, and spades to chainsaws, power mowers, tillers, excavators, and backhoes.

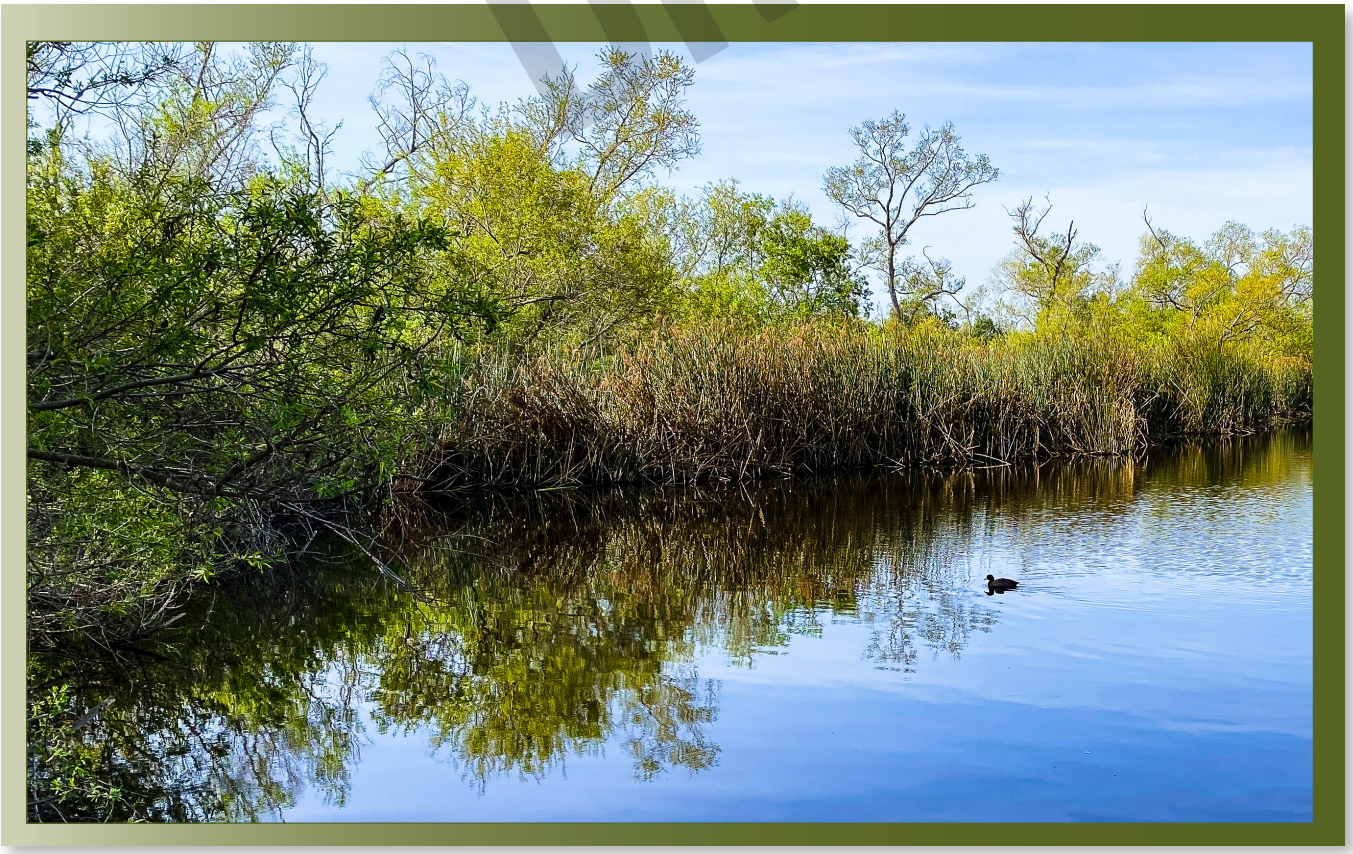
Mechanical removal is the most commonly used method for invasive removal. However, some plants are difficult to remove or control using mechanical methods because they can resprout from roots or reproduce from fragments left behind. Using heavy machinery can cause soil disturbance, which favors conditions for invasive plants to regrow or reinvade. Manual and mechanical methods of invasive plant management is always the preferred option, and any use of organic or chemical application would be done in accordance with all applicable rules and regulations, including the OC Parks Integrated Pest Management Policy.

4.4.3 Vegetation Management Best Management Practices

Integrating prevention Best Management Practices (BMPs) into vegetation management can greatly minimize the introduction and spread of invasive plants. For example, scheduling vegetation management activities prior to seed production can reduce the spread of invasive plants.

Mowing after seed production will significantly increase seed dispersal and size of infestations. Mowing, clearing, trimming, or grazing of desirable plants should be scheduled to occur after seed maturation, ensuring that desirable plants will grow unrestricted and produce seeds for new germination to sustain the native plant populations over time. Native plants should not be mowed down to a height of less than six inches. Mowing too low during the growing season will increase soil exposure to the sun, increasing soil temperatures and erosion risks, and encouraging invasive plant growth.

Existing desirable vegetation and canopy should be retained. Desirable vegetation within TARE should be identified



Vegetation near Victoria Pond includes both native and non-native species. Exotic species are to be removed as a part of the Habitat Restoration Plan.

and protected to increase competition with invasive plants. All staff should be trained to identify invasive and non-invasive plants. Clearing large amounts of vegetation and canopy cover should be minimized. Soil disturbances increasing sunlight and bare ground creates suitable habitats for invasive plant germination. Proper equipment that minimizes vegetation disturbance should be utilized.

Proposed activities should avoid the general bird breeding season (typically January through July for raptors and February through September for other avian species). To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Wildlife (CDFW), nesting bird surveys shall be performed in accordance with OC Parks Nesting Bird Protocol (refer to Section 4.4.4: *Revegetation and Landscaping*, for more detail regarding nesting bird BMPs).

Equipment Cleaning BMPs

Tools, equipment, and vehicles used for land management activities are potential vectors for invasive plant spread. Equipment used at a site infested with non-native plants can collect and transfer seeds to another site. Areas should be designated for cleaning tools, equipment, and vehicles. These areas should be easily accessible for monitoring and control, away from waterways and areas of sensitive habitats or species, near areas already infested with invasive plants, contained with silt fences or soil berms, and ideally have paved or sealed surfaces to avoid accumulation of soil and plant material on cleaned vehicles and equipment.

Tools, equipment, and vehicles should be inspected before entering and leaving worksites. Inspection may vary from site to site depending on the extent of infestation at a worksite. Staff, contractors, and volunteers should be trained to inspect for seeds, seed heads, plant material, soil, and mud. Using flashlights and portable lights is necessary for night inspections. Equipment cleaned with water should be washed on a paved surface to avoid creating mud. Waste and splash waters should be contained to prevent invasive

Photos of least Bell's Vireo, a species found within Talbert that is protected under the Endangered Species Act by the U.S. Fish and Wildlife Service.

plant parts and seeds from spreading via runoff. Placing berms or silt fences along the perimeters of work areas can aid in preventing the spread of contaminated materials outside the cleaning area.

Waste Disposal BMPs

After invasive plants are removed, the method for disposing of the resulting plant biomass must be determined. This waste includes all invasive plant materials and contaminated materials such as soil and mulch. If left viable and uncovered, or transported without containment, these materials may spread invasive species. Disposal areas where viable invasive plant materials will be contained, buried, or destroyed should be designated. Any plant material with the ability to resprout or spread should not be disposed of at a facility that produces mulch or chipped products. In addition, soil, seeds, and plant material must not be disposed of down a storm drain to prevent the spread of invasive plants downstream.

When invasive plant material is kept on-site, it must be rendered nonviable. Composting will render invasive plant material nonviable only if compost piles reach very high temperatures, and the resulting compost should be monitored for invasive plant emergence. Another method of rendering plants nonviable is to contain them in plastic bags and tightly secure them. The bagged material should be monitored to ensure the plants do not escape through rips, tears, or seams in the plastic. All methods of on-site eradication should ensure the invasive species does not reestablish within the site or in other natural areas.

4.4.4 Revegetation and Landscaping

Revegetation is the process of replanting and rebuilding the vegetated community on disturbed land, whereas landscaping modifies land to meet functional, aesthetic, and regulatory requirements. Although different, both revegetation and landscaping may share a fundamental goal of creating weed-resistant plant communities. An in-depth understanding of site ecology is essential to create weed-resistant plant communities. This includes evaluation of existing soil conditions, hydrology, gradient exposure, existing plant communities and habitat, invasive plant presence, human impact, and the surrounding environment. Plant selection is the most important aspect of a successful revegetation project. Revegetation and landscaping with desirable native plants suitable for local conditions can create weed-resistant communities that prevent or slow the establishment, growth, and reproduction of invasive plants. Areas where revegetation or landscaping is needed to improve resistance of native plant communities should be identified.

After establishing the goals of vegetation coverage and planting, the site should be thoroughly evaluated. Existing soil type, texture, and health should be taken into account to determine vegetation selection, fertilization, and maintenance needs. Healthy topsoil, compost, and/or fertilizer should be added to improve unhealthy soil. Fertilization may promote weed growth and reduce the ability of native plants to establish if done improperly. Areas treated with compost should not be treated with fertilizer; the compost will provide the plants with the necessary micronutrients to support healthy growth. In addition to healthy soils, a plant palette that will occupy various planting zone / ecological niches should be developed to create a weed-resistant landscape. Plants should be selected based on existing soil conditions, drainage patterns, amount of rainfall or irrigation available, exposure, and adjacent environment. Passive regeneration of native plant cover should be encouraged where site conditions permit and where the risk of introducing invasive plants is low.

PRELIMINARY PLANT PALETTE

Habitat Area	Scientific Name	Common Name
Native Coastal Sage Habitat		
Northeast Corner / Eastern Slope	*Acmispon americanus*	Spanish Clover
	Ambrosia psilostachia	Western Ragweed
	Artemisia californica	California Sagebrush
	Camissoniopsis bisorta	California Sun Cup
	Cylindropuntia prolifera	Coastal Cholla
	Encelia californica	Bush Sunflower
	Eriogonum fasciculatum	California Buckwheat
	Eriogonum parvifolium	Sea Cliff Buckwheat
	Helitropium curassavicum	Salt Heliotrope
	Isocoma menziesii	Decumbent Goldenbush
	Lupinus succulentus	Arroyo Lupine
	Opuntia littoralis	Prickly Pear
	Peritoma arborea	Bladderpod
	Phacelia ramosissima	Branching Phacelia
	Rhus integrifolia	Lemonade Berry
	Salvia mellifera	Black Sage
Riparian Salt Marsh Habitat		
Southwest Channel Excavation Area and Surroundings	*Atriplex californica*	California Saltbush
	Carex praegracilis	Clustered Field Sedge
	Cressa truxillensis	Spreading Alkaliweed
	Distichlis spicata	Saltgrass
	Frankenia salina	Alkali Heath
	Helitropium curassavicum	Salt Heliotrope
	Isocoma menziesii	Goldenbush
	Juncus acutus	Spiny Rush
	Salicornia virginica	Pickleweed Mat
	Sporobolus airoides	Alkali Sacaton

Table 4.1 - Preliminary Plant Palette

Habitat Area	Scientific Name	Common Name
Riparian Black Willow Habitat		
Wetlands Adjacent to Victoria Pond	*Artemisia dracunculus*	Tarragon
	Baccharis douglasii	Marsh Baccharis
	Baccharis salicifolia	Mule Fat
	Juncus rugulosus	Wrinkled Rush
	Melica imperfecta	Coast Melic
	Pluchea sericea	Arrow Weed
	Salix exigua	Coyote Willow
	Solidago velutina	Goldenrod
	Suaeda taxifolia	Seablite
	Triglochin maritima	Seaside Arrow Grass
Mulefat Habitat		
Central Area of South Talbert	*Acmispon americanus*	Spanish Clover
	Ambrosia psilostachia	Western Ragweed
	Anemopsis californica	Yerba Mansa
	Baccharis salicifolia	Mule Fat
	Cressa truxilllensis	Alkali Weed
	Elymus triticoides	Creeping Wild Rye
	Eriogonum fasciculatum	California Buckwheat
	Euthamia occidentalis	Western Goldentop
	Helitropium curassavicum	Salt Heliotrope
	Phacelia ramosissima	Branching Phacelia
Willow Rush Habitat		
Southeastern Area of South Talbert	*Anemopsis californica*	Yerba Mansa
	Distichlis spicata	Desert Saltgrass
	Elymus glaucus	Blue Wildrye
	Frankenia salina	Alkali Heath
	Helitropium curassavicum	Salt Heliotrope
	Juncus acutus	Spiny Rush
	Juncus xiphiodes	Irisleaf Rush
	Pluchea odorata	Sweetscent
	Schoenoplectus americanus	Chairmaker's Bullrush

Table 4.1 - Preliminary Plant Palette (continued)

Acquisition of Plant Materials

Plant materials should be acquired locally and verified that the species used are not non-native or invasive. Weed-free, locally appropriate seed mix that will occupy various niches to create weed-resistant plant communities. Identical species grown in another region may not establish as well as seeds from species grown locally, so seeds from local native ecotypes should be used. Verify that plant lists do not contain invasive plant species by checking California Invasive Plant Council's invasive plant inventory www.cal-ipc.org/ip/inventory/weedlist and the local Agricultural Commissioner's Office. Confirmation should be made that only selected plant species are used in the planting, especially when naming inconsistencies are possible. It should be assumed that 20 to 30 percent of container plants will not survive, so extra plant materials should be on hand.

Revegetation of Disturbed Areas

Disturbed soils should be revegetated and/or covered with mulch as soon as possible in order to reduce the likelihood of invasive plant establishment. Disturbed areas and new forest openings should be revegetated with local native plants. Using proper horticultural practices will help promote healthy root and foliage growth that will aid in the vegetation's ability to withstand adverse conditions and to compete with invasive plant growth. In situations where revegetation is not possible, limited use of hardscape or protecting the site using weed-free materials (gravel, logging slash, long-fiber mulch, decomposed granite), deep mulching, or a soil stabilizer should be considered. When using mulch, weed-free mulch should be applied, and the fire risk at the application site should be assessed. Certain long-fiber mulches, such as shredded redwood bark, are highly flammable.

Activities During Bird Breeding Season

Proposed project activities should avoid the general bird breeding season, if feasible. If breeding season avoidance is not feasible, a qualified biologist shall conduct a preconstruction nesting bird survey to determine the presence / absence, location, and status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site should be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act (MBTA) and the CDFW, nesting bird surveys shall be performed twice per week during the three weeks prior to the scheduled vegetation clearance.

If active nests are discovered, a suitable buffer (distance to be determined by the biologist or wildlife agencies) should be established around such active nests and no construction within the buffer allowed until the biologist has determined that the nest is no longer active (nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the biologist has confirmed that breeding / nesting is completed, and the young have fledged the nest. Nesting bird surveys are typically not required for construction activities from September 15th through December.

4.5 IMPLEMENTATION AND PHASING

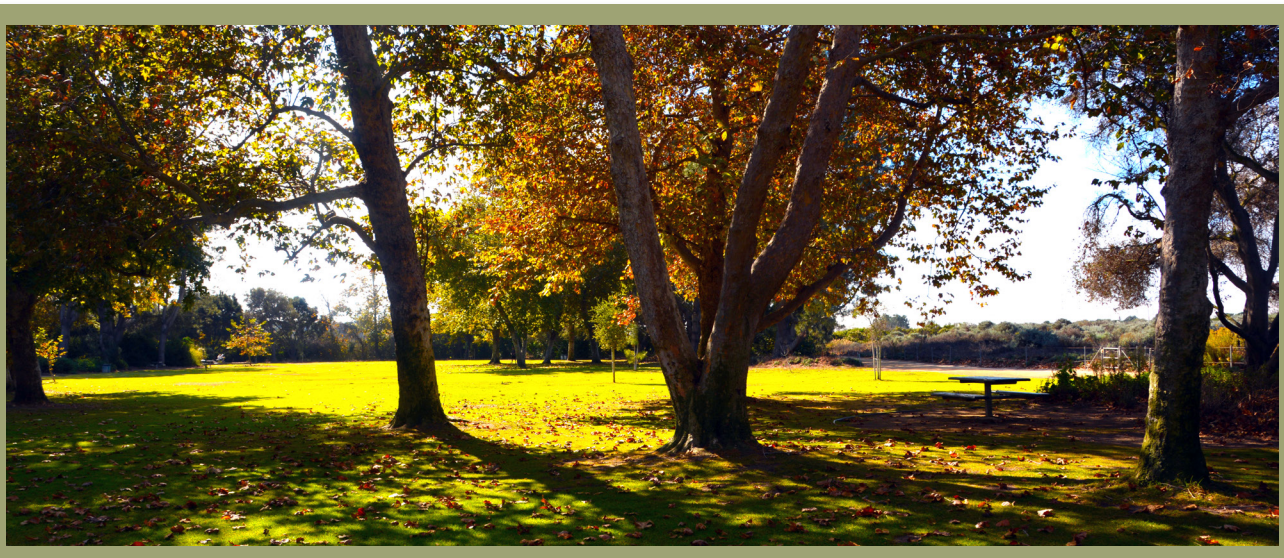
As described in Chapter 3, *Planning Process*, after the Master Plan is approved by the Orange County Board of Supervisors and reviewed by the California Coastal Commission, enhancements and improvements will be prioritized. Detailed professional engineering and landscape architectural plans will be prepared prior to construction of any major improvements, including trails and staging areas. Revegetation plans are to be prepared to mitigate the loss of existing native vegetation due to major improvements, maintenance, and repairs. Exhibit 4.5, *Implementation Process Diagram,* provides a high-level diagram of the steps between approval of the Master Plan and project completion.

4.5.1 Agency Review

As a part of the approval process, several agencies will review each phase of the construction plans for compliance with federal, California State, and local standards (refer to Section 3.5, *Reviewing Agencies and Organizations).* Each agency may provide comments to the plans and suggestions for revisions. Once the comments have been addressed and revisions are complete, the final review for each phase will be conducted by Development Services, and the Building Permits will be issued on a phase by phase basis.

4.5.2 Construction Phase

The construction phase of the project will span several years, depending on OC Parks budget constraints. Maintenance work and improvements will be prioritized according to logistics (interdependent tasks need to occur at the same time), enhancement of public safety and welfare, and upkeep of existing facilities. Improvements are to be prioritized according to available funding, logistics, and enhancement of public safety and welfare. The first priority is ongoing maintenance of existing facilities; new amenities will only be constructed as funding is available. Grant opportunities are a potential source of funding for new improvements as well as for ongoing habitat restoration efforts.



View of the North Talbert picnic area that supports several mature sycamore trees known for their fall display of colorful leaves.

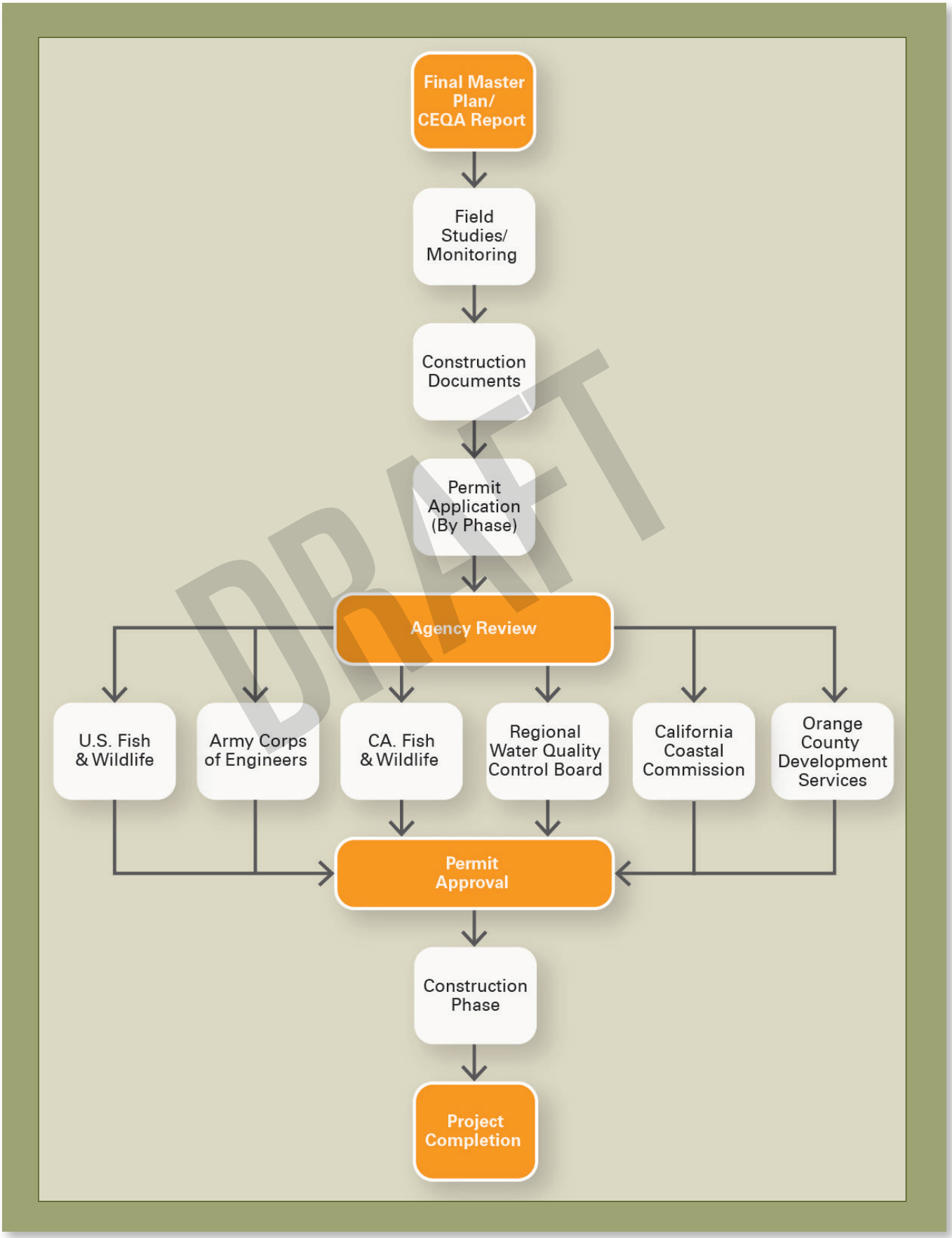


Exhibit 4. 5- Implementation Process Diagram

View of a trail within North Talbert, where designated pathways are well defined by fencing and well-maintained.

CHAPTER 5
RESOURCE MANAGEMENT PLAN

View of North Talbert from Fairview Park with the Santa Ana River visible in the background.

5.1 OVERVIEW OF PARK MANAGEMENT

The primary goal for operations and management of TARE is the protection of the natural and man-made environment from deterioration due to overuse and normal wear and tear. Successful achievement of this goal will result in a balance between public access and resource protection, enhancement, and restoration. This section addresses these requirements and includes management and monitoring of the following elements:

- **Park Operations and Management**
- **Public Access and Recreation**
- **Fire Management**
- **Public Outreach and Volunteer Management**

In addition to these management elements, a number of reports have been prepared as part of the environmental review process. These reports are required to inform the recommendations and goals for TARE and include a Biological Resource Assessment, Jurisdictional Delineation, Cultural Resources Report, and Paleontological Resources Report. The NCCP / HCP agreement requires an adaptive management approach to operations (as described in Section 3.2, *Regulatory Documents*). The following plan is to be evaluated and modified in response to the observations identified during ongoing monitoring to ensure the intent of the NCCP / HCP agreement is fully carried out.

5.2 PARK OPERATIONS AND MANAGEMENT

General maintenance activities within TARE are carried out on a regular basis. These activities may include inspection of restrooms, fire extinguishers, trash cans, watering station, benches and tables, lodge pole / chain link fencing, kiosks, trail brushing, sewers, signs, storm drain measures, doggie bag dispensers, and disaster kits.

As required by the NCCP/HCP, all resource management activities will be monitored to directly assess their effectiveness in meeting the overall goal of the NCCP/HCP to promote biodiversity, increase habitat for all target species, and increase habitat value. General maintenance activities will be implemented to preserve the natural resources. Monitoring reports will be prepared for all resource management programs, including public access and recreation, habitat restoration, exotic plant control, and pest vertebrate species control.

5.2.1 Park Operations Goals and Strategies

The following goals and strategies pertaining to TARE operations and management have been developed in response to the 2018 OC Parks Strategic Plan. The goals and strategies are meant to provide direction to guide the decision-making process and provide procedures to ensure the intention of the plan is carried out.

Goal POM-1: Provide sufficient staff resources to support TARE operations and maintenance, including visitor safety and services, recreational amenities, stewardship, and infrastructure.

- **Strategy POM-1.1:** Maintain a safe environment for all visitors and staff.
- **Strategy POM-1.2:** Provide sufficient park ranger staff to adequately operate, manage, maintain, and provide oversight of the park as a part of North Coastal Operations including one Senior Park Ranger and one Park Ranger II.
- **Strategy POM-1.3:** Provide sufficient maintenance staff to adequately operate, manage, maintain, and monitor TARE as a part of North Coastal Operations, including one Park Maintenance Supervisor II four Park Maintenance Worker II's and five Park Maintenance Workers I's.

Goal POM-2: Conduct operations and maintenance activities in accordance with the 2018 OC Parks Strategic Plan, TARE Master Plan, and NCCP / HCP agreement.

- **Strategy POM-2.1:** Develop and implement work plans for each program with appropriate budgets and ensure the input into the Computerized Maintenance and Monitoring System (CMMS).
- **Strategy POM-2.2:** Coordinate with Systems and Resources Division and Entitlements Division staff to develop maps identifying all existing easements and seek out and obtain those not readily or currently available.
- **Strategy POM-2.3:** Develop and implement BMPs to reduce the impacts of routine maintenance.
    - » Review trail maintenance guides and / or natural resource reports for BMPs.
    - » Ensure all staff including maintenance staff are aware and educated on BMPs.
- **Strategy POM-2.4:** Practice adaptive management by reviewing and updating BMPs and strategies.

    - » Note changes to natural resources and manage those resources accordingly.

- **Strategy POM-2.5:** Provide coordination between Operations and Natural Resources Manager to prepare work plans and progress reports to describe trail, habitat, erosion, non-native plant, and pest conditions.
- **Strategy POM-2.6:** Incorporate the OC Parks 2018 Strategic Plan guidelines into the policies and programs pertaining to park operation.

Goal POM-3: Develop and provide training on BMPs for regular and unique events.

- **Strategy POM-3.1:** Engage in collaborative partnerships with NCC and other natural resource partners to establish consistent BMPs and accomplish broader goals across OC Parks lands.
- **Strategy POM-3.2:** Train staff on habitat restoration and control of pests, non-native and invasive plant species, diseases, etc.; Focus specifically on how BMPs can be implemented during routine park maintenance.
- **Strategy POM-3.4:** Incorporate OC Parks Regulatory Field Guide and Manual into maintenance program.
- **Strategy POM-3.5:** Train staff on BMPs to contain and minimize spread of invasive pest species, especially regarding pest identification, pruning of infested areas, equipment sanitation, proper disposal methods, etc.

Bicyclists enjoying the Banning Channel bikeway; view from the interior shoreline of Victoria Pond..

5.2.2 Park Administration

The North Coastal Operations Group is responsible for the maintenance of TARE, as well as the Peter and Mary Muth Interpretive Center, Harriet Wieder Regional Park, and Newport Harbor / Bayside Beach. The maintenance and operations hub for this group is located in the Muth Interpretive Center. Work orders are placed for prioritized projects as needed, and the budget is planned accordingly. In the foreseeable future, TARE will continue to be maintained and operated by the North Coastal Operations Group. Personnel will be provided through OC Parks staff and contracted resources. The following areas of focus represent several of the administrative activities that are performed at TARE.

Natural Resource Protection

Natural resource protection is performed by OC Parks staff working cooperatively with the NCC, CDFW, and other resource / regulatory agencies and support groups. A key component of this administrative area is agency review of all habitat enhancement plans to ensure compliance with the NCCP / HCP as well as alignment with OC Parks goals and objectives.

Law Enforcement

Park Rangers are the designated peace officers who oversee TARE and have the authority to enforce Orange County Codified Ordinances and local laws to protect the safety of visitors. In addition, the Orange County Sheriff's Department and local agencies such as the City of Costa Mesa Police Department and Costa Mesa Fire Department have the responsibility of responding to immediate emergencies. OC Parks participates in a sophisticated dispatch network that supports a timely response to public health and safety emergency incidents.

Operations and Maintenance

Operations and Maintenance (OM) activities for current and future facilities are allowed within park boundaries. Activities that require impacts to vegetation are conducted outside of the breeding / nesting season for birds. These activities include road and trail maintenance, regular patrol and inspection, facility operations, necessary clearing and weed abatement around facilities, trail brushing, restroom cleaning / maintenance, turf mowing, trash collection, litter removal, plumbing repairs, fence and sign maintenance, and activities mandated by regulation or law affecting public health, safety, and welfare.

Emergency Repairs and Maintenance

In emergency situations, immediate infrastructure repairs are permitted in accordance within specific policies and procedures to ensure the protection of the public and natural resources. Conditions that require emergency action will be completed in a manner consistent with normal practices. Upon completion of repairs, the extent of the disturbed area is determined, and revegetation plans are prepared, implemented, and monitored by the project proponent in accordance with the emergency standards and requirements. Any disturbed areas resulting from the response are to be revegetated. Medical emergencies are addressed by Park Rangers, support staff trained as first responders, and by the City of Costa Mesa Fire Department (CMFD).

NCCP / HCP Public Access and Recreation Use Policies

The County of Orange NCCP / HCP for the Central and Coastal subregion includes access and recreation use policies which are intended to define recreational uses within the Preserve in a manner that is compatible with maintaining conservation values, and to provide for management and monitoring of such uses for habitat protection purposes. Public access and "passive" recreational uses are defined as hiking, equestrian, and bicycle uses in designated areas and existing trails, picnicking in areas designated by the adopted Master Plan, nature interpretation, and vehicular parking in the Victoria Staging Area.

Monitoring Park Use

Public access is to be carefully monitored and managed to avoid degradation of biological resources. Monitoring and management activities include utilizing existing trails whenever possible, thus minimizing the need for new trail construction, and restricting public access in areas that are unsafe for users or where it is necessary to minimize impacts to sensitive habitat and natural resources.

To ensure that overuse for recreation does not create problems leading to impacts on "Target Species" or sensitive habitat, ongoing use and maintenance of trails within TARE are actively managed. This includes prohibiting the use of trails for appropriate periods following heavy rains to avoid trail damage and subsequent effects on adjacent habitat, installation of fencing to discourage monitoring off-trail use, and implementation of docents / educational programs to communicate the importance of restricting recreational use to designated trails.

Appropriate management of recreation uses is important to minimize impacts on the habitat values within TARE. To increase enforcement capabilities, trail user groups should be encouraged to participate in "self monitoring and policing" programs to minimize instances of off-trail activities and other abuses to habitat resources.

Park Rangers have the authority to issue citations for misuse of trails or other park facilities to discourage repeat occurrences and can issue evictions to individuals encamped within the park. In the event of repeated offenses by multiple users, trails may be closed to protect sensitive resources.

5.3 PUBLIC ACCESS AND RECREATION

Public access is limited to sanctioned trails in TARE, as well as access from adjacent residential neighborhoods. Off-trail use by the public should be prevented via signage, temporary fencing, or other appropriate means. Unauthorized existing or new trails should be removed as soon as possible. Public trail recreation in TARE will be expanded with the creation of new trails for public recreation and interpretation. New trails should not interfere with or degrade protection, enhancement, and/or environmental restoration activities. Any sensitive habitat or species within TARE should be monitored to determine the effects of public use and adaptive management strategies.

TARE is accessible to the public daily from 7:00 am to sunset, and equestrian use is accommodated in North Talbert. Multiple access points are available, as detailed in Chapter 2, *Existing Conditions*, and on Exhibit 4.2, *Conceptual Master Plan.* Closures may occur following emergency events such as a significant storm or during periods of excessive fire danger and are identified through the OC Parks web page, social media, and signage at the Victoria Street and Balboa Boulevard entry points. Special permits may be issued by the OC Parks headquarters office for organized events, such as educational visits by schools, fundraising, or research by authorized individuals or groups.

Prohibited activity in TARE includes any activity that may result in loss or degradation of park resources and/or facilities. Cultural artifact, plant, and animal collecting is prohibited. Other prohibited activities include operation of motorized vehicles, swimming and wading, possession or use of firearms or weapons, all fires, consumption of intoxicants, operation of drones (unmanned aerial vehicles), and unleashed dogs. Refer to the Orange County Codified Ordinances for any additional prohibited activities.

Picnic areas at North Talbert offer a tranquil setting; improvement of public access through wayfinding and signage will enhance the visitor experience.

5.3.1 Public Access and Recreation Goals and Strategies

The following goals and strategies have been developed to direct future activities and strategies for TARE management in regard to public access and visitor experiences. The implementation of these policies is essential to protect public enjoyment of recreational opportunities while achieving successful stewardship of natural resources.

Goal 1: Provide a range of appropriate recreational opportunities and associated infrastructure for visitor enjoyment.

- **Strategy PAR-1.1:** Provide access by improving existing and/or constructing new trails while taking measures to avoid / minimize resource impacts.
- **Strategy PAR-1.2:** Expand upon the existing OC Parks signage and imagery to create a consistent, park-wide wayfinding system for use in all signs, written materials, and amenities.
- **Strategy PAR-1.3:** Provide appropriate visitor amenities such as on-site parking, benches, picnic tables, restrooms, waste receptacles, and visitor kiosks in alignment with Chapter 4, *Master Plan,* if funding is available.
- **Strategy PAR-1.4:** Formulate indicators and standards of quality for visitor experiences; determine when most visitors feel unacceptably crowded by conducting surveys. Coordinate with NCC to identify appropriate methods for monitoring public access, defining thresholds for management actions.
- **Strategy PAR-1.5:** Analyze effectiveness of trail improvements, and take appropriate management actions in response to observations. Options for responses include providing visitor information about conditions, providing information regarding alternative parks with similar trails, or developing other access controls.

Goal 2: Provide recreational opportunities in balance with protection, restoration, and enhancement of natural, cultural, and historic resources.

- **Strategy PAR-2.1:** Monitor trails through inspections to determine if off-trail use is occurring and assess impact on natural resources. Heavily used off-trail areas are to be blocked with wooden fencing and restored by installing BMPs and replanting with native vegetation.
- **Strategy PAR-2.2:** Conduct monitoring to determine the effectiveness of strategies implemented to discourage unauthorized trail use. A combination of technology and staff patrols should be engaged.
- **Strategy PAR-2.3:** Formulate indicators and standards of quality for stewardship of natural resources. Ensure standards of quality are maintained, and specify limits of acceptable condition of change on trails.
- **Strategy PAR-2.4:** Ensure appropriate levels of staffing and volunteers to properly maintain facilities. If negative impacts occur, rules and recommendations are to be strictly enforced and/or TARE visitors are to be informed about the importance of the preservation and protection of resources.

Goal 3: Maintain trails to County standards in accordance with NCCP / HCP.

- **Strategy PAR-3.1:** Discuss budget and timeline for installation of proposed improvements with Operations Manager, and include cost estimate in appropriate fiscal year budget and park implementation schedule.

- **Strategy PAR-3.2:** Establish plans for installing and maintaining sustainable trails and performing habitat restoration in conjunction with minor trail reroutes. In instances where a trail section is abandoned due to rerouting, that section should be restored to the native habitat surrounding the area.
- **Strategy PAR-3.3:** Strategically monitor park events and traffic volumes for impacts to habitat and trails. Monitor use during and after events to determine if a correlation exists between use and habitat impacts.
- **Strategy PAR-3.4:** Conduct routine preventative maintenance inspections to ensure trails meet minimum maintenance standards.
- **Strategy PAR-3.5:** Close unauthorized trails, abandoned trails, and encroachments using appropriate methods such as habitat restoration, and install physical barriers and signage.
- **Strategy PAR-3.6:** Implement trail BMPs developed for NCC.
- **Strategy PAR-3.7:** Design trails with respect to natural topography to maintain or restore natural drainage patterns as much as possible. Minimize disturbance to native vegetation and soil as much as possible.
- **Strategy PAR-3.8:** Monitor soil erosion and slope failure; identify where these processes are accelerated and causing damage. Avoid construction in problem areas and identify potential impacts.

Goal 4: Maintain safety for visitors and County staff. Reduce user conflicts and enhance trail safety.

- **Strategy PAR-4.1:** Maintain access gates, roads, and trails to enable emergency response. Identified access issues should be immediately reported and addressed.
- **Strategy PAR-4.2:** . Provide emergency repairs after weather events as necessary. A biologist is not required to be present for immediate repairs unless eight or more hours are available before work will commence, in which case the area should be delineated and a biological assessment implemented, followed by revegetation.
- **Strategy PAR-4.3:** Coordinate emergency response efforts with the Costa Mesa Fire Department and other first responders as appropriate. Develop and implement wildland-urban interface fire management strategies in consultation with the Costa Mesa Fire Department.
- **Strategy PAR-4.4:** Restrict or prohibit trail users from areas of heavy erosion. Identified hazardous areas should be closed to the public until properly fixed and deemed safe for public use.
- **Strategy PAR-4.5:** Promote awareness of trail safety and etiquette through a volunteer program on the OC Parks website and on social media.

Goal 5: Minimize, to the maximum extent practicable, impacts from siting and construction of new facilities on NCCP / HCP identified habitats, in accordance with Section 5.8 of the NCCP / HCP.

- **Strategy PAR-5.1:** Where proposed facilities may impact sensitive resources, a qualified biologist shall document the resources and vegetation in the area to be disturbed by the proposed facility. This information is to be used as the basis for minimization of environmental impacts in TARE.
- **Strategy PAR-5.2:** Where impacts to sensitive vegetation occur, revegetation plans shall become part of improvement plans; monitoring of revegetated areas shall be performed as required by local agencies.

5.4 FIRE MANAGEMENT

The agency that responds to vegetation fires in TARE is the Costa Mesa Fire Department. The nearest fire station is Station #4, approximately one mile from TARE on Placentia Avenue. Exhibit 5.1, *Emergency Access Plan,* delineates the routes for emergency vehicle access (EVA) and fire hydrant locations. Overall, the fire management program is to be implemented following the principles outlined in the NCCP/HCP agreement.

5.4.1 Development of a Fire Management Plan

An interdisciplinary team should be used when developing fire management plans to address prevention of the spread of invasive plants. To deter invasive species and promote healthy native vegetation, sound ecological management practices should be encouraged to maintain healthy, vigorous vegetation (where appropriate).

Invasive plant awareness and prevention should be included in existing fire and vegetation management training. This information can be included in regular trainings such as employee orientation and refresher courses. BMPs such as straw wattles may be desired for erosion control following fires. Weed and plastic free materials should be utilized for post-fire soil stabilization activities. Development of as-needed contracts for weed and plastic free materials should be considered because contracting for specialized weed-free materials can take weeks to months, which can exceed the time frame for most fire emergency rehabilitation and suppression repair projects. If contracts are in place prior to fire suppression, it is more likely that weed and plastic free materials can be effectively acquired. As-needed contracts are commonly used in other fire management activities (e.g., water tankers, helicopters, vegetation management crews).

5.4.2 Fire Management Goals and Strategies

The following goals and strategies have been developed as a part of the overall fire management system for TARE:

Goal FM-1: Implement fire prevention strategies in the park.

- **Strategy FM-1.1:** Develop and implement BMPs for low impact, sustainable, non-invasive vegetation installation, and maintenance in defensible space as appropriate.
- **Strategy FM-1.2:** Develop and implement protocols with the Natural Resources Management Group, City of Costa Mesa Fire Department (CMFD), NCC and other land management partners for pre-fire planning, fire response and post-fire assessment and activities.
- **Strategy FM-1.3:** Map, create, and maintain a geodatabase of existing sensitive biological resources.
- **Strategy FM-1.4:** Check Emergency Access Plan in Master Plan and update as needed.
- **Strategy FM-1.7:** Review and implement recommendations from the NCCP / NCP Wildland Fire Management Plan; revise recommendations as conditions change.
- **Strategy FM-1.8:** Ensure emergency roads, gates, etc. are maintained. Include fire safety maintenance actions in maintenance plan. Inspect all emergency roads and access points within the park to ensure that CMFD vehicles have access.

- **Strategy FM-1.9:** Document the location, dates, and ignition sources of wildfire occurrences using GIS mapping techniques. In coordination with CMFD, conduct a site visit post-fire to determine the ignition sources and location of the wildfire occurrence.

Goal FM-2: Minimize impacts of fire suppression activities during a fire event.

- **Strategy FM-2.1:** Reduce impacts to natural resources during fire suppression activities.
    - » Remove the minimal amount of vegetation necessary to access active burn areas or to isolate burn areas via bulldozer lines and brushing.
    - » Practice tool and equipment sanitation BMPs to avoid invasive weed spreading and risk of transmitting plant pests and pathogens.
    - » Practice pest and vegetative cutting and pruning BMPs to reduce risks of plant death, disease, or susceptibility to dought, pests, and pathogens from cutting practices.
- **Strategy FM-2.2:** Reduce impacts to cultural resources during fire suppression activities. If possible, actively avoid areas where known cultural resources have been documented during fire suppression.

Goal FM-3: OC Parks staff to assist with post-fire habitat recovery.

- **Strategy FM-3.1:** Develop and implement post-fire evaluation and guidelines for appropriate rehabilitation measures to address erosion, revegetation, non-native species, trail stability, security, public safety, and cultural resources following fires.
    - » Conduct a post-fire walk through the park to determine the impacts the fire has made on the vegetation within TARE.
    - » Note areas that may be subject to erosion or slope failure due to the absence of vegetation in areas that were previously vegetated.
- **Strategy FM-3.2:** Conduct a post-fire cultural resource assessment in coordination with CMFD. Review the latest Cultural Resources Report and conduct a post-fire assessment of any resources within TARE.

Exhibit 5.1 - Emergency Access Plan

5.5 PUBLIC OUTREACH AND VOLUNTEER MANAGEMENT

Public outreach and education of visitors is one of the most critical elements of a resource management program. The Talbert interpretive program is to focus on the fact that TARE is the core of a larger ecosystem dependent on regional biodiversity and ecological stability. Educating the public on the potential impacts on TARE is vital to protecting natural resources. The proposed interpretive programs will educate the public on sensitivity and value of natural resources through organization of docent-led tours and programs, park ranger talks, presentations, hands-on experiences, signage, and park resource take-home materials and information.

5.5.1 Volunteer Opportunities

Many potential opportunities exist for participation in the long-term resource management of TARE. These include academic opportunities, volunteer programs, a docent program, non-profit organizations, and a Good Neighbor Program, as described in the following sections:

Academic Opportunities

Academic outreach should be encouraged, including training and participation by park docents, ranger reserves, OC Parks volunteers, and non-profit organizations. Interpretive programs that foster an understanding of the human role in preserving a natural balance are vital to its success as a healthy, natural system. In particular, educating the public on the potentially profound effect of inappropriate human intrusion is important.

Academic internships and programs related to TARE resources should be made available on an as-needed basis. Interns should work directly with staff; potential activities include monitoring visitor impacts on natural resources, trails, and other high-use areas; research and development of interpretive displays. Other activities could include documentation of plant and animal species and wildlife corridors, research on habitat restoration techniques, and presentation of interpretive talks.

Volunteer Program

Additional volunteer programs are recommended to conserve natural resources and provide education on wildlife preservation and conservation issues. Utilizing volunteers to help with invasive plant removal could aid in the effort to enhance and preserve natural resources. Efforts of professional researchers, interns, and volunteers should be coordinated through the OC Parks Volunteer Program.

Docent Program

Establishment of a docent program could provide benefits such as education on the importance and sensitivity of TARE's natural resources via interpretive hiking tours. The promotion of an understanding and appreciation of the ecosystem will increase the likelihood that visitors will protect natural resources.

Non-profit Organizations

Collaboration with non-profit organizations dedicated to the creation, maintenance, and preservation of trails throughout Southern California will improve natural resources and engage the public in volunteer work within TARE. These organizations provide financial support for trail projects throughout Orange County and

provide grants to purchase trail building tools and materials.

Good Neighbor Program

Enhanced community outreach could provide local residents with information about the responsibilities and benefits of living in close proximity to a Regional Park. Educating local residents on topics such as removal of invasive landscape plants, impacts of domestic pets on wildlife, and fire prevention is a method of enhancing protection of natural resources.

View of North Talbert from the stairway connecting to Fairview Park. The wetland area depicted constitutes the northern portion of the Placentia Drain.

5.5.2 Public Outreach / Volunteer Goals and Strategies

Goal POE-1: Expand the volunteer program to support staff efforts in achieving habitat restoration, non-native species control, trail etiquette signage, and trail maintenance.

- **Strategy POE-1.1:** Natural Resource Manager and staff to coordinate volunteer and outreach projects.
    - » Develop habitat restoration and enhancement program for volunteers.
    - » Develop a program for removal of non-native invasive species.
- **Strategy POE-1.2:** Develop interpretive program to educate visitors, including docent-led tours, information and literature, signage, and public outreach to emphasize interpretation as a management tool.
    - » Incorporate educational signage within existing and proposed access points.
    - » Use the Master Plan as a reference and guide to creating interpretive signage.

Goal POE-2: Increase public understanding, appreciation, and participation in environmental and cultural stewardship and education.

- **Strategy POE-2.1:** Develop and implement recommendations for interpretive trails and displays, enhancement of existing facilities, interpretive programming, and interpretive methods such as brochures, maps, and social media outreach programs.
- **Strategy POE-2.2:** Train volunteers using the OC Parks volunteer program as a guide.
- **Strategy POE-2.3:** Coordinate with local agencies and organizations, especially schools to use TARE for environmental education.
    - » Provide environmental education programs and materials to schools, groups, and organizations.

- **Strategy POE-2.4:** Develop land stewardship and interpretive volunteer opportunities that highlight biological, cultural, and/or historical aspects of TARE as part of the volunteer activity.

Goal POE-3: Increase public outreach.

- **Strategy POE-3.1:** Support and/or participate in special events and programs that foster public knowledge and appreciation of the open space and natural resources.
    - » Participate in events at local universities such as educating students on natural resources, or recruiting possible volunteers or interns.
    - » Organize educational hikes within TARE.
- **Strategy POE-3.2:** Participate in multi-agency forums to share information and resources and explore partnership opportunities; attend conferences and conventions.
- **Strategy POE-3.3:** Develop and implement outreach opportunities to gain public support for resource management goals and strategies.

CHAPTER 6
PUBLIC WORKS PLAN & PROCEDURES

View of Victoria Pond from the proposed pedestrian gate location at the Banning-Greenville Channel Bikeway entrance to South Talbert.

6.1 OVERVIEW OF COASTAL RESOURCE PROTECTION PLAN / PUBLIC WORKS PLAN

The Public Works Plan (PWP) serves as the coastal development permitting mechanism pursuant to Section 30605 of the Coastal Act, allowing OC Parks to propose a specific set of projects and other park uses occurring within the Coastal Zone portion of TARE (South Talbert only), which the California Coastal Commission (CCC) certifies as consistent with the Coastal Act. Following certification of the PWP, the projects and park uses identified in the PWP will be implemented pursuant to the procedures enumerated in this chapter. Coastal development permits will not be required for projects and park management activities identified within and found to be consistent with the PWP through the Notice of Impending Development (NOID) review process detailed in Sections 6.2- 6.3 of the PWP.

While Chapters 1, 2, 3 and Chapter 5 of this document provide important and helpful background information, The PWP consists only of the improvements and uses detailed for South Talbert in Chapter 4 and this chapter, and shall provide the standard of review for of future NOID submittal reviews. The PWP sets forth the scope of permitted improvements and uses, and the policies, implementation measures and procedures for reviewing and authorizing development in South Talbert. The overarching goal of the PWP is the protection and, where feasible, enhancement of coastal resources as the plan is implemented over time.

This chapter also outlines the PWP amendment process that may be pursued in the event a project or activity included in the PWP must be modified, or a new project/activity is identified for implementation in South Talbert. If not incorporated through the PWP amendment process such projects or activities will be subject to separate coastal development permit review requirements. Section 6.8 of this chapter details the types of development and procedures that are excluded from PWP review, and Section 6.9 covers those development activities that require emergency authorization.

6.2 COASTAL RESOURCE PROTECTION POLICIES AND PROTECTION MEASURES

The PWP's coastal resource protection policies and implementation measures identified below reflect Coastal Act policy requirements for the PWP and have been developed to ensure PWP projects and management activities are designed and implemented to avoid, minimize, and/or mitigate potential impacts to coastal resources, and to enhance coastal resources where feasible. PWP policies express relevant resource protection provisions of the Coastal Act in context with PWP goals and objectives and the applicable scope of improvements identified in Chapter 4, *Improvement and Restoration Plan*.

PWP implementation measures are intended to more specifically define and implement the policy requirements of the PWP. The implementation measures incorporate applicant-proposed project design features to be employed during implementation of projects and management activities to ensure compatibility with natural resource conservation goals. PWP implementation measures also reflect applicable mitigation measures contained in the Mitigated Negative Declaration (MND) adopted for TARE Master Plan (Appendix C), and applicable operations and management goals and strategies in Chapter 5, *Resource Management Plan*.

6.2.1 Public Access and Recreation

The Coastal Act mandates that maximum public access and recreational opportunities be provided for all people, and be consistent with the need to protect public safety, private property, and natural resources, it further requires that public facilities be provided throughout an area so as to mitigate impacts of overcrowding or overuse by the public of any single area, and that lower-cost visitor and recreational facilities be protected, encouraged and where feasible, provided.

The proposed PWP improvements would result in substantial benefits to coastal access and recreation by ensuring that maximum public access to, and within South Talbert will be protected and, where feasible, enhanced, consistent with public safety and sensitive coastal resources needs. The PWP includes specific projects and uses, policies, and implementing measures that will support continued low-cost public use of South Talbert for local and non-local visitors, and for visitors with diverse backgrounds, interests, ages, and abilities. PWP policies and implementation measures provide for well-planned and managed recreational park improvements, uses and public outreach programs via development and maintenance of support facilities and trails, and include park management and maintenance provisions to ensure continued long-term use and enjoyment of South Talbert consistent with resource protection goals. NOID submittals for PWP project implementation and uses shall demonstrate compliance with the following policy and implementation measures, as applicable.

6.2.2 Access and Recreation Policies

The following policies pertain to public recreation and access in South Talbert:

Access & Recreation Policy 1:

South Talbert provides a wide range of recreational opportunities in unique settings, including hiking, picnicking, biking, and educational and nature study for visitors of diverse backgrounds, interests, ages, and abilities. These opportunities shall be protected and enhanced as a resource of regional importance.

Access & Recreation Policy 2:

New trails and park facilities shall not interfere with or degrade protection, enhancement, and/or environmental restoration activities. Any sensitive habitat or species in South Talbert should be monitored to determine the effects of public use and adaptive management strategies.

Access & Recreation Policy 3:

Public outreach and education of visitors shall be implemented per the wayfinding system (refer to Section 4.2.6, *Wayfinding*), with a focus on South Talbert as the core of a larger ecosystem that is dependent on maintaining regional biodiversity and ecological stability. Educating the public on the potential impacts they can have is vital to protecting natural resources.

- The proposed interpretive programs shall educate the public on sensitivity and value of natural resources through organization of docent-led tours and programs, Park Ranger talks, new nature trails, presentations, hands-on experiences, signage, and park resource take-home materials and information.
- Tools for outreach and education may include OC Parks staff, signage, park brochures, exhibits, displays, nature trails, academic outreach, volunteer programs, and a Good Neighbor Program (as described in Section 5.5, *Public Outreach and Volunteer Management*).

6.2.3 Access and Recreation Implementation Measures

The following implementation measures pertain to proposed improvements in South Talbert:

Access & Recreation Implementation Measure 1:

Public access and recreation opportunities shall be provided and enhanced by implementing trail and park facility improvements as described and conceptually illustrated in Chapter 4, *Master Plan,* for the Victoria Street Staging Area, Balboa Boulevard entrance improvements, trail Improvements, and wayfinding plans.

Access & Recreation Implementation Measure 2:

PWP trail and park facility improvements potentially impacting sensitive habitats or special-status species shall be implemented pursuant to the policies and implementation measures in Section 6.1.2, *Environmentally Sensitive Habitat Area and Special-Status Species*, as applicable.

Access & Recreation Implementation Measure 3:

Public access and recreational uses are to be carefully monitored and managed to avoid significant degradation of sensitive resources. Monitoring and management shall include utilizing existing trails whenever possible, thus minimizing the need for new trail construction, and restricting public access in areas that are unsafe for users or where it is necessary to minimize impacts to sensitive habitat and natural resources.

Access & Recreation Implementation Measure 4:

Ongoing use and maintenance of trails shall be monitored to ensure that overuse for recreation does not create problems leading to impacts on sensitive habitat or species.

- Trail use may be prohibited for appropriate periods following heavy rains to avoid trail damage and subsequent effects on adjacent habitat.
- Seasonal trail closure may be implemented to protect sensitive species from significant adverse user impacts during nesting or other sensitive periods.
- Docents and/or educational programs should be implemented to help communicate to trail users and other public users the importance of restricting recreational use to designated trails.

Access & Recreation Implementation Measure 5:

Equestrian use of trails shall be not allowed in South Talbert.

Access & Recreation Implementation Measure 6:

Public access shall be limited to sanctioned trails as well as access points from adjacent residential developments. Off-trail use by the public shall be prevented to the maximum extent feasible.

Access & Recreation Implementation Measure 7:

Off-trail use shall be monitored through inspections to assess impact on natural resources. Heavily used off-trail areas shall be blocked with fencing, signed, and restored by installing best management practices (BMPs) and replanting with native vegetation.

Access & Recreation Implementation Measure 8:

South Talbert shall be open to the public daily from 7:00 am to sunset. Multiple existing and sanctioned access points are available and shall be maintained, as detailed in Chapter 4, Exhibit 4.1, *Conceptual Master Plan*. Closures of access points may occur during significant storm events, periods of excessive fire danger, and other emergencies. Closures shall be identified through the OC Parks web page, social media, and signage at the Victoria Street and Balboa Boulevard entry points.

Access & Recreation Implementation Measure 9:

Trail plans shall be established for installing and maintaining sustainable trails and performing habitat restoration in conjunction with trail maintenance and minor trail reroutes.

- Trails shall be designed with respect to natural topography to maintain or restore natural drainage patterns as much as possible and shall be located and designed to minimize disturbance to native vegetation and soil.
- Soil erosion and slope failure areas shall be monitored to identify where these processes are accelerated and causing resource damage. Construction in problem areas shall be avoided.
- Trail use shall be restricted from areas of heavy erosion. Identified hazardous areas shall be closed to the public until properly fixed and deemed safe for public use.

Access & Recreation Implementation Measure 10:

New parking facilities shall include bike racks or other devices for securing bicycles to facilitate alternative means of transportation.

Access & Recreation Implementation Measure 11:

Special permits may be issued for organized events/group activities, such as educational visits by schools, fundraising, or research by authorized individuals or groups.

Access & Recreation Implementation Measure 12:

Organized events, group activities, and trail traffic volumes shall be monitored for impacts to habitat and trails. Trail use during and after events shall be monitored to determine if a correlation exists between trail use and habitat impacts.

Access & Recreation Implementation Measure 13:

Volunteer programs should be expanded to support OC Parks staff efforts in achieving habitat restoration, non-native species control, trail etiquette signage, and trail maintenance. The following volunteer and outreach projects may be included:

- Habitat restoration and enhancement program for volunteers
- Volunteer program for removal of non-native invasive species

Access & Recreation Implementation Measure 15:

PWP implementation shall include measures to increase public understanding, appreciation, and participation in environmental and cultural stewardship and education, including the following measures:

- Implementation of proposed interpretive trails and displays
- Enhancement of existing facilities and displays, interpretive programming, and interpretive methods, such as live programs, brochures, maps, social media, and school programs.
- Training volunteers using the OC Parks volunteer program as a guide.
- Coordinating with local agencies and organizations, especially schools, to use South Talbert for environmental education
- OC Parks staff may provide environmental education programs and materials to schools, groups, and organizations, and interact with and create programs for schools, groups, and organizations.
- Developing land stewardship and interpretive volunteer opportunities that highlight biological, cultural, and / or historical aspects as part of the volunteer activity.

Access & Recreation Implementation Measure 16:

Existing OC Parks signage and imagery shall be expanded to create a consistent parkwide wayfinding system for use in all park signs, written materials, and park amenities.

Access & Recreation Implementation Measure 17:

Signs shall be developed and installed to assist the public in locating access points, public support facilities, sensitive habitat and special-status species, potential natural hazards, and park rules. Signs shall be posted in English and in Spanish, where appropriate.

6.3 ENVIRONMENTALLY SENSITIVE HABITAT ESHA AND SPECIAL-STATUS SPECIES

The Coastal Act requires that environmentally sensitive habitat areas (ESHA) must be protected against disruption of habitat values, and that proposed development adjacent to ESHA and parks be designed to prevent adverse impacts to those areas and be compatible with their continuance. The Coastal Act further directs that only resource-dependent uses are permitted to occur in ESHA.

ESHA in the PWP area consist of wetland and riparian areas, coastal scrub habitats, and potentially native grasses and trees. In addition, the PWP area supports habitat for several special status species including least Bell's vireo (Vireo bellii pusillus), California gnatcatcher (Polioptila californica californica), and burrowing owl (Athene cunicularia). The state listed southern tarplant (Centromadia parryi ssp. australis) is found in patches adjacent to trails within South Talbert.

Although trails, nature study, educational improvements and activities, and habitat restoration are considered resource-dependent uses and are therefore permitted uses in ESHA and wetlands, such uses may only be allowed if it can be found that impacts to ESHA and wetlands are avoided or minimized and appropriately mitigated to the maximum extent feasible. Other non-resource dependent park improvements such as parking and restrooms must be located outside of ESHA.

The PWP includes a number of provisions to ensure that sensitive biological resources are protected and that potential impacts to sensitive habitats and species resulting from PWP implementation will be avoided, where feasible, and minimized to the maximum extent possible. NOID submittals for PWP project implementation and uses shall demonstrate compliance with the following policy and implementation measures, as applicable.

6.3.1 ESHA Policies

The following policies pertain to environmentally sensitive habitat areas within South Talbert:

ESHA Implementation Policy 1:

Trails and other resource-dependent park uses, including nature study, educational improvements and activities, and habitat restoration, located within or adjacent to areas mapped as ESHA shall be sited and designed to avoid significant disruptions of habitat values by siting improvements in previously disturbed areas, where feasible, and installation of signs and fencing where necessary to protect ESHA and special-status species. Approved impacts to ESHA resulting from resource-dependent uses shall be fully mitigated pursuant to this PWP.

ESHA Implementation Policy 2:

The footprint of disturbance for all park improvements shall be limited to the maximum extent feasible, such as limiting access to pre-existing access routes to the greatest extent possible. Parking, staging, storage, excavation, and disposal site locations shall be confined to the smallest areas possible and be positioned at previously disturbed areas to the greatest extent practical.

ESHA Implementation Policy 3:

Proposed park facility locations shall be evaluated by a qualified biologist or resource specialist to ensure

that, to the maximum extent feasible: (1) non-resource dependent facilities are appropriately located outside of ESHA and wetland habitat areas, ESHA and wetland buffers, and are appropriately set back from the top-of-bank of streams, and (2) potential impacts to habitat areas and buffers and provide recommendations for alternatives to avoid impacts, and if impacts are unavoidable, for mitigation measures to minimize impacts, as applicable.

ESHA Implementation Policy 4:

For all proposed park facility improvements, a site-specific biological assessment shall be prepared by a qualified biologist or environmental resource specialist to evaluate the vegetation and habitat of the project area to determine potential impacts to ESHA and special-status species. Should the biological assessment determine that unavoidable impacts to ESHA or special-status species may result, the impacts must be mitigated to avoid any significant disruption or degradation of habitat values, as follows:

- Mitigation measures for impacts to ESHA shall include habitat restoration and/or enhancement and shall be monitored for a period of no less than five years following completion. Mitigation ratios for permanent impacts to specific types of habitat in the Coastal Zone shall be:
  - Coastal sage scrub: 3 to 1
  - Riparian vegetation areas: 3 to 1
  - Native trees: 10 to 1
  - Native grasslands: 3 to 1
  - Wetlands: 3:1
- Mitigation efforts shall occur within the PWP project area or an immediately adjacent area within the Coastal Zone.
- Mitigation sites shall be revegetated with indigenous plant species of local genetic stock.
  - No plant species listed as problematic and/or invasive by the CNPS (http://www.cnps.org/), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (http://www.cal-ipc.org/), or as may be identified by the State of California shall be employed or allowed to naturalize or persist on the site.
  - No plant species listed as a “noxious weed” by the State of California or the federal government shall be planted within the property.
  - All plant palettes should be reviewed by a qualified biologist and/or habitat restoration specialist familiar with plants that are native or endemic to this region of California.

ESHA Implementation Policy 5:

PWP project activities that result in unavoidable impacts to ESHA shall include a Habitat Restoration Plan as part of the design of the project. The Habitat Restoration Plan shall define the restoration activities for the project and detail the proposed methods of restoration, including application type and planting palette. Additionally, the plan will include performance standards to assess the success of the project compared to

baseline conditions and inform adaptive management.

Habitat Restoration Plans shall be prepared by qualified personnel with experience in Southern California ecosystems and native plant revegetation techniques and shall include, at a minimum:

- Location of the mitigation site(s).
- Plant species to be used, container sizes, and seeding rates.
- Plant materials' sources and lead time.
- Schematic depicting the mitigation areas.
- Planting schedule.
- Description of installation requirements, irrigation sources and methodology, erosion control, and maintenance and monitoring requirements.
- Description of the goals of the restoration program.
- Weed eradication plan (i.e., measures to properly control exotic vegetation on site).
- Site-specific success criteria.
- Detailed monitoring program.
- Contingency measures should the success criteria not be met.
- Summary of the annual reporting requirements.

ESHA Implementation Policy 6:

Focused surveys for special-status plants shall be conducted during their appropriate blooming period. Surveys shall focus on all species with a moderate to high potential to occur within the project area as determined by a biologist or resource specialist. Two survey passes in spring/summer would likely be sufficient to survey for all species with a moderate to high potential to occur. Surveys shall follow established protocols, including CNPS Botanical Survey Guidelines; Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities; and U.S. Fish and Wildlife Services General Rare Plant Survey Guidelines.

ESHA Implementation Policy 7:

In order to replace individual southern tarplant and San Diego marsh elder populations on the project site, restoration activities as part of the project shall revegetate the site with both species at a minimum 1:1 ratio. For southern tarplant, the 1:1 ratio shall be calculated based on area occupied by the species; San Diego marsh elder shall be replaced at a 1:1 ratio based on the number of individual plants. Revegetation can either be accomplished through seeding restoration areas with a native seed mix containing both species and/or planting container plants. Prior to project impacts, existing populations of both species that are proposed to be impacted will be identified and counted to determine the amount of seed or container plants needed and suitable area for plant establishment. The methods and quantity of the restoration effort for these two species will be included in the Restoration Plan for the project. The Restoration Plan shall include

monitoring and maintenance procedures, performance standards to ensure self-sustaining populations have been established, and adaptive management measures if restoration is not successful.

ESHA Implementation Policy 8:

Where project construction may affect road ruts and disturbed depressions in clay soil that have the potential to pond and hold water that may support fairy shrimp, as determined by a qualified biologist or resource specialist, focused surveys for fairy shrimp shall be conducted in accordance with the May 31, 2015 Survey Guidelines for the Listed Large Branchiopods, which require that one wet and one dry season survey be conducted within a 3-year period to adequately determine the presence or absence of vernal pool branchiopods.

ESHA Implementation Policy 9:

Where removal of non-native vegetation may make it necessary to enter road ruts and disturbed depressions in clay soil that have the potential to pond and hold water that may support fairy shrimp, as determined by a qualified biologist or resource specialist, Park personnel shall avoid driving in basins when water is present to prevent the creation of tire ruts. If driving through the basins with heavy equipment is required to access non-native vegetation, the heavy equipment should be outfitted with low-tread rubber tires to limit disturbance to the soil surface. All excavated areas shall be returned to a level ground condition after the invasive root masses are removed to minimize changes in hydrology in potential habitat for fairy shrimp.

ESHA Implementation Policy 10:.

Vegetation clearing and grading activities shall avoid the migratory bird nesting season (typically February 1 through August 31) to reduce any potential significant impacts to birds that may be nesting in the project site, including yellow warbler, yellow-breasted chat, song sparrow, Cooper's hawk, least Bell's vireo, coastal California gnatcatcher, burrowing owl, osprey, prairie falcon, and white-tailed kite. To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code, if ground-disturbing and/or vegetation clearance activities are scheduled during the avian nesting season, a pre-construction nesting bird survey shall be conducted by a qualified biologist within the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint to determine the presence or absence of protected migratory birds and active nests. Surveys shall be conducted within 3 days prior to initiation of activity in accordance with the Migratory Bird Treaty Act (16 USC 703—712) and the State Fish and Game Code Sections 3503, 3503.5, and 3513.

ESHA Implementation Policy 11:.

Prior to the start of grading and vegetation clearing activities within suitable habitat areas on the project site, a pre-construction clearance survey for burrowing owl shall be conducted according to survey protocol outlined in the 2012 CDFW Staff Report on Burrowing Owl Mitigation. A minimum of two surveys will be conducted within 14 days prior to the start of the project and another within 24 hours of initiating ground-disturbing activities. If burrowing owl is found on site additional avoidance and mitigation measures will be required. If burrowing owl is in an area that cannot be avoided by the project, additional land conservation and/or relocation may be required, which will be determined through consultation with CDFW.

ESHA Implementation Policy 12:

Prior to and during any disturbance of suitable gnatcatcher habitats outside the gnatcatcher breeding season, a qualified biologist or resource specialist shall locate any individual gnatcatchers on-site and direct project activities to begin in an area a minimum of 300 feet away from the birds. No site disturbance shall occur until the individual birds have naturally vacated the area without human interference. It shall be the responsibility of OC Parks to ensure that gnat catchers shall not be directly injured or killed by impacts to native scrub communities..

ESHA Implementation Policy 13:

Non-native vegetative removal methods shall be determined in coordination with the OC Parks Natural Resources Program Coordinator, and may include the following methods.

- **Manual Treatment.** Manual treatment includes physical removal of invasive plants using non-mechanical tools such as hands, shovels, picks, axes, handsaws, loppers, and machetes. Treatment includes chipping of trees, removal and offsite disposal of excess biomass and any fruiting bodies/seeds. For grasses, plants shall be cut/scalped, and any flowers/seed bagged.
- **Mechanical Treatment.** Mechanical treatment includes physical removal of invasive plants using mechanized tools such as mowers, brush-cutters, line trimmers, and chainsaws. Chipping and disposal of large trees (e.g., Eucalyptus) may be required. Treatment includes removal and off-site disposal of excess biomass and any fruiting bodies/seeds.
- **Herbicide Treatment.** OC Parks shall require the contractor to follow the OC Parks Invasive Management Plan (IPM) specifications and current park practices when selecting appropriate chemicals for weed treatment, and the contractor staff shall be qualified to conduct herbicide application work.

ESHA Implementation Policy 14:

Motorized vehicle access by park personnel within TARE shall avoid sensitive habitat areas, shall be limited to existing maintenance routes to the maximum extent feasible, and shall be for the purposes of conducting maintenance, providing emergency services, conducting patrols, implementing habitat restoration, assisting accessibility to TARE amenities, and providing other park services.

ESHA Implementation Policy 15:

Invasive non-native plant species shall not be planted, seeded, or otherwise introduced as part of PWP implementation. Plant material shall be native species appropriate to the site. A qualified biologist or resource specialist shall review and approve landscape plans prior to implementation.

ESHA Implementation Policy 16:

Equipment shall be cleaned prior to transport to the project site to prevent potential non-native plant species and other foreign matter, such as sediment and debris, from entering the site.

ESHA Implementation Policy 17:

To prevent inadvertent entrapment of animals during construction, all excavated, steep-walled holes or trenches more than two (2) feet deep shall be covered with tarp, plywood, or similar materials at the close

of each working day to prevent animals from being trapped. Ramps may be constructed of earth fill or wooden planks within deep-walled trenches to allow for animals to escape. Before such holes or trenches are backfilled, they shall be thoroughly inspected for trapped animals. If trapped animals are observed, escape ramps or structures shall be installed immediately to allow escape. If the trapped animal is injured and cannot use escape ramps or structures, a qualified biologist shall be contacted to identify the appropriate next steps.

ESHA Implementation Policy 18:

All construction pipes, culverts, and similar structures that are stored at the construction site for one or more overnight periods shall be thoroughly inspected for burrowing owls and nesting birds before the pipe is subsequently buried, capped, or otherwise used or moved. An option is to cap the ends of any stored pipes to prevent any animals from entering. If an animal is discovered inside a pipe, that section of pipe shall not be moved until the project biologist or designated representative has been consulted and the animal has either moved from the structure on its own accord or until the animal has been captured and relocated out of harm's way by an approved biologist or resource specialist.

ESHA Implementation Policy 19:

Channelizations or other substantial alterations of streams shall be prohibited except for:

- Necessary water supply projects where no feasible alternative exists.
- Flood protection for existing development where there is no other feasible alternative.
- The improvement of fish and wildlife habitat.

Any channelization or stream alteration permitted for one of these three purposes shall minimize impacts to coastal resources and shall include maximum feasible mitigation measures to mitigate unavoidable impacts. Bioengineering alternatives shall be preferred for flood protection over "hard" solutions such as concrete or rip-rap channels.

ESHA Implementation Policy 20:

Areas that have been severely degraded as the result of overuse or lack of maintenance shall be restored as proposed via revegetation with native plants, trail improvement, and through support facilities such as clearly marked pathways/trails, trash receptacles, and restrooms. Controlled and limited public access may be allowed during the recovery period of degraded areas and in consultation with appropriate resource specialists. Any limitation of public use shall be evaluated periodically to determine the need for continued use restrictions, and the limitation shall be removed at the termination of the recovery period.

ESHA Implementation Policy 21:

OC Parks shall conduct periodic assessments of park visitation numbers and patterns of use and shall monitor the quality of visitor experience and make the appropriate management changes to prevent potential degradation of natural resources from overuse. Monitoring and visitor survey data shall be evaluated to identify needs, problems, and issues that require management action. Routine trail maintenance shall be provided.

ESHA Implementation Policy 22:

Signs shall be included in park development projects as proposed and/or shall be provided at existing facilities where determined appropriate for the purpose of identifying sensitive habitats and educating visitors of ESHA occurrence and/or restoration efforts.

ESHA Implementation Policy 23:

Park fencing and/or gates shall be strategically located as proposed to address public safety, to support habitat protection or restoration efforts, and to minimize conflicts with adjacent neighborhoods. All proposed park fencing shall be designed to allow for wildlife passage.

View of pedestrian stairway within Fairview Park connecting to North Talbert.

6.4 MARINE RESOURCES - WATER QUALITY

The Coastal Act requires that marine resources be maintained, enhanced, and where feasible, restored and that uses of the marine environment be carried out in a manner that will sustain the biological productivity of coastal waters and maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes. The Coastal Act further requires that the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The PWP includes construction of new park facilities that are located and designed to minimize soil disturbance, removal of natural vegetation, and land form alteration. In addition, The PWP includes a number of provisions to ensure that new park facilities be designed to minimize stormwater runoff and potential pollutant loads from improvement areas, and to ensure that activities involving soil disturbance and vegetation removal be carried out in conjunction with appropriate erosion control and polluted runoff control plans. NOID submittals for PWP project implementation and uses shall demonstrate compliance with the following policy and implementation measures, as applicable.

6.4.1 Marine Resources – Water Quality Policies

Water Quality Policy 1:

All new public access and recreation improvements shall be evaluated for potential adverse impacts to water quality and shall consider site design, source control and/or treatment control best management practices (BMPs) to minimize stormwater runoff and to prevent polluted runoff and associated water quality impacts.

6.4.2 Marine Resources – Water Quality Implementation Policies

Water Quality Implementation Policy 1:

PWP improvements shall be designed and implemented to minimize new paved surfaces which could be a source of surface runoff. Proposed improvements at the existing staging area and entrances and proposed trails shall include installation of compacted dirt for accessibility, a porous material that allows infiltration.

Water Quality Implementation Policy 2:

Proposed restoration for the South Talbert Salt Marsh and habitat throughout TARE shall be implemented to naturally filter runoff for pollutants such as sediment, to protect against erosion and improve drainage capabilities, and to prevent flood conditions.

Water Quality Implementation Policy 3:

Proposed development projects that would disturb over one (1) acre of land shall be subject to the Construction General Permit and any BMPs required by the permit to reduce or prevent runoff from the project site to nearby surface water. BMPs shall be applied to all earthwork/ground disturbing activities, such as grading for staging area and trail improvements, and trenching for water and/or electric utility facilities.

Water Quality Implementation Policy 4:

An Interim Erosion Control Plan shall be developed and implemented for construction activities resulting in soil disturbance and vegetation removal, and the following development standards shall be applied.

- The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.
- All site preparation and construction activities shall incorporate standard construction BMPs including but not limited to, straw bales, gravel bags, sand bags, the periodic watering of bare areas, and the direction of construction area drainage to existing storm drain facilities.
- Should grading take place during the rainy season (November 1 to March 31) temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, geofabric covers or other appropriate cover, geotextiles or mats shall be installed on all cut or fill slopes as soon as possible. These erosion measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction.

Water Quality Implementation Policy 5:

All graded and disturbed areas on development sites shall be planted and maintained for erosion control purposes within 60 days of completing construction activities resulting in soil disturbance or vegetation removal. To minimize the need for irrigation all landscaping shall consist of native drought resistant plants. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society (http://www.CNPS.org/), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (http://www.cal-ipc.org/), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. government shall be used within the property.

Water Quality Implementation Policy 6:

A Spill Prevention Control and Countermeasures Plan shall be implemented to minimize the potential for and effects from spills of hazardous, toxic, or petroleum substances during construction activities. The plan shall be completed before any construction activities begin. Implementation of this measure shall comply with state and federal water quality regulations.

6.5 ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

The Coastal Act requires that reasonable mitigation measures shall be required where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer.

Though the presence of sensitive cultural or paleontological resources in the proposed PWP improvement areas is low, potential impacts to sensitive cultural or paleontological resources may result from implementing improvements that involve grading in relatively undeveloped areas. For such cases, the PWP includes policies and implementation measures to ensure that development of new park facilities will be designed to protect sensitive cultural and paleontological resources, and that mitigation will be implemented where impacts may occur. NOID submittals for park improvement project implementation and uses shall demonstrate compliance with the following policy and implementation measures, as applicable.

6.5.1 ESHA Policies

Archaeo-Paleo Policy 1:

All new public access and recreation improvements shall be located and/or designed to protect and preserve areas, sites, and structures of historic, cultural, archaeological, and paleontological significance.

Archaeo-Paleo Policy 2:

Where development of new park facilities may potentially adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

6.5.2 Archaeological and Paleontological Resource Implementation Measures

Archaeo-Paleo Implementation Measure 1:

Prior to commencement of construction activities for all phases of implementation, OC Parks shall retain a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology, to prepare a Worker Environmental Awareness Program (WEAP). The WEAP shall be submitted to OC Parks for review and approval. All construction personnel and monitors shall be presented the WEAP training prior to the start of construction activities. The WEAP shall be prepared to inform all personnel working on the proposed project about the archaeological sensitivity of the area, to provide specific details on the kinds of archaeological materials that may be identified during construction, to explain the importance of and legal basis for the protection of significant archaeological resources, and to outline the actions to be taken in the event of a discovery of cultural resources. The WEAP shall define "tribal cultural resources" and include appropriate management requirements relating to inadvertent discovery of a potential tribal cultural resource. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection and the immediate contact of the site supervisor and archaeological monitor.

Archaeo-Paleo Implementation Measure 2:

Park signs, maps, public information notices, and website information shall include notice to inform visitors that disturbance to archaeological sites cannot be reversed, that such resources are of great religious importance to contemporary Native Americans and destruction of archaeological sites on public property is illegal and a punishable offense.

Archaeo-Paleo Implementation Measure 3:

Prior to the commencement of any grading activity on-site, the County of Orange shall retain a certified paleontologist to prepare a Paleontological Resources Impact Mitigation Program for the proposed project. The program shall be consistent with the guidelines of the Society of Vertebrate Paleontology and should outline requirements for preconstruction meeting attendance and worker environmental awareness training, where monitoring is required within the project site based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discoveries treatment, paleontological methods (including sediment sampling for microfossils), reporting, and collections management. The qualified biologist shall attend the preconstruction meeting and a qualified paleontological monitor shall be on-site during all rough grading and other significant ground-disturbing activities (including auguring) in area underlain by old paralic deposits and below a depth of 5 feet in areas underlain by young alluvial fan deposits.

6.6 VISUAL RESOURCES

The Coastal Act requires that scenic and visual qualities of coastal areas be considered and protected as resources of public importance. Permitted development is to be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in degraded areas.

The PWP provides for protection of scenic and visual resources by selectively siting and designing new facilities in a manner that minimizes the overall visibility of the facilities and potential view impacts that could otherwise result from grading and significant land form alteration. The PWP further includes policies and implementation measures requiring new facilities, signs, and fencing be located and designed to be subordinate to natural park areas and not to substantially intrude into or obstruct public scenic viewing areas. NOID submittals project implementation and uses shall demonstrate compliance with the following policy and measures, as applicable.

6.6.1 Visual Resource Policies

Visual Resource Policy 1:

All new public access and recreation improvements shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

6.6.2 Visual Resource Implementation Measures

Visual Resource Implementation Measure 1:

New public access and recreation improvements shall be located and designed to minimize visibility from major public roads and other scenic viewing areas. Measures to minimize visibility of improvement areas include locating sites where topography will screen the areas from public views, designing facilities with colors that are compatible with surroundings, and utilizing native drought-tolerant landscape screening.

Visual Resource Implementation Measure 2:

New public access and recreation improvements shall be located in areas that minimize, to the maximum extent feasible, the need for grading. Where grading is necessary for installation of facilities on steeper terrain, measures shall be implemented to minimize land form alteration and vegetation removal.

Visual Resource Implementation Measure 3:

New buildings or structures, including temporary structures, shall be compatible with the surrounding environment and native, drought tolerant landscape screening shall be used to minimize visibility.

Visual Resource Implementation Measure 4:

Signs and fencing shall be located and designed to be subordinate to the natural area and shall not substantially intrude into or obstruct public scenic viewing areas. Fencing shall consist of a visually permeable design, where such a design is consistent with resource protection and public safety needs.

6.7 COASTAL HAZARDS

The Coastal Act requires that new development be sited and designed to provide geologic stability and structural integrity and to minimize risks to life and property in areas of high geologic, flood, and fire hazards.

PWP facility improvements, programs, and uses have been designed and programmed to ensure that the planned improvements and uses will not be subject to significant geologic hazards. The PWP also includes policies and implementation measures to minimize exposure of park facilities, visitors, and adjacent communities to natural hazards, and to prepare and condition for potential emergency situations. NOID submittals for park improvement project implementation and uses shall demonstrate compliance with the following policy and implementation measures, as applicable.

6.7.1 Coastal Hazard Policies

Hazard Policy 1:

All new public access and recreation improvements shall be designed and implemented to minimize risks to life and property in areas of high geologic, flood, and fire hazards.

Hazard Policy 2:

Proposed park programs shall be developed and implemented in a manner that minimizes risks to life and property from geologic, flood and fire hazards.

Hazard Policy 3:

A closure policy for public recreation areas shall be developed to restrict park access during periods of extreme flood or fire hazards.

6.7.1 Coastal Hazard Implementation Measures

Hazard Implementation Measure 1:

Engineered structures such as retaining walls, footings for small structures (i.e. restrooms with footings, water service lines, parking areas, etc., as applicable), and significant cut and fill grading shall require the preparation of a geotechnical report, prepared by a qualified engineering geologist or a registered geotechnical engineer, to provide recommendations for the design of such structures and grading procedures.

Hazard Implementation Measure 2:

Where applicable, new park improvements shall include adequate drainage and erosion control facilities that convey site drainage in a non-erosive manner to minimize hazards resulting from increased runoff and erosion.

Hazard Implementation Measure 3:

All park facilities and trails shall be temporarily closed to visitation or use of any kind during significant storm events, during periods of excessive fire danger, or other emergencies as determined by designated safety personnel. Such closures shall be identified through the OC Parks webpage, social media, and

signage at the Victoria Street and Balboa Boulevard entry points. Any occupied park areas shall be vacated. No member of the public shall enter TARE until all warnings associated with a forecasted storm event or fire danger have been lifted. No member of the public shall be permitted to enter the trails or park facilities until any necessary restoration work has been carried out, if required.

Hazard Implementation Measure 4:

A fire management plan shall be developed and implemented in consultation with the City of Costa Mesa Fire Department (CMFD) and with an interdisciplinary team to address preventing the spread of invasive plants. The fire management plan should include the following strategies:

- Develop and implement BMPs for low impact, sustainable, non-invasive vegetation installation, and maintenance in defensible space as appropriate.
- Develop and implement protocols with the Natural Resources Management Group, CMFD, NCC, and other land management partners for pre-fire planning, fire response, and post-fire assessment and activities.
- Map, create, and maintain a geodatabase of existing sensitive biological resources.
- Develop and implement an Emergency Access Plan as described in Master Plan and update as needed.
- Conduct inspections of defensible space zones and park boundaries to monitor defensible space zone limits, erosion, and non-native plant and animal species, including feral domestic animals. Defensible space zones should be monitored concurrently with other biological or maintenance duties.
- Review and implement recommendations from the NCCP Wildland Fire Management Plan; revise recommendations as conditions change.
- Ensure emergency roads, gates, etc. are properly maintained. Include fire safety maintenance actions in maintenance plan. Inspect all emergency roads and access points to ensure that CMFD vehicles have access.
- Document the location, dates, and ignition sources of wildfire occurrences using GIS mapping techniques. In coordination with CMFD, conduct a site visit post-fire to determine the ignition sources and location of the wildfire occurrence.
- Minimize impacts of fire suppression activities during a fire event, where feasible.
- Reduce impacts to natural resources during fire suppression activities, where feasible, by removing the minimal amount of vegetation necessary to access active burn areas or to isolate burn areas via a fire break.
- Suppress active burn areas as quickly as possible to limit the destruction of natural resources.
- Reduce impacts to cultural resources during fire suppression activities, where feasible. If possible, actively avoid areas where known cultural resources have been documented during fire suppression.

- Develop and implement post-fire evaluation and guidelines for appropriate rehabilitation measures to address erosion, revegetation, non-native species, trail stability, security, public safety, and cultural resources following fires. Conduct a post-fire walk to determine the impacts the fire has made on the vegetation and note areas that may be subject to erosion or slope failure due to the absence of vegetation in areas that were previously vegetated.
- Conduct a post-fire cultural resource assessment in coordination with CMFD. Review the latest Cultural Resources Report and conduct a post-fire assessment of any resources.
- Prohibited activity shall include any activity that may result in loss or degradation of park resources and/or facilities. Cultural artifact, plant, and animal collecting shall be prohibited. Other prohibited activities shall include operation of motorized vehicles by the public, boating, swimming and wading, possession or use of firearms or weapons, all fires, consumption of intoxicants, operation of drones (unmanned aerial vehicles), and unleashed dogs.

Hazard Implementation Measure 5:

Proposed park improvements shall provide for emergency vehicle access and water supply, in accordance with applicable fire safety regulations.

6.8 PUBLIC WORKS PLAN SPECIFIC PROJECT REVIEW PROCEDURES

Sections 30605 and 30607 of the Coastal Act establish that the standard of review for specific public works projects approved by the CCC as part of a PWP is that the projects are consistent with the approved PWP. Sections 30605 and 30607 also state that the CCC's subsequent review of projects submitted under a certified PWP is limited to imposing conditions intended to ensure the projects are carried out consistent with the certified PWP. After the PWP is approved by the CCC, any project or development activity proposed pursuant to the approved PWP will be processed as a specific project and subject to the NOID process for implementation of specific PWP projects. Any improvement projects and park uses proposed outside the Coastal Zone are not subject to review under this PWP.

6.8.1 Development Consistency Review

Chapter 4, *Improvement and Restoration Plan*, identifies the type, location, size of development permitted by this PWP. The specific projects and activities identified within the Coastal Zone and subject to the PWP include:

- Balboa Boulevard Entrance
- Trail Improvements
- Trail Maintenance
- Wayfinding
- Habitat Restoration, including invasive vegetation/species management, revegetation, and landscaping

Development Consistency: Development shall be deemed consistent with the PWP if:

1. The development is consistent with the scope of planned improvements (type, location, and size) as detailed in Chapter 4, *Improvement and Restoration Plan*.
2. The development is consistent with the coastal resource protection policy and implementation measures included in Section 6.2, *Coastal Resource Protection Policies and Protection Measures*.

All improvements and uses subject to PWP requirements shall be subject to the PWP implementation procedures described in Sections 6.2- 6.7, except as provided for in Section 6.9, *Commission Review of NOID* and Section 6.10.1, *Authorization of Emergency Development*.

6.8.2 NOID Content

At least 30 working days before beginning construction on any specific project in the PWP, OC Parks shall send via first-class mail a written NOID to the Executive Director of the CCC. A NOID for any PWP project shall be clearly titled as such and shall, at a minimum, include the following information regarding the development project authorization:

A. Description of the project(s), including the size, type, intensity and location of improvements, identity of the custodian of public record and information regarding where and when it is available for public review, provided that the project description is incorporated to the extent contained in the PWP.

B. The expected date of commencement of construction.

C. The appropriate OC Parks contact person(s) and/or designated project manager and their contact information.

D. A list of recipients of the NOID.

E. For the Executive Director of the CCC only, noticing materials for the NOID shall be submitted including:

1. A list with names and addresses of adjacent landowners and residents, and other interested persons, including the following:

   » The addresses of all residences, including each residence within an apartment or condominium complex, located within 100 feet (not including roads) of the perimeter of the parcel of real property of record on which the development is proposed.

   » The addresses of all owners of parcels of real property of record located within 100 feet (not including roads) of the perimeter of the parcel of real property of record on which the development is proposed, based upon the most recent equalized assessment roll.

   » The names and addresses or e-mail addresses of all persons known to be interested in the NOID, including those persons who testified at or submitted written comments for the local hearing(s) on the PWP.

   » This list shall be part of the public record maintained by the CCC for the application.

2. OC Parks shall also provide the CCC with stamped envelopes for all addresses on the list prepared pursuant to Section 6.8.2.E.1. Separate stamped envelopes shall be addressed to “owner,” “occupant,” or the name of the interested person, as applicable. The Executive Director of the CCC may waive this requirement for addresses identified under Section 6.8.2.E.1 and alternatively require that some other suitable form of notice be provided to those interested persons pursuant to California Code Regulations, Title 14, Section 13054, and Section 13063(b), including providing substitute notice in one or more newspapers of general circulation in the area of the project or email notice if the Executive Director determines the following:

   » It is reasonable to expect adequate or better notice to interested parties through publication and/or email notice.

   » Written notice to individuals would be unreasonably burdensome in view of the overall cost and type of project involved. A statement of reasons supporting the executive director’s determination to direct the applicant to substitute newspaper and/or email notice shall be placed in the file.

   » If at OC Parks request, the public hearing on the NOID is postponed or continued after notice of the hearing has been mailed, OC Parks shall provide an additional set of stamped, addressed envelopes that meet the requirements of this Section.

   » Evidence that the NOID has been posted pursuant to the parameters of Section 6.2.4 (e.g., evidence might include a site plan with the notice locations noted and/or photos of the notice locations attached).

6.8.3 Preparation and Contents of Project Reports

OC Parks shall prepare a project report to accompany the NOID submittal for each development project included in the PWP and subject to the NOID process. The project report shall include any information deemed necessary by OC Parks to satisfy the standards for development authorization shall include, at minimum:

A. A description of the proposed development that is: sufficient to understand its size, location, type, and intensity (including but not limited to site plans, grading and landscape plans, restoration plans, and elevations showing the proposed development as appropriate); and sufficient to determine that the development is in the PWP. The project report shall include any changes or additions to the project made subsequent to PWP approval and during the specific project review process.

B. Any final authorization documents from the OC Parks (resolutions, certifications, etc.)

C. Summary discussion regarding the consistency of the proposed development with the provisions of the certified PWP.

D. Environmental documentation for the proposed development prepared pursuant to CEQA and/or the National Environmental Policy Act, as applicable.

E. All technical reports associated with the proposed development, including any reports and plans required pursuant to Section 6.8.1, *Development Consistency Review*. Copies of associated lengthy and/or oversized studies, reports, and technical materials included as part of the project report shall be provided to the Executive Director of the CCC and to interested persons and agencies that specifically request these materials.

F. The results, including supporting documentation, of consultation with persons and agencies interested in, with jurisdiction over, and/or affected by the proposed development, including consultations with federal and state resource agencies, such as the USFWS, CDFW, and RWQCB.

G. All implementing mechanisms associated with the proposed development, including but not limited to, CEQA mitigation monitoring reports, legal documents, lease agreements, etc.

H. All correspondence received on the proposed development.

6.8.4 NOID Posting Requirements

The NOID shall be posted in conspicuous locations at the proposed development project site no later than the date that the NOID is sent pursuant to Section 6.8.2, *NOID Content* and at least 30 working days prior to the beginning of construction. The notice shall be subject to the following parameters:

A. Posted notices shall be sized and located in an area easily read by the public and as close to the proposed development site as feasible.

B. Notices shall indicate that a NOID has been submitted to the CCC for proposed development and shall contain a general description of the nature of the proposed development.

C. Notices that become illegible, and/or that fall to the ground or disappear must be replaced and shall remain posted until the effective date of development authorization.

6.9 COMMISSION REVIEW OF NOID

6.9.1 Filing the Notice of Impending Development

Within five days of receipt of the NOID and all applicable supporting information as described in Section 6.2.2, *NOID Content*, the Executive Director of the CCC shall review the submittal and determine whether additional information is necessary to evaluate if the proposed project is consistent with the PWP, and if additional information is deemed necessary, shall request such information from OC Parks. The NOID shall be deemed filed as follows:

A. If the Executive Director does not respond to the NOID or any subsequent information submittal within five days following its receipt, the NOID shall be deemed filed on the fifth day following the Executive Director's receipt of the NOID or the subsequent information submittal; or

B. The NOID shall be deemed filed when the Executive Director has received all requested information.

In the event of a disagreement concerning the need for or adequacy of information submitted by OC Parks to determine project consistency with the certified PWP, the Executive Director of the CCC or OC Parks may submit the disagreement to the CCC for resolution. The Executive Director of the CCC shall schedule the matter for hearing and resolution at the next CCC meeting or as soon after that as practicable, but no later than sixty (60) calendar days after the Executive Director's receipt of written notice by OC Parks expressing disagreement with the determination that additional information is necessary to determine if the proposed development is consistent with the certified PWP. The matter shall be scheduled and heard by the CCC in accordance with the procedures outlined in 14 California Code of Regulations Section 13056(d).

6.9.2 California Coastal Commission Hearing Deadline

Within 30 working days of filing a NOID, the CCC shall, by a majority of the members present, determine whether the proposed development is consistent with the certified PWP. If the CCC fails to act upon the NOID on or before the hearing deadline, the proposed project shall be deemed consistent with the certified PWP. The hearing deadline may be extended if, on or before the hearing deadline, OC Parks waives the right to a hearing within 30 working days, and OC Parks and the Executive Director of the CCC agree to a certain date for hearing.

6.9.3 California Coastal Commission Review and Determination of Consistency with PWP

The Executive Director of the CCC shall report in writing to the CCC the status of the proposed development project for which a NOID has been deemed filed. The CCC shall review the proposed development project at a scheduled public hearing before the hearing deadline. If the Executive Director determines that one or more proposed development projects are de minimis with respect to the purposes and provisions of the PWP, the project(s) may be scheduled for CCC review at one public hearing, during which all such items may be taken up as a single matter pursuant to procedures comparable to the CCC's consent calendar procedures (California Code Regulations, Title 14, Sections 13101 through 13103).

For all other proposed development projects, the Executive Director's report to the CCC shall include a description sufficient to allow the CCC to understand the location, nature, and extent of the proposed development, and a

discussion and recommendation regarding the consistency of the proposed development project with the certified PWP. On or before the hearing deadline, the CCC, by a majority of its members present, may take one of the following actions on a proposed development project:

A. Determine that the proposed development project is consistent with the certified PWP; or

B. Determine that conditions are required to render the proposed development project consistent with the certified PWP and vote to impose reasonable conditions necessary to render the proposed development project consistent with the certified PWP.

Following CCC action, the Executive Director shall inform OC Parks of the CCC's action and shall forward any associated conditions. If the CCC has voted to impose conditions necessary to render the project consistent with the PWP, development shall not be undertaken until the conditions have been incorporated into the project. CCC review of a proposed development project shall be deemed complete on either:

A. The date of a CCC action determining that the proposed development project is consistent with the PWP (with or without conditions to render it consistent).

B. If the CCC fails to take action on the proposal by the hearing deadline, the date of the hearing deadline.

Upon completion of CCC review, OC Parks may undertake the development project if any conditions imposed by the CCC to render the development consistent with the PWP have been incorporated into the project.

6.9.4 Effective Date of Development Project

Unless expressly stated otherwise in the approval documents, the effective date of a development project authorization shall be the date the CCC's review of the proposed project is deemed complete pursuant to Section 6.9.3, *California Coastal Commission Review and Determination of Consistency with PWP*.

6.9.5 California Coastal Commission's Retained Permit Jurisdiction

After certification of the PWP, and/or any subsequent PWP amendments, the CCC retains permit jurisdiction over tidelands, submerged lands, and public trust lands, whether filled or unfilled, on and adjacent to PWP planning area.

6.9.6 Monitoring of Public Works Projects

OC Parks shall be responsible for ensuring compliance with all terms, conditions, and mitigations associated with authorized PWP development projects. The project manager and/or other OC Parks personnel assigned responsibility to implement and/or monitor authorized development projects shall prepare an annual PWP monitoring report, commencing with approval of the PWP by the CCC, that includes a cumulative and calendar year summary of:

A. Status of PWP-authorized project implementation and summary of compliance with any applicable PWP policies and implementation measures and/or conditions placed on the authorized NOID.

B. Any comments received on PWP implementation.

C. OC Parks shall maintain a record of these annual monitoring reports which shall be available for public review upon request.

6.10 AMENDMENT OF DEVELOPMENT PROJECT AUTHORIZATIONS

Requests to substantively revise a development project included in the certified PWP, or to add new development projects or activities to the PWP may be processed according to the following procedures and as set forth in California Code of Regulations, Title 14, Section 13365, Amendment of Public Works Plan.

6.10.1 Authorization of Emergency Development

OC Parks may undertake emergency development in the PWP area if it is found that:

A. Immediate action is required to protect life and property from imminent danger, or to restore, repair, or maintain Park property, utilities, or services destroyed, damaged, or interrupted by natural disaster, serious accident, or in other cases of emergency.

B. The emergency requires action more quickly than could occur through the PWP normal development review procedures, and the emergency development can and will be completed within thirty (30) days unless otherwise specified in the emergency authorization.

C. Public comment on the emergency development has been reviewed, if time allows.

D. OC Parks has coordinated with the Executive Director of the CCC as much as feasible.

E. The emergency development proposed is the minimum necessary to address the emergency and, is the least environmentally damaging temporary alternative for addressing the emergency.

F. The emergency development proposed would be consistent with the PWP as much as feasible and/or would not impede attainment of PWP requirements following completion of the emergency development.

6.10.2 Notice of Emergency Development Authorization

No later than three days after the occurrence of the disaster or the discovery of the danger, OC Parks shall provide the affected local government, if applicable, and the Executive Director of the CCC with at least notice by telephone of the type and location of the emergency action taken. As soon as possible and no later than 7 days after the emergency, OC Parks shall submit, for information purposes only, a written Notice of Emergency Development Authorization to the affected city and the Executive Director.

6.10.3 Emergency Development within California Coastal Commission's Retained Permit Jurisdiction

In the event of an emergency necessitating emergency development on land for which the CCC retains jurisdiction, the procedures of this subsection shall apply.

A. OC Parks shall apply for an emergency permit to the Executive Director by letter if time allows, and by telephone or in-person if time does not allow. All processing of the proposed emergency permit shall be in accordance with 14 Cal. Code of Regulations, Sections 13136 to13143.

B. Where immediate action by OC Parks is required to protect life and public property from imminent danger or to restore, repair, or maintain public works, utilities, or services damaged or interrupted by natural disaster or other emergencies, the requirement for obtaining an emergency permit may be

waived, per Section 30611 of the Coastal Act, provided that OC Parks shall comply with the provisions of Section 30611. OC Parks shall notify the Executive Director of the type and location of the emergency work within three days of the disaster or discovery of the danger, whichever comes first. This section does not authorize the erection of any permanent structure valued at more than $25,000. Within 7 days of taking action, OC Parks shall notify the Executive Director in writing of the reasons why the action was taken and provide verification of compliance with the expenditure limits. OC Parks' submittal to the Executive Director shall be reported to the Commission and otherwise processed under 14 Cal. Code of Regulations, Section 13144.

View of sycamore trees in the North Talbert open grassy picnic area.

APPENDICES

APPENDIX A - ABBREVIATIONS

ACOE	United States Army Corps of Engineers
BMP	Best Management Practices
CCC	California Coastal Commission
CFWC	California Fish and Wildlife Commission
CEQA	California Environmental Quality Act
CMFD	Costa Mesa Fire Department
CNPS	California Native Plant Society
CSS	Coastal Sage Scrub
ESHA	Environmentally Sensitive Habitat Area
GIS	Geographic Information System
HCP	Habitat Conservation Plan
MBTA	Migratory Bird Treaty Act
NCC	Natural Communities Coalition
NCCP	Natural Community Conservation Plan
NOID	Notice of Impeding Development
OC	Orange County
PWP	Public Works Plan
SARWQCB	Santa Ana Regional Water Quality Control Board
SCE	Southern California Edison
TARE	Talbert Regional Park
USGS	United States Geological Survey
WEEP	Workers Environmental Awareness Program

APPENDIX B - ENDNOTES

1 Brigandi, Phil. “Indian Village Names in Orange County.” OC Historyland, 2019. *https://www.ochistoryland.com/indian-villages*

2 Costa Mesa Historical Society. “Diego Sepulveda Adobe.” Costa Mesa History, accessed December 30, 2022. *https://www.costamesahistory.org/visit/adobe.*

3 City of Costa Mesa. “Costa Mesa: from small Native American Village to World-class city.” Costa Mesa, City of the Arts, accessed January 15, 2022. *https://www.costamesa.gov/community/about/history.*

4 Costa Mesa Historical Society. “Early Costa Mesa” (Charleston: Arcadia Publishing, 2009), page 7.

5. Friends of Harbors, Beaches, and Parks. “Chapter 3 Talbert Nature Preserve, Harriet Wieder Regional Park, and several county beaches.” History of OC Parks with Host Eric Jessen, March 15, 2005. You Tube video, 5:14. *https://youtube.com/watch?v=HBAENN15yX4*.

APPENDIX C - RESOLUTION OF ADOPTION

TO BE COMPLETED

APPENDIX D - ENVIRONMENTAL REVIEW (CEQA)

TO BE COMPLETED