

CALIFORNIA COASTAL COMMISSION

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Filed: 10/08/99
49th Day: 11/25/99
180th Day: 4/04/00
Staff: Hale-V
Staff Report: 12/21/99
Hearing Date: 1/13/00
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-98-334

APPLICANT: State of California, Santa Monica Mountains Conservancy

PROJECT LOCATION: 5750, 5775, 5800, 5802, and 5810 Ramirez Canyon Road,
Malibu, County of Los Angeles

PROJECT DESCRIPTION: The applicant requests approval to convert 5 existing single-family residences on 6 lots to use for offices and appurtenant facilities for up to 14 staff and 2 maintenance workers; to dedicate one residence permanently for the residential use of one on-site ranger & family; install two water supply tanks for fire fighting; to provide on-site parking in a variety of locations, abandon one septic disposal system and reactivate one idle septic disposal system; continuously maintain a minimum of three portable toilets on site for use by groups of over 50; conduct special events for groups of various sizes and purposes, and subject to various seasonal and daily timing limitations, with the maximum group size limited to 200 guests (150 maximum during fire season); to establish satellite parking sites for van shuttle parking, and create and/or improve on-site trails and recreational facilities specifically designed to provide barrier-free access for mobility-impaired visitors. Applicant proposes to designate the overall site as Ramirez Canyon Park.

LOCAL APPROVALS RECEIVED: The proposed project is a State facility within the City of Malibu; however, the City does not have a certified Local Coastal Program and thus lacks the land use regulatory authority over the project that would otherwise be conferred upon the City through the Coastal Act.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan (LUP) and associated certified maps; Revised project description packet submitted by applicant dated December 8, 1999; Letters to applicant from California State Fire Marshal, dated November 22, 1999, including attachment submitted by Los Angeles County Fire Department Captain Jim Jordan, and letter dated December 7, 1999; "Grading, Drainage and BMP Improvements at Proposed Parking Areas," (a draft on-site parking plan), dated December 10, 1999, prepared by Penfield and Smith, Septic system evaluation performed for Streisand Center for Conservancy Studies by Lawrence Young, Environmental Health Specialist, dated June 23, 1994, Septic

pumping evaluation prepared by McDermott Pumping, dated June 15, 1999, "Preliminary Evaluation of Fire Department Access, Wildland Fire Protection, and Evacuation, for Streisand Center for Conservancy Studies," dated June 14, 1999, prepared by Klaus Radtke, Ph.D., Geo Safety, Inc., RAND study of 1993 Old Topanga Wildfire, dated July 10, 1995; Coastal Commission staff report for CDP Application 4-98-334 dated October 14, 1999; Letter dated December 20, 1999 from Darrell Roy, General Engineering Contractor, regarding on site septic disposal systems; Draft on-site parking plan prepared by Penfield and Smith, Engineers, dated December 10, 1999 and received December 13, 1999.

LIST OF EXHIBITS: See Attachment A

STAFF RECOMMENDATION: Staff recommends approval of the proposed project with eleven (11) Special Conditions.

EXECUTIVE SUMMARY

1. Background

The proposed project is located on six lots totaling approximately 22.5 acres at the end of Ramirez Canyon Road, in the City of Malibu, County of Los Angeles. The site contains five older single family residences and was donated as a unit to the Santa Monica Mountains Conservancy (hereafter, "Conservancy"), State of California, by Barbra Streisand in 1993. The site has since been the Conservancy's headquarters and is known as the Streisand Center for Conservancy Studies. The land containing the five residences is bounded on three sides by Santa Monica Mountains Recreation Area lands owned by the National Park Service. South of the site, Ramirez Canyon is designated for, and partially developed with, single family residences.

Since acquiring the site in 1993, the Conservancy has used the site for administrative offices and facilities for a Conservancy staff of up to fourteen (14) employees and two (2) on-site groundskeepers, and as housing for a permanent ranger's family. In addition, the Conservancy has for at least the past three years held special events such as weddings and fundraisers for groups of up to 200 participants an average of approximately 24 times per year, in addition to hosting a variety of smaller group activities and tours.

2. Revised Project

In the time that has elapsed since the first Commission hearing on the applicant's proposal (continued from November, 1999 at the applicant's request), the applicant has worked diligently, in consultation with Commission staff and with state and county fire and life safety experts, to develop additional information (such as septic system

locations and capacities) and solutions to the problems posed by aging, previously constructed facilities located within a site that is challenged by a high risk of natural hazards – particularly wildfire.

In addition, the applicant has revised the project description in a number of ways. Previously, the Conservancy had provided no general public access to the gated site, nor any public parking or trails offering access to the adjacent National Park Service lands through the site. The Conservancy now proposes to rename the site "Ramirez Canyon Park" and to provide barrier-free public access (access designed to be free of obstacles such as stairs, or steeply sloping areas, that would prevent use by mobility impaired visitors) and recreation amenities that will be offered to the public, but particularly to disabled and elder groups in conjunction with Conservancy public outreach activities.

The Conservancy proposes to design the proposed trails and picnic facilities specifically to provide a barrier-free park that would be unique among Conservancy facilities, and thus to expand access outreach programs to disabled visitors and elder groups who could enjoy an outdoor experience and natural area interpretive trails in an environment hospitable to those with mobility constraints. The Conservancy proposes to construct all features of the interpretive trails and recreational facilities in accordance with Americans with Disabilities Act (ADA) requirements.

Other changes the Conservancy has made to the project description within the past month include removing the limit previously proposed by the applicant on the total number of special events of various kinds to be held on site annually, and the elimination of group size restrictions except for the 150-guest and 200-guest maximums described below, and set forth specifically in Exhibit 1 (revised project description). The Conservancy has also deleted the use of the Winding Way trailhead public parking lot by visitors taking van shuttles to the Ramirez Canyon facility.

Special Events:

Previous proposal included:

- 1) an average of six site tours per month for up to 40 participants per tour (peak times April through September);
- 2) business retreats, workshops, and other one-day meetings for up to 30 participants, up to 24 times per year; and
- 3) special events such as weddings and fundraisers for groups of up to 200 guests up to 30 times per year, during April through October.

Present proposal includes:

- 1) Small group gatherings for up to approximately 40 participants year-round, seven days per week, 8 a.m. to 10 p.m. (premises provided free to non-profit

organizations, educational groups and public agencies, and for a fee to for-profit groups);

- 2) Facility tours to be conducted year-round on weekdays, between 10 a.m. and dusk, for typically up to 40 participants (tours are free to disadvantaged and community service groups, while a fee is charged to other groups including garden clubs and tour packagers);
- 3) Larger events: These functions are proposed to be confined to the period from March 1 through October 31, on weekends and holidays between 8 a.m. and 10 p.m. and between 6 p.m. and 10 p.m. on weekdays. The applicant proposes that events of up to 150 participants be permitted anytime in the special event period, while events up to 200 would be allowed only through August 30 in consideration of fire season.

3. Key Coastal Act Issues

The most significant Coastal Act issues raised by the project and initially evaluated in the previous staff report dated October 14, 1999, are generally divided into two categories: 1) safety, and 2) the protection of sensitive coastal resources.

3.1 Safety

The project raises concerns about public safety due to the hazard posed to site visitors by wildfire. This risk, which exists throughout the Santa Monica Mountains, is compounded by the location of the subject site at the end of a dead-end road in Ramirez Canyon, with no alternate exit routes. To ensure that the proposed project is consistent with the hazard safety requirements of Coastal Act Section 30253, it was necessary for the applicant to demonstrate the ability to evacuate large groups upon threat of wildfire, and to ensure that emergency response vehicles could access the site, consistent with applicable state and local fire code requirements.

A continuing concern remains about the Conservancy's ability to provide adequate on site parking during fire season for the combined needs of park personnel, support staff for special events, and for at least eleven 15-rider capacity vans. Sufficient parking capacity is necessary because all transport vehicles must remain on site to permit a one-way evacuation of all people present in the event of a wildfire. The parking demand has been reduced somewhat by the applicant's proposal to limit special events to no more than 150 guests during peak fire season. The parking resources of the site nevertheless appear to be constrained by the limited available space and by reductions in proposed parking that have been required by fire safety officials reviewing the applicant's draft parking plan.

The Commission staff has worked with the applicant during the past two months to resolve outstanding fire and life safety issues, by arranging, for example, a meeting on

site among representatives of the Conservancy, the State Fire Marshal, the Los Angeles County Fire Department, and Commission staff on December 15, 1999. The focus of the meeting was to determine the specific site modifications, appropriate parking areas, and necessary vegetation management along Ramirez Canyon Road that would be necessary for the facility to achieve compliance with applicable state and county fire and life safety requirements. The Conservancy must still obtain final written approval from the Los Angeles County Fire Department Divisions of Fire and Life Safety, and Forestry. However, based on the results of the December 15 site analysis, it appears feasible for the Conservancy to undertake the necessary changes both on and off site that were identified at the meeting without extensive alterations of the physical environment. In addition, it was determined that adequate emergency vehicle clearance along Ramirez Canyon Road could be achieved through minor fuel modification and that it would be unlikely that the removal of any specimen native trees would be required.

The Conservancy has verbally committed to making the identified changes to satisfy all requirements and recommendations set forth by the Captain of the Los Angeles County Fire Department, Fire and Life Safety Division, at the December 15 meeting and from previous consultations with the County Fire Department's Forestry Division.

The ability to provide first responder emergency medical attention or life support and direct potential emergency evacuation at the site in an emergency with only one designated ranger and two administrative Conservancy employees on site with large groups was also discussed at the December site visit noted above. In response, the Conservancy's Executive Director, Joseph Edmiston, verbally amended the proposed project description to specify that two Conservancy Rangers would be on site during all functions with more than 100 participants. The proposed project previously included only one ranger during such events. This change increases the Conservancy's capacity to direct the deployment of emergency response vehicles and to oversee a full site evacuation during a wildfire.

On-Site Parking

On December 13, 1999 Commission staff received a first draft of a conceptual on site parking plan provided by the Conservancy at the request of Commission staff. The plan did not identify the actual configurations of the parking proposed, and depicted larger areas for designated parking than would be represented by the actual footprint of existing parking on the site. Thus, the plan is only useful as a conceptual schematic for on-site parking. One area, for example, was shown on the plan as approximately 65 feet wide, when in fact the existing graded corridor is only 17 feet wide.

Commission staff has also determined that expansion of parking lots in the designated areas would generally result in the encroachment of new development into riparian corridor setbacks (a minimum of 100 feet from the pre-existing riparian canopy)

required in the certified Malibu/Santa Monica Mountains Land Use Plan (LUP Table 1 standards for Environmentally Sensitive Habitat Areas), and established as a constraint to further intrusion into sensitive riparian habitat by the Commission in past permit actions.

In addition, Fire Captain Jim Jordan of Los Angeles County Fire Department identified proposed parking areas on the draft plan that would be incompatible with emergency ingress/egress and therefore the elimination of some designated parking sites is necessary to achieve fire and life safety code compliance. For all of these reasons, a final, verifiable evaluation of on-site parking capacity was not yet available at the time of this report's publication.

Fire Season Guest Maximum Numbers Linked to On-Site Parking Capacity

The total number of guests that could be accommodated on site during fire season is limited by the carrying capacity of the site's parking facilities. The maximum upper limit on guest capacity during fire season proposed by the applicant is 150 guests. The applicant only acknowledges fire season as September through October, however, Commission staff has determined that fire season is more extensive and that fire season precautions and limits should be observed from August 1 through December 31 (presently the applicant does not propose to stage large group special events after October 31). This window of time generally takes in the portion of the fire season (which is often officially declared as early as June 1) when vegetation has dried and Santa Ana wind conditions dramatically increase the threat of wildfire. Prior to August 1, the marine influence on humidity and the general absence of Santa Ana wind conditions tends to decrease the risk of catastrophic wildfire.

The fire season guest limit is associated with on site parking capacity because the safe and timely evacuation of guests during a wildfire requires all vehicles to remain on site during functions held during fire season. Thus, sufficient parking to accommodate all guest shuttles, Conservancy personnel, and event support parking (musicians, caterers, etc.) must be available on site during fire season. Because this capacity has not been demonstrated to date, the final maximum number of guests that may use the site during fire season will be determined in accordance with the applicable special conditions.

3.2 Environmentally Sensitive Coastal Resources

Septic Disposal Systems

The existing residences are served by septic disposal systems located in the midst of a riparian corridor. Ramirez Creek was previously re-routed and partially channelized by the former owner to facilitate development and landscaping of the site within the natural streambed. Therefore, some of the septic disposal systems serving the five residences located on site are constructed directly within the filled channel of the former

streamcourse. This pattern suggests, among other potential problems, that leachfields have been situated within highly permeable alluvial (sandy) soils and that septic leachate, therefore, may percolate more readily into Ramirez Creek—especially septic systems that are chronically taxed beyond their design capacity by concentrated use during special events.

The septic disposal systems are designed for residential use on a modest scale, as the structures on site are relatively small, and designed c. 1960s, in comparison to the estate-sized homes commonly proposed in the Malibu area. Thus, the tank sizes and capacity of the associated leachfields are designed to process the effluent discharge patterns and volumes associated with moderate single family residential use. The design capacity is, therefore, different from the degree of use that would be imposed by large groups adding concentrated volumes of wastewater to the systems over a short period of time.

For these reasons, the previous staff report proposed a special condition of approval that required the preparation of a septic disposal system study and improvement plan. Since the publication of that previous report, the applicant has informed staff that such a study is underway. The only results that staff has received to date is the letter dated December 20, 1999 from Darrell A. Roy (Exhibit 19).

The applicant represents, however, that in the course of conducting the study, two previously unidentified septic disposal systems were discovered. One system has apparently been active all along, and serves the Barn facility, which was previously characterized as sharing the 1,000 gallon septic tank that serves the Peach House facility. An additional, but presently idle, system has been detected beneath the existing tennis court, and according to the applicant may be suitable, with some modifications, to place in service for the Barwood facility (administration building). This transfer would allow the abandonment of the present Barwood septic disposal system, which the applicant has determined to contain a leachfield located less than 25 feet from the streambank of Ramirez Creek. The certified Malibu/Santa Monica Mountains Land Use Plan requires a minimum setback of at least 50 feet from the outer edge of the existing riparian or oak canopy for leachfields, which staff has interpreted as from top of streambank in the vicinity of the Barwood facility due to the extensive removal of riparian canopy that has occurred in the past on the subject site (the streambanks of Ramirez Creek are almost completely channelized in the area of the Barwood facility).

The applicant has also informed staff that studies have been undertaken of the bacterial content of Ramirez Creek both up and downgradient of the facility, but the study parameters were not disclosed, nor have any results been submitted for staff analysis.

The applicant does not propose to replace or supplement the existing septic disposal systems with the newer generation of more effective, and more efficient, so-called "bottomless sand filter" systems, which also produce usable graywater as a byproduct

and use a smaller leachfield area. One advantage of recapturing graywater is that it could be used to offset the extensive irrigation requirements of the present site landscaping.

The Conservancy proposes to require the exclusive use of three on-site portable toilets for events of more than 50 guests, and proposes to lock the restrooms in the buildings during special events to enforce the restriction against the use of the flush toilets connected to the septic disposal systems. The only bathroom available during events of more than 50 participants will be the bathroom in the Peach House where the bridal party traditionally dresses. That bathroom would be used only by the bridal party.

4.0 Special Conditions.

The issues identified by staff have been addressed in eleven (11) special conditions that require, among other things that the applicant document sufficient on- and off-site parking capacity to support the proposed uses, undertake fire safety and emergency access upgrades both on- and off-site, update comprehensive emergency evacuation plan, resolve septic disposal system deficiencies, and implement the applicant's public access and recreation outreach proposal. Most notably, Special Condition 2 requires the applicant to submit a final Emergency Access and On-Site Parking Plan that demonstrates sufficient capacity for all on site parking necessary to serve 150-person events as described specifically in the condition, requires the transportation vehicles necessary to conduct a full site evacuation to remain continuously on site throughout the event, and enforces these requirements from August 1 through December 31 annually. If the applicant cannot provide sufficient parking, particularly for the 15-rider vans required for guest shuttle transportation, the maximum number of guests allowed on site during the designated fire season will be reduced accordingly, as set forth in Special Condition 2.

STAFF NOTE Regarding Previous Alteration of the Ramirez Creek Stream Corridor:

The Commission staff has previously sought to resolve with the applicant the matter of the channelization of the stream corridor that took place on the site prior to Conservancy acquisition of the land through its donation by the previous owner, Barbra Streisand, in 1993. Without benefit of a coastal development permit, the stream was rerouted, the corridor channelized, and extensive rock and concrete channels and cosmetic landscape features constructed within the stream. Native vegetation was removed to facilitate such construction, and extensive plantings of non-native species with intensive irrigation requirements were installed. In some cases, highly invasive non-native plantings were established on the streambanks (plantings of periwinkle (*vinca*), for example).

The Conservancy has not submitted an application for a coastal development permit for the unauthorized development.

While meeting with Conservancy representatives to resolve the issues addressed in this staff report, the Commission staff has also requested a commitment from the Conservancy to submit an application for the necessary coastal development permit for the previous development undertaken on the site within the next six to twelve months. The Conservancy staff has indicated a willingness to submit an application addressing this but has not made a commitment to submit the necessary application and supporting materials within the requested time frame.

STAFF RECOMMENDATION:

I. STAFF RECOMMENDATION OF APPROVAL:

Staff recommends that the Commission adopt the resolution set forth below, via the following motion:

A. MOTION:

I move that the Commission approve Coastal Development Permit 4-98-334 pursuant to the staff recommendation.

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

B. RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Compliance.** All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
5. **Inspections.** The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.

6. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

7. **Terms and Conditions:** See Special Condition 11.

III. Special Conditions

1) Final Transportation and Off-Site Parking Plan.

Prior to the issuance of the coastal development permit, the applicant shall submit a final Transportation and Off-Site Parking Plan for the review and approval of the Executive Director. No off-site public coastal access parking, including but not limited to the Winding Way Trailhead public parking, shall be utilized to satisfy the off-site parking requirements of the applicant at any time. The final Plan shall include evidence that offsite parking provisions for groups of up to 200 guests are available at private parking locations for visitors taking van shuttles or carpooling to the subject site. The applicant shall submit evidence to the satisfaction of the Executive Director that such space is available concurrently with the hours and days of special events approved by the Commission pursuant to Special Condition 9 without displacing the current parking use of the designated locations.

The necessary evidence to achieve compliance with this special condition shall consist of the following, at a minimum, and any additional evidence that the Executive Director deems reasonable, and shall be updated as needed and made available to the Executive Director upon request:

1. A letter from the owner and operator of the designated private parking areas documenting: a) the total supply of parking available at each location, b) that the parking area has sufficient excess capacity during the potential hours of parking needed by the applicant to serve functions authorized pursuant to Special Condition 9 without displacing any present users of the parking, and

2. Evidence of a binding commitment from the owner of the designated private parking to make sufficient parking space available to the applicant during the hours, days, and seasons of required parking necessary to serve the uses authorized by Special Condition 9.

2) Final Emergency Access, On-Site Parking and Best Management Practices Plan;

Prior to the issuance of Coastal Development Permit 4-98-334 the applicant shall submit for the review and approval of the Executive Director a final On-Site Emergency

Access, Parking and Best Management Practices Plan prepared by a licensed civil engineer and approved by Los Angeles County Fire Department Captain Jim Jordan, or his designated representative as adequate to comply with applicable state and county fire and life safety regulations, that incorporates the following requirements:

a) Provides a full sized plan, drawn to scale, showing:

- (1) The boundaries of the designated 15-rider van parking area (which shall be located solely within the area designated as Primary Parking Area 1 on the draft plan dated December 10, 1999), individual parking spaces within the van parking area, and the size of the spaces;
- (2) Designated non-employee standard parking areas (for use as special event support parking, for example), individual parking spaces within the designated areas, and the size of the spaces;
- (3) Designated Conservancy employee and maintenance staff parking areas, individual parking spaces within the designated areas, and the size of the spaces;
- (4) Total designated parking shall show a minimum of eleven (11) 15-rider van spaces within Primary Parking Area 1, a minimum of twelve (12) event support spaces, a minimum of 16 employee and maintenance staff parking spaces (10 of these spaces may be designated toward the event support spaces after 6 p.m. on weekdays and on weekends), a minimum of two spaces for Ranger vehicles, one space for the pump truck, and a minimum of two spaces for use by residential ranger family.

b) Provides emergency vehicle turnouts and hammerhead fire truck turnarounds at all locations designated by Los Angeles County Fire Captain Jim Jordan at the December 15, 1999 site visit (and annotated on plan and accompanying notes on file at the Commission office, and referenced herein as Exhibit 18), specifically including:

- (1) Construct paved or certified all-weather surfaced turnouts at least 20 feet wide and 50 feet deep, including applicable portions of existing roadways, at the following five (5) locations:
 - ☐ just inside the entrance gate,
 - ☐ at the mouth of primary parking area 1,
 - ☐ at the entrance to primary parking area 2 (Art Deco),
 - ☐ at the halfway point of the accessway between secondary parking at/including portions of primary parking area 3,
 - ☐ and at the intersection of roadways at Primary Parking Area 3 (deleting sufficient parking to provide for this purpose);
- (2) Construct paved or certified all-weather surfaced hammerhead fire truck turnarounds of regulation size at the following three (3) locations:

- ☐ secondary parking area 5 (replacing most parking shown in that location and incorporating necessary improvements specified by the Fire Captain such as removal of rock retaining wall, removal of shrubbery and widening of roadway bed)
 - ☐ secondary parking area 7 (replacing all parking in that area), and
 - ☐ secondary parking area 8 (in addition to designated parking);
 - (3) Designate emergency ingress/egress routes and locations and content of associated signage to be posted on site, including sign stating that van shuttle parking is ONLY authorized in Primary Parking Area 1;
- c) Provides for construction of on-site emergency vehicle access improvements not otherwise specified above, including:
- (1) Widen and pave accessway between mouth of primary parking area 1 and hammerhead turnaround at secondary parking area 5 to a minimum of 20 feet in width; and
 - (2) pave accessway between primary parking area 3 and secondary parking area 8 presently shown as "gravel road."
- d) Incorporates all feasible best management practices (BMPs) to control the amount and direction of runoff and the discharge of contaminants from parking areas into Ramirez Creek.

The Plan shall not result in additional grading or construction within 100 feet of the top of the streambank of Ramirez Creek for new or expanded parking areas; however this setback may be reduced for driveways/turnouts necessary for fire access compliance. If the Plan requires grading or construction not otherwise authorized by the provisions of this special condition, the applicant shall seek an amendment to Coastal Development Permit 4-98-334 or a new permit. The Plan shall incorporate all requirements and recommendations of the State Fire Marshal and Los Angeles County Fire Department including but not limited to the specific measures listed herein. The final Plan shall be reviewed and approved by the State Fire Marshal and the Los Angeles County Fire Department prior to the issuance of the coastal development permit.

If the final Plan can not accommodate the minimum van parking capacity set forth herein, the maximum number of guests (150) allowed at special events from August 1 through December 31 shall be reduced by 14 for every van space lost. The minimum number of other spaces necessary for employees, Ranger vehicles and pump truck, and event support parking may not be reduced and shuttle van parking shall not be provided in any location on site other than Primary Parking Area 1.

All parking on the site must use the appropriate designated parking area identified in the approved Plan.

All improvement to accessways, roads, parking, placement of signage, or other requirements contained in the Plan required herein must be completed by June 1, 2000.

In addition, any substantial changes to the plan, other than what is specifically outlines above, shall require an amendment to the permit. The Executive Director shall determine whether any changes to the plan constitute a substantial change.

3) Assumption of Risk.

- (A) By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from flooding, erosion or wildfire; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards. The Commission understands that a legislative appropriation would be required to enable the Conservancy to make the payments referred to in section (iv) above.
- (B) Prior to the issuance of the coastal development permit, the applicants shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

4) Final Septic Disposal System Report and Implementation of Septic Disposal System Improvements.

(A) Prior to the issuance of Coastal Development Permit, the applicant shall submit for the review and approval of the Executive Director, a septic system study and improvement plan prepared by a licensed environmental health specialist or qualified engineer that incorporates the following requirements:

- (1) Demonstrates and maps on a site plan drawn to scale and delineating the top of streambank of Ramirez Creek, the exact location and condition of each septic disposal system tank, disposal pit, or leachfield, whether idle or in use, and identifies the capacity of each system and analyzes the adequacy of each system to serve the use proposed by the applicant (up to 50 people each in Barn, or Peach House, or Art Deco, and up to 16 full time employees in Barwood);

- (2) Determines whether any components of the identified systems are either (1) not in conformance with the Uniform Plumbing Code requirements or (2) encroach within 50 feet of the top of the nearest streambank of Ramirez Creek for leachfields or within 100 feet of the top of the nearest streambank for seepage pits.
- (3) Sets forth a replacement and upgrade plan for any deficient system or system components identified pursuant to (2) or (5) that achieves adequate septic disposal capacity without encroaching within the setbacks from the streambanks identified in (1).
- (4) Evaluates the septic burden upon the existing or proposed systems that will be imposed by the use of the site for groups of up to 50 participants per building under the applicant's proposal (groups of over 50 would use the portable toilets) and determines whether the existing systems (including the idle system proposed to be placed in use to serve the Barwood facility) are adequately designed to serve the applicant's proposal and proposes improvements to the system, or installation of new systems that will ensure sufficient on-site septic disposal system capacity to serve the functions proposed by the applicant;
- (5) Incorporates and the results of the analyses of water quality samples (testing for bacteria) that according to the applicant were collected beginning in October of 1999 upstream and downstream from the site, and analyzes whether any positive results may indicate the failure of one or more of the septic disposal systems on site to effectively filter leachate.

(B) If the analytical results of the water quality samples collected pursuant to (5) above indicate that the concentration of bacteria in the samples collected downstream of the subject site is higher than the concentration of bacteria in the samples collected upstream of the subject site (background samples), then the presumption shall be that one or more of the septic disposal systems on the subject site are the source of the bacterial contamination of the streamwater. Such results shall require the applicant to submit a plan for the further evaluation of the septic systems on site (including, for example, the injection of traceable dyes into each system to determine whether leachate is percolating into the stream waters) for Commission review and approval. Any or all septic systems subsequently determined to be discharging any traceable amount of septic leachate into Ramirez Creek shall be immediately removed from use, and the applicant shall submit an application for a new coastal development permit to replace the subject system(s) with a new bottomless sand filter system subject to Commission approval

(C) In addition, prior to the issuance of the Coastal Development Permit, the applicant shall submit evidence to the satisfaction of the Executive Director that the existing septic disposal tank and leachfield serving the Barwood facility has been properly abandoned in accordance with the requirements of the Uniform Plumbing Code, including the placement of fill material within the empty tank space, and that the idle tank located at the tennis court has been placed in service and that no leachfields associated with that system encroach within the applicable stream.

(D) The applicant shall fully implement any required system upgrades or replacements identified pursuant to the above requirements of this special condition that may be necessary within sixty (60) days of the issuance of Coastal Development Permit 4-98-334 or within such additional time as the Executive Director may grant for good cause.

5) Future Development.

This permit is only for the development described in coastal development permit No. 4-98-334. Pursuant to Title 14 California Code of Regulations sections 13250(b)(6) and 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610 (a) and (b) shall not apply to the entire parcel. Accordingly, any future improvements to the subject structures or lands, or changes in the kinds or intensities of the uses of the subject site permitted by Permit No. 4-98-334, including but not limited to clearing of vegetation and grading, which might otherwise be exempt from coastal permitting requirements, shall require an amendment to Permit No. 4-98-334 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

6) Final Emergency Management and Evacuation Plan.

Prior to the issuance of Coastal Development Permit 4-98-334, the applicant shall submit a Final Emergency Management and Evacuation Plan that incorporates all fire and life safety protection requirements imposed on the operation of the facility by the State Fire Marshal and the Los Angeles County Fire Department. The Plan shall specify that between August 1 and December 31 annually, the maximum attendance of guests at on-site functions shall be limited to no more than 150 and that all guests shall be shuttled on site by 15-rider vans sufficient to evacuate the entire group in a one-way evacuation (a minimum of 11 vans for a 150-guest event) and that all vans shall remain on site continuously only at Primary Parking Area 1 throughout special events during the specified fire season of August 1 through December 31, annually. The Plan shall additionally specify that a minimum of one fully qualified Conservancy Ranger and two additional Conservancy employees shall be continuously present on site for all events at all times during the year. The number of Conservancy Rangers on site continuously shall be increased to two (2) from August 1 through December 31 when groups of more than 100 participants are on site. The Plan shall specify that the Conservancy Rangers shall at all times have the authority to direct all emergency response and evacuation procedures on site.

All events on site must be conducted in full compliance with the approved plan.

7) Fire and Life Safety Compliance Plan.

Prior to the issuance of Coastal Development Permit 4-98-334, the applicant shall submit evidence to the satisfaction of the Executive Director that all requirements and life and safety recommendations of the State Fire Marshal and the Los Angeles County Fire Department not otherwise specified in Special Condition 2 set forth above, including those requirements for 13 ft. 6 inches of vertical vegetation clearance (fuel modification) along Ramirez Canyon Road, Delaplane Road, and Winding Way, have been met. Such evidence shall include written concurrence from the Office of the State Fire Marshal and, from the Captain of the Los Angeles County Fire Department, Fire and Life Safety Division, that such compliance has been achieved, and the submittal of an approved, final fuel modification plan approved by the Los Angeles County Fire Department Division of Forestry.

8) Ramirez Canyon Park barrier-free trail and recreation facility construction and implementation plan.

In accordance with the applicant's proposal, prior to the issuance of Coastal Development Permit 4-98-334, the applicant shall submit for the review and approval of the Coastal Commission, a plan prepared by a licensed civil engineer, and in consultation with the National Park Service, to provide a barrier-free natural area interpretive trail and creekside picnic and recreation facility within the newly designated Ramirez Canyon Park and adjacent National Park Service lands. All facilities and amenities contained in the plan or required for the safe use of the facility by disabled or elderly visitors shall be incorporated into the plan and shall comply with Americans With Disability Act (ADA) requirements, including trails, picnic facilities, drinking fountains, restrooms, and parking areas. The applicant shall additionally submit evidence that the plan has been approved by the State Architect as ADA-compliant.

The plan shall not incorporate grading (other than minor trail grooming) or vegetation removal within 100 feet of the outer riparian canopy or the top of streambank where no canopy exists, of the adjacent Ramirez Canyon Creek. If the plan requires significant grading (other than minor trail grooming) for the trail or trail-related facilities, or construction within the setback areas, or the construction of new restrooms or new parking areas not existing or approved in this permit, the applicant must obtain either an amendment to Coastal Development Permit 4-98-334 or a new coastal development permit.

The applicant shall implement the construction and opening of the barrier-free trail and recreation facility within sixty (60) days of issuance of Coastal Development Permit 4-98-334 or within such additional time as the Executive Director may deem warranted.

9) Approved Kinds and Intensities of Site Uses.

The uses of the site approved pursuant to Coastal Development Permit 4-98-334 include the following, however all kinds and intensities of site uses are continuously

subject to the restriction that site capacity must never exceed the maximum upper limit of guests and must conform to all applicable site parking, evacuation procedures and requirements, etc., as required by the applicable special conditions. Of special note is the restriction on shuttle parking from August 1 – December 31, during which time all vehicles necessary to transport site visitors, employees, and event support must remain continuously on site and available for evacuation in a wildfire emergency:

- A. Park administrative offices for the Conservancy and Mountains Recreation and Conservation Authority (all of Barwood facility and upper story of Barn facility);
- B. A ranger residence utilized by a ranger charged with security and public safety duties.
- C. Public improvements for the new trail and creekside picnic and recreation area pursuant to Special Condition 8.
- D. Use of the Peach House, Art Deco, and Barn facilities for special events, tours, and small group gatherings with the provision that all groups of 50 or more must use the portable toilets located on site and that the regular restrooms will be locked during events larger than 50 guests to prevent overburdening of the septic systems associated with these structures.
- E. Special events, groups, workshops, tours, etc., may be held in accordance with the following standards:

Small group gatherings and site tours: May be conducted year-round, seven days per week, 8 a.m. to 10 p.m. for groups of up to 50 participants. In accordance with the applicant's proposal, the premises are provided free for such gatherings to non-profit organizations, educational groups and public agencies, and for a fee to for-profit groups.

Special Events: Special Events for groups of up to 200 may be conducted between March 1 and August 1, on weekends and holidays between 8 a.m. and 10 p.m. and between 6:00 p.m. and 10 p.m. on weekdays. Special Events for groups of up to 150 may be conducted between August 1 and October 31, during the same days and hours as other special events, but subject to specific fire and life safety requirements set forth in the applicable special conditions herein.

- F. Outreach Programs: These programs may be conducted year-round, seven days per week, from 10 a.m. to dusk, and are intended to provide access outreach to disadvantaged and/or disabled youths and seniors. These programs are provided at no cost to the participants, and the Conservancy provides free or low-cost sponsored transportation from urban areas.

10) Condition Compliance (after-the-fact).

Within 120 days of Commission action on this coastal development permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit, except for such additional time as may otherwise be specified within applicable special conditions.

11) Termination of Uses

The authorization in Coastal Development Permit No. 4-98-334 for the use of the site as Conservancy administrative headquarters and offices, and for use of the site for public recreation, workshops, conferences, meetings, tours and special events shall terminate if the site is no longer owned by the Conservancy or successor State agency. If the site is no longer owned by the Conservancy or a successor State agency, the new owner may only use the site for residential purposes, and may not undertake any of the uses listed above on the site, unless a new coastal development permit is applied for and obtained that authorizes such additional use(s).

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description; Background; Environmental Setting

The proposed project is located on approximately 22.5 acres at the end of Ramirez Canyon Road, City of Malibu, County of Los Angeles. The site contains six single family residences on five separate lots and was donated as a unit to the Santa Monica Mountains Conservancy (hereafter, "Conservancy"), State of California, by Barbra Streisand in December, 1993. (See Exhibits 2-4).

The site contains extensive hardscaping, such as brick-lined roadways, river rock retaining walls, paths, terraced gardens, tennis courts, a swimming pool, decks, courtyards, and extensive non-native ornamental landscaping and terraced orchards. The site is bounded on three sides by the Santa Monica Mountains Recreation Area, which is owned by the National Park Service. South of the site, Ramirez Canyon is designated for, and partially developed with, single family residences.

Environmental Setting

The site is located in the Malibu area of the Santa Monica Mountains. The area is characterized by chaparral-covered canyon slopes draining into narrow, often intermittent, streamcourses typically flanked, where relatively undisturbed, by oak, willow, and sycamore riparian canopy. The Mediterranean climate of the Santa Monica Mountains typically brings cool, wet winters and warm, dry summers. Late summer and early fall are often accompanied by hot, dry winds known as the "Santa Anas." These blow toward the sea – opposite the usual prevailing direction of offshore breezes – and sometimes drive severe wildfires through the dry, resinous brush of the Chaparral plant communities, and down canyon slopes.

The subject site is situated in a canyon at the end of Ramirez Canyon Road that is surrounded by mature chaparral vegetation (the area has not burned in over 25 years according to Head Conservancy Ranger Walt Young). Ramirez Canyon Creek

traverses the site and is designated as Environmentally Sensitive Habitat Area (ESHA) on the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) Resource Maps. The immediate riparian corridor of the creek is flanked by habitat designated in the LUP as a Locally Disturbed Sensitive Resource Area (DSR).

The stream corridor in the area of the existing residences was extensively altered by the previous owner without the benefit of a coastal development permit (see "Staff Note" at the end of the executive summary). This report does not address the alteration of the riparian habitat (rerouting of streamcourse, placement of rip-rap (rock) along the streambanks, construction of retaining walls along the stream corridor as aesthetic features, for example) that has taken place in the past. The report only addresses the applicant's after-the-fact change of site from residential to administrative headquarters, special event destination, and public park.

No designated trail corridors are known to occur on the proposed site. The Coastal Slope Trail, a main artery of the trail network for pedestrian and equestrian users in the Malibu/Santa Monica Mountains area, crosses Ramirez Canyon Road at one location (LUP Trail Map, Exhibit 7).

Amended Project Description

The applicant has amended the proposed project description since the publication of the previous staff report (dated October 14, 1999) in accordance with the revised project description attached hereto as Exhibit 1. The applicant continues to propose to use the existing residences as follows (see Exhibit 11):

"Barwood" (5775 Ramirez Canyon Rd.), a 3,500 sq. ft. single family residence:

for use as Conservancy Headquarters and administrative support functions (a total of fourteen Conservancy employees and two maintenance staff routinely work at the site);

"Peach House" (5750 Ramirez Canyon Rd.), a 4,900 sq. ft. single family residence, for use for special events;

"The Barn" (5750 Ramirez Canyon Rd.), a 3,370 sq. ft. single family residence built as a "guest house" to the Peach House on the same lot, for use for special events on the first floor and for administrative offices on the second floor;

"Art Deco" (5802 Ramirez Canyon Rd.), a 4,600 sq. ft. single family residence, for use for special events or receiving visitors;

"Caretaker Residence" (5800 Ramirez Canyon Rd.), a 1,350 sq. ft. single family residence, for continued residential use for the on-site Conservancy Ranger and the ranger's family.

In addition, the applicant's revised project description modifies the number and schedule of special events in the following ways:

Previous proposal, included:

- An annualized average of six site tours per month for up to 40 participants per tour (or a maximum of twelve tours per month during peak months of April through September);
- Business retreats, workshops, and other one-day meetings for up to 30 participants, up to 24 total events per year;
- Large special events such as weddings and fundraisers for groups of up to 200 guests up to 30 times per year, during the months of April through October.

Present proposal, includes:

- Small group gatherings for up to approximately 40 participants, year-round, seven days per week, 8 a.m. to 10 p.m. (premises to be provided free to non-profit organizations, educational groups and public agencies, and for a fee to for-profit groups);
- Facility tours, to be conducted year-round on weekdays, between 10 a.m. and dusk, for approximately 40 participants (tours to be provided free to disadvantaged and community service groups, while a fee is charged to other groups including garden clubs and commercial tours);
- Larger events: The applicant proposes to confine these functions to the period from March 1 through October 31, annually, on weekends and holidays between 8 a.m. and 10 p.m. and between 6 p.m. and 10 p.m. on weekdays. The applicant proposes that events of up to 150 participants be permitted at time within these parameters during the March-October season, but that events of up to 200 participants be allowed only during April-August 30, with the August 30 cutoff date being set in consideration of what the applicant proposes to consider as the advent of fire season.

A notable amendment of the previous project description incorporates a new public access and outreach component into the previous proposal. The Conservancy's concept would establish a barrier-free interpretive trail on the gentle terrain that characterizes the northernmost gardens and meadow area of the site above the Barn, extending into the natural area along the creek and on the adjacent National Park Service lands. The Conservancy's proposal would also place picnic areas beside the creek and would incorporate the necessary amenities to serve the disabled, disadvantaged youth, and elder populations that the Conservancy believes could enjoy a relatively unique, universal access experience at the site the Conservancy additionally proposes to name "Ramirez Canyon Park." These facilities would only be available by reservation.

B. Hazards

Section 30253 of the Coastal Act states in pertinent part that new development shall minimize risks to life and property in areas of high geologic, flood, and fire hazard.

The proposed project is located in the Santa Monica Mountains, an area which is subject to a number of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, and flooding. In addition, the chaparral plant community that typically grows on the slopes of the mountain canyons is adapted to natural fire cycles that result in wildfire return times averaging between 12 and 30 years in any one stand of chaparral.

The subject site is located at the end of a dead-end road in a relatively steep canyon. There is no alternative exit route available from the site should Ramirez Canyon Road become impassable. The adjacent canyon slopes are covered by mature chaparral that has not, according to the Conservancy's head ranger, burned in over twenty-five years. The average return time for fire cycles in typical chaparral is between twelve and thirty years.

Many shrubby species common to chaparral plant assemblages store highly flammable terpenes within their leaves and twigs (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for, frequent wild fires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire damage to development that cannot be completely avoided or mitigated if development occurs within these plant communities.

As the dry summer fire season progresses (the season may be officially declared as early as June 1), vegetation becomes desiccated from lack of rain, and by August or September the Santa Ana winds often begin to blow, reducing humidity dramatically and carrying hot, dry interior air down the coastal canyons, toward the sea—in the opposite direction of the more typical onshore maritime breezes. When these conditions arise, wildfires can be touched off by any source of ignition, and consume hundreds of acres in a few short hours, or in extreme cases, such as the Old Topanga Fire of 1993, hundreds of acres can burn in a matter of 15 to 20 minutes.

Commission staff met with the applicant, the Deputy State Fire Marshal, the Captain of the Los Angeles County Fire Department Fire Safety Division, at the subject site on December 15, 1999. The site, as a state facility, is under the authority of the State Fire Marshal. Exhibits 16 and 17 contain the letters of the State Fire Marshal addressing the standards the site must adhere to, and delegating the decision of what on site upgrades for turnouts, fire truck hammerhead turnarounds, roadway widths and vegetation clearance, etc., would be necessary to the Captain Jim Jordan of the Los Angeles County Fire Department. At the December 15 site visit, Captain Jordan evaluated an as-built site plan of the Conservancy property, walked the roadways of the site, determined the locations and specifications of turnarounds, fire truck staging areas/hammerhead turnarounds, roadway widening requirements, and necessary changes along Ramirez Canyon Road, Delaplane Road, and Winding Way (the access route to the site from Pacific Coast Highway).

Fire Captain Jordan determined that five turnouts, three hammerhead turnarounds, parking restrictions for shuttle vans, some road resurfacing and widening on site, and fuel modification along Ramirez Canyon Road, would be required. He also pointed out specifications for all weather surfacing of the turnarounds and roadways and noted that a civil engineer must certify such surfaces on slopes of less than 10 percent (typical of Ramirez Canyon Road and most on-site roadways). Captain Jordan determined during the December 15 site reconnaissance that Ramirez Canyon Road would not require widening to achieve fire safety standards, but that vertical vegetation clearance of overhanging limbs or shrubs would be required to a minimum height of 13 feet 6 inches. Specimen native oaks and sycamores with limbs overhanging Ramirez Canyon Road were then measured and Commission staff determined that no mature trees would require extensive limbing or removal.

Captain Jordan evaluated the 12 ft. wide wooden bridge just outside the entrance to the subject site and stated that he would not require the replacement of the bridge at the present time. In addition, Captain Jordan stated that the Los Angeles County Fire Department Forestry Division would separately review a fuel modification plan for the subject site. The applicant states that the Forestry Division has already reviewed a draft plan which includes the removal of all non-native pine trees and other highly flammable vegetation within a minimum of 100 feet of the existing structures, commencing with those trees that are presently either dead or clearly diseased. The plan requires the phased removal of all pines, eucalyptus and other species known to carry fire efficiently, to be completed within two years or less. Special Conditions 2 and 7 require the applicant to prepare a plan to implement the physical changes to the project site and to the access route to the site that are necessary to comply with all applicable state and local fire code requirements, and to complete all construction necessary to achieve full compliance with the final plan by June 1, 2000. Through the implementation of the requirements of Special Conditions 2 and 7, all fire safety requirements will be addressed prior to the onset of the 2000 fire season.

The applicant has submitted a report entitled "Preliminary Evaluation of Fire Department Access, Wildland Fire Protection, and Evacuation for the Streisand Center for Conservancy Studies" located at 5750-5802 Ramirez Canyon Road, dated June 14, 1999, and prepared by Klaus Radtke, Ph.D., Wildland Resource Sciences. The report is attached in full as Exhibit 15 hereto. The report recommends on-site management of guests during a wildfire, including measures such as extensive fuel modification clearances to protect structures from burning vegetation, deployment of foam rig fire fighting capacity (a 1969-vintage foam rig is maintained on site by the Conservancy and the on-site ranger is trained in its use), and essentially relies on a "hunker-down, shelter in place" strategy in the event of a wildfire. The applicant, in accordance with the report's recommendations, proposes to install a 4,500 gallon and a 10,000 gallon water tank on site, and to pump the contents of the existing swimming pool for fire defense water capacity.

The "shelter-in-place" strategy would only be relied on in an extreme emergency where full evacuation of the site was rendered infeasible. The applicant, through compliance with the applicable special conditions of this permit, will implement on and off site measures to provide for safe site evacuation. However, the State Fire Marshal has indicated to the applicant and to Commission staff that the additional measures contained in the Radtke report would enhance the site's safety. Specific measures proposed by the applicant include replacing the Art Deco windows with double paned glass, and replacing the wooden shingles on the Barwood facility with a fire retardant alternative. The applicant states that these upgrades are scheduled to commence immediately and may be completed before the scheduled hearing on January 13, 2000.

In addition, and as required in Special Condition 6, the Conservancy will staff all events for 100 or more guests during fire season with two Conservancy Rangers who are fully trained in wildfire response and life safety requirements and techniques. This requirement ensures that sufficient qualified personnel will be present to manage the site and direct an evacuation in the event of a wildfire. The presence of two rangers is important because it may not be possible to summon additional rangers to the site at the time of an emergency if a wildfire is in progress and firefighters are directed elsewhere or communications are down. One Conservancy Ranger will otherwise be available on site at all times for functions with fewer than 100 guests.

Special Condition 6 further requires the applicant to require all shuttle vans or other transporting vehicles for events held between August 1 and December 31, the period defined as fire season, to remain on site throughout the special event. This requirement ensures the applicant's capacity to provide sufficient transportation for an orderly one-way evacuation of occupants from the site during a wildfire emergency. Without sufficient vehicles to transport all persons off site in a one-way evacuation, vehicles may not be allowed to return to the site and those remaining on site could be trapped.

As an additional precaution, the Conservancy states in its revised project description and the supporting attachments incorporated into the project description and attached hereto as Exhibit 1 that it has adopted a policy to cancel any special event, tour, or other function on site on those days when a "red-flag" warning of extreme fire or flood hazard has been issued by fire or emergency management agencies. This commitment to the safety of its guests has been made by the Conservancy above and beyond any applicable regulation of the State Fire Marshal or Los Angeles County Fire Department.

Special Condition 6 requires the applicant to incorporate many of the provisions discussed above into a final Emergency Management and Evacuation Plan. This provision ensures that specific requirements are translated into the final document that is made available to train and inform present and future Conservancy employees who will be called upon to implement these requirements.

Special Condition 7 (Fire and Life Safety Compliance Plan) is necessary to ensure that all requirements of the State Fire Marshal and Los Angeles County Fire Department that are not specifically addressed through roadway/parking improvements required pursuant to Special Condition 2, are fully incorporated into the proposed project plans and verified as achieving applicable code compliance by the State Fire Marshal and the Los Angeles County Fire Department. Examples of such requirements include fuel modification, location of fire extinguishers, exit capabilities of structure doorways, etc., set forth in Exhibits 16 and 17. Implementation of Special Condition 7 will ensure that all events held on site are conducted in full compliance with the fire safety requirements addressed in Special Condition 7.

Despite the imposition of the applicable special conditions discussed above, the Commission has consistently determined that all development in the Santa Monica Mountains is subject to a risk of wildfire and flooding hazard that cannot be fully mitigated or avoided. Therefore, the Commission finds it necessary to impose Special Condition 3 (Assumption of Risk). Through Special Condition 3, the applicant acknowledges the nature of the fire and flood hazard (due to the proximity of the proposed project to Ramirez Canyon Creek, which traverses the site) which exists on the site and which may affect the safety of the proposed project. Moreover, through acceptance of Special Condition 3 the applicant also agrees to indemnify the Commission, its officers, agents and employees against any and all expenses or liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project, including injury or death that may occur to visitors to the site or to the applicant's employees or other parties present at the site to perform (by way of example, but not limited to) maintenance, construction, or any other purpose. This Condition recognizes that a legislative appropriation would be required to enable the Conservancy to indemnify the Commission.

In addition, the Commission finds it necessary to impose Special Condition 5 (future development) to require the applicant to seek an amendment to Coastal Development Permit 4-98-334 or a new coastal development permit if any development, including changes in intensity of use, are proposed in the future. Special Condition 5, if implemented, will ensure that such development is reviewed by the Commission or the Commission staff for potential hazards that may be created or exacerbated by the proposal, or that may result in increased hazards to site visitors or employees. Should the Conservancy be unsure as to whether a particular proposed activity would trigger the definition of "development" and therefore require an application under this condition, the Conservancy may seek a determination from the Executive Director.

For all of the reasons set forth above, the Commission finds that only if the proposed project is conditioned in accordance with the requirements of Special Conditions 2, 3, 5, 6, 7 and 9 would the proposed project be consistent with the requirements of Section 30253 of the Coastal Act.

C. Environmentally Sensitive Habitat Areas; Water Quality/Septic; and the Location of New Development

Section 30230.

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231.

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.

Section 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30250.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The proposed project is located immediately adjacent to Ramirez Canyon Creek. The creek is recognized as a blueline stream with regular water flows to the ocean. The mouth of the creek is just west of Paradise Cove, an area noted for the presence of the rich, environmentally sensitive kelp bed habitat immediately offshore. The Commission recognized the importance of this creek in certifying the Malibu/Santa Monica Mountains Land Use Plan (LUP) and identified the creek as a designated Environmentally Sensitive Habitat Area (ESHA). The Coastal Act provides for the strictest protection of water quality and environmentally sensitive habitat areas, such as this stream, as essential for the protection of coastal resources. The Coastal Act also provides that development adjacent to ESHAs, such as these kelp beds, must prevent impacts that would degrade these areas.

The subject site contains five (5) single family residences in close proximity to the creek. The residences predate the Coastal Act and are served by aging septic disposal systems and leachfields that do not all meet the setback requirements from the blue line stream established by the Commission in past permit decisions and set forth in the certified LUP, upon which the Commission has relied for guidance. For example, LUP Policy P80 requires that leachfields be set back at least 50 feet from the outer edge of riparian or oak canopy and that seepage pits be set back at least 100 feet from the outer edge of riparian or oak canopy. The policy allows for a greater setback if necessary to prevent lateral seepage from the disposal beds into stream waters.

The purpose of requiring adequate setbacks from riparian corridors, and adequate septic disposal system capacity and performance, is to protect water quality. Water quality is protected by avoiding the overflow or lateral seepage of leachate from systems too close to the corridor, or from systems of inadequate capacity or other performance constraints, to enter the stream corridor. Evidence is increasing that improperly located, or inadequate, septic disposal systems near stream and river corridors (as well as adjacent to beaches) are contributing to the high bacterial contamination that has resulted in a record number of downstream beach closures in recent years. Additionally, the contaminants and acid/alkaline characteristics of leachate may adversely affect the native vegetation adjacent to stream corridors and the biota of coastal waters.

The applicant has submitted a report prepared by Lawrence Young, Registered Environmental Health Specialist, dated June 23, 1994 (Exhibit 12), addressing the status of the septic disposal system in place to serve the existing five (5) residential structures on site. The report determined that the Peach and Barn houses, which are jointly served by one disposal system (see Exhibit 10 – septic tank locations), are particularly underserved by the disposal system. The report refers to the existing tank and drainfield as “woefully inadequate”—even for residential use. The Peach and Barn houses are the central sites identified by the applicant for group functions.

Since the publication of the October 14, 1999 staff report, the applicant has informed Commission staff that the Conservancy has commissioned extensive site investigations of the existing septic disposal systems, and that since October the Conservancy has also hired an environmental assessment laboratory to conduct water sampling for bacterial content upstream and downstream of the subject site. The Conservancy has notified Commission staff verbally that preliminary results of the septic system evaluation determined that an additional septic tank and leachfield are in service, but were previously unknown, but that the Barwood septic disposal system leachfield was found to encroach within 24 feet of the top of streambank. The setback from the streambank for leachfields in the certified Malibu/Santa Monica Mountains Land Use Plan (Policy P80) is 50 feet. The applicant verbally notified staff that an additional, but previously idle septic disposal system is located beneath the tennis court and, with the abandonment of one leachfield that is too close to the streambank, could be modified to serve the Barwood facility. Thus, the existing Barwood septic disposal system may be abandoned and the tennis court system placed in service.

In addition the applicant stated to Commission staff in October, 1999 that extensive bacterial sampling of the stream waters both up- and down-gradient of the project site would be undertaken to determine whether the on site septic disposal systems may be discharging leachate, and hence bacterial contamination, into the stream corridor. The applicant has not supplied the water sampling parameters or analytical results to date. This information is required, however, pursuant to Special Condition 4. If the bacterial sampling indicates that one or more on-site septic disposal systems may be contaminating the creek, the applicant must return to the Commission with a plan for further evaluation and action to resolve the problem.

Although the applicant proposes to bring temporary portable toilets on site for groups of over 50, the use of the existing septic system for as many as 50 guests over a short period of time may overburden the aging, and perhaps undersized, septic systems. Thus, Special Condition 4 requires the applicant to evaluate the capacity and condition of the existing systems to serve the proposed uses of all facilities except the Caretaker Residence, which continues to be used as a residence (the on-site Conservancy Ranger resides there).

The Commission notes that the septic disposal system serving the Peach House is located in the natural area of the streamcourse as it existed before the previous owner rerouted and channelized a portion of the stream. Thus, the septic disposal system serving Peach House is situated within the alluvial formation deposited by the stream. Alluvial materials are sandy and highly permeable, and it is possible that septic effluent from this system could leach into the stream waters. There is presently no evidence that this is the case, but the report prepared pursuant to Special Condition 4 will address the issue of this system's suitability for the proposed use.

The existing septic disposal systems could be replaced by the newer generation of bottomless sand filter systems that are now widely used for new development. These systems have the added advantage of reclaiming graywater of acceptable quality for landscape irrigation, and in addition, use a smaller leachfield area. The proposed site is heavily landscaped with non-native vegetation that requires the application of a high volume of irrigation water, thus reclaimed water could be used on site. The applicant does not propose to replace any of the existing septic disposal systems with systems implementing the newer septic disposal technology.

If fully implemented, Special Condition 4 will ensure that the uses of the site proposed by the applicant will not result in adverse impacts to coastal waters that might otherwise be caused by the existing septic disposal systems. Further, Special Condition 4 requires that if the water sampling program indicates elevated bacteria counts downgradient of the site, the Commission will have the opportunity to further evaluate this information and determine appropriate corrective actions to protect Ramirez Canyon Creek.

The proposed project poses an additional potential source of contamination to Ramirez Canyon Creek through contaminated runoff from proposed parking areas that are presently surfaced with pavement, gravel, or compacted earth with bark chip areas for parking of up to 45 vehicles at various locations on the subject site. In addition, the applicant has submitted a conceptual draft on-site parking plan (Exhibit 18, on file at the Ventura District Office) that shows new or expanded parking areas within the 100 foot setbacks required from the stream corridors. Special Condition 2 requires the applicant to submit a final parking plan that addresses the provision of sufficient parking on site without grading or additional construction within the 100 ft. setbacks. If fully implemented, Special Condition 2 will ensure that on-site parking is equipped with Best Management Practices (BMP) measures (such as, but not limited to, vegetated swales, grease traps, greenstrips, etc.) and meets the applicable requirements for setbacks protective of sensitive riparian habitat.

Finally, the Commission notes that any future changes to the kinds, locations, and/or intensities of land uses of the site, including changes to the residential structures, septic disposal systems, access roadways or driveways, or the removal of significant vegetation other than that required by the fire safety requirements addressed previously in this report, that may otherwise be exempt from the requirement of applying for a coastal development permit, shall instead require the applicant to submit an application for an amendment to the permit or a new coastal development permit. Special Condition 5 (Future Development) ensures that new development does not give rise to new potential impacts that may adversely affect the Ramirez Canyon Creek riparian corridor and designated ESHA without additional review by the Commission.

Since the publication of the October 14, 1999 staff report, the applicant has revised the proposed project to incorporate a proposal to develop a barrier-free interpretive trail and

outdoor picnic area. The purpose of the new recreational area is to offer outdoor access opportunities to disabled, disadvantaged youth, and elderly visitors. Special Condition 8 incorporates the applicant's proposal but requires the applicant to apply for a new coastal development permit if the final improvement plan requires grading or other development within 100 feet of the riparian canopy or top of streambank where no canopy exists. If fully implemented, Special Condition 8 will ensure the planning and implementation of a creekside interpretive trail and amenities that will not adversely affect the sensitive habitat of Ramirez Canyon Creek.

For all of the reasons set forth above, therefore, the Commission finds that to protect ESHAs, marine waters and the biological productivity of coastal waters, and to ensure that new development does not individually or cumulatively adversely affect coastal resources, the proposed project would only be consistent with the applicable policies of the Coastal Act if conditioned as required by Special Conditions 2, portion of the proposed project that the Commission herein authorizes may only be approved as conditioned by Special Conditions 2, 4, 5, and 8.

D. Coastal Access; Recreation

One of the basic mandates of the Coastal Act is to maximize public access and recreational opportunities within coastal areas and to reserve lands suitable for coastal recreation for that purpose. The Coastal Act has several policies which address the issues of public access and recreation within coastal areas.

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30212.5 of the Coastal Act states:

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Section 30213 of the Coastal Act states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30223 of the Coastal Act states:

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by...(6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

The applicant proposes to conduct special events, workshops, site tours, and other activities on the site that require shuttling guests to the site from remote parking locations due to the limited amount of on site parking available. The applicant proposes to use three private parking areas, including the Church of Christ Scientist, 28635 Pacific Coast Highway, a private property in the 27400 block of Pacific Coast Highway, and the Paradise Cove Beach Café, 28128 Pacific Coast Highway. The applicant has deleted the previous proposal to shuttle site tours from remote parking at the Conservancy's Winding Way trailhead.

The Coastal Slope Trail, identified in the certified Malibu/Santa Monica LUP as a key component of the trail system that serves to provide access between the growing urban areas on and above the coastal terrace and the Santa Monica Mountain park system, crosses Ramirez Canyon Road at the lower reaches of the road. The proposed project requires that guests be shuttled to the site for larger special events in 15-rider vans. The applicant's proposal also limits the total number of non-shuttle vehicles that may be used by caterers, etc., to support the special event to a maximum total of 12 non-shuttle vehicles. In addition, large special events may only be held after regular employee hours, so there typically would be no more than approximately six employee vehicles remaining on site for Conservancy staff overseeing special events. Thus, the total number of vehicles that would enter or leave a special event serving 200 guests would be approximately 33. This number may naturally vary somewhat depending on the nature of the specific event in question, but the use of the existing structures on site for typical residential use in the Malibu area would likely generate as many as 33 vehicle trips each way in the course of an ordinary day, and perhaps more for the occasional guest-oriented functions that might be distributed among five residences in the normal course of affairs.

Special Condition 1 requires the applicant to identify and secure sufficient remote area parking with sufficient unused capacity to ensure that van shuttle staging from the identified remote parking sites will not result in displacement of existing parking use to

public coastal access parking elsewhere. In addition, Special Condition 1 restricts the applicant from using the public coastal access parking at the Winding Way Trailhead for shuttle parking for on-site functions, as had previously been proposed.

In addition, and as discussed previously, the applicant has amended the proposed project description (See Exhibit 1) to incorporate an extensive proposal to develop a relatively unique, barrier-free riparian area interpretive trail, creekside picnic facilities, and other amenities within the newly designated Ramirez Canyon Park to serve disabled and elderly groups. The Conservancy proposes, through its extensive outreach programs and as specified in Exhibit 1, to offer the use of the new facilities free of charge to disadvantaged urban youth, disabled visitors, and elders.

The site is ideal for the proposed purpose because there is an expanse of land at the northern end, above the Barn buildings, that has relatively flat topography and extends onto the natural riparian corridor of the adjacent National Park Service lands. This combination offers a unique opportunity to provide mobility-impaired visitors with access to a natural riparian corridor and associated interpretive programs that are often otherwise inaccessible. The Conservancy staff has explained that no other Conservancy-managed facilities offer such opportunities.

The policies of the Coastal Act seek to protect and provide maximum public access and coastal recreational opportunities for all people. The proposed project offers the extension of such opportunities to physically challenged visitors who are often prevented from enjoying access to coastal recreational resources due to physical barriers to access. The Commission finds, therefore, that the applicant's proposal to construct the proposed barrier-free trails and facilities at Ramirez Canyon Park is consistent with Coastal Act policies protective of public coastal access and recreation.

Thus, for all of the reasons set forth above, the Commission finds that the proposed use of the site would not adversely impact the Coastal Slope Trail crossing at Ramirez Canyon Road, and would not adversely affect the supply of public coastal access parking off-site of the proposed project. In addition, the Commission finds that the construction of a barrier-free public recreational facility adjacent to Ramirez Canyon Creek will provide significant coastal access and recreational opportunities for an underserved component of California's coastal visitors. Therefore, the Commission finds that as conditioned by Special Condition 1 to prevent adverse effects upon off-site coastal access parking capacity, and as conditioned by Special Condition 8 to implement the barrier-free access concept, the proposed project would be consistent with the applicable Coastal Act policies protective of public coastal access and recreation.

E. Violation

Various developments have been carried out on the subject site without the required coastal development permits. Addressed in this staff report is the change in the kinds, locations, and intensities of uses represented by the use of the site as the applicant's staff headquarters, for on site ranger residential use, and for various uses of the site for special events, tours, and for barrier-free access to the newly designated Ramirez Canyon Park.

The Commission has herein determined that the uses of the site proposed by the applicant may continue, as conditioned herein, and subject to the applicant's complete and continuous compliance with all special conditions set forth herein. Special Condition 10 requires that the applicant satisfy all conditions of this permit which are prerequisite to the issuance of this permit within 120 days of Commission action on the proposed project.

The Commission's approval of use of the site for the specified uses addressed herein does not constitute approval of development associated with the installation and maintenance of gardens on the site. The applicant, in this application, did not seek approval for and the Commission did not consider this land use.

Consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Review of this permit does not constitute a waiver of any legal action with regard to any alleged violations nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.

F. Local Coastal Program

Section 30604 of the Coastal Act states that:

- a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The Conservancy, as a state agency, is not subject to City zoning. The City of Malibu's current zoning limits the use of the site to residential. This zoning would apply to a private landowner. Therefore, it would prejudice the City's ability to prepare a Local Coastal Program in conformity with Chapter 3 to authorize use of the

site for purposes other than residential by a private landowner. Special Condition 11 therefore provides for the termination of the use approved herein should the subject property be sold into private ownership in the future.

The preceding sections provide findings that the proposed project will be in conformity with the applicable provisions of Chapter 3 of the Coastal Act. The proposed development as conditioned would not result in significant adverse impacts and as conditioned is consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed project, as conditioned, would not prejudice the City of Malibu's ability to prepare a Local Coastal Program which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

G. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Commission finds that the approval of the proposed project, as conditioned, will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

ATTACHMENT A

LIST OF EXHIBITS

- Exhibit 1. Amended Project Description submitted by Santa Monica Mountains Conservancy, dated December 8, 1999.
- Exhibit 2. Regional Map.
- Exhibit 3. Area Map.
- Exhibit 4. Vicinity Map.
- Exhibit 5. Land Use Plan Designations (Certified Malibu/Santa Monica Mountains LUP)
- Exhibit 6. Land Use Plan Resource Map – disturbed resource and environmentally sensitive habitat area designations associated with Ramirez Canyon Creek.
- Exhibit 7. Land Use Plan Trail Map
- Exhibit 8. Parcel map for Ramirez Canyon Road/Via Acero
- Exhibit 9. Parcel Map for subject site.
- Exhibit 10. As-built site development map.
- Exhibit 11. Partial detail of site development from Radtke Fire Report. (Exhibit 15)
- Exhibit 12. Letter to Commission staff from Los Angeles County Fire Department Fire Captain Jim Jordan, Fire Prevention Division, dated October 5, 1999.
- Exhibit 13. On-site Septic Disposal System Evaluation prepared by Lawrence Young, registered environmental health specialist, dated June 23, 1994.
- Exhibit 14. Letter from McDermott Pumping regarding maintenance of on-site septic systems, dated June 15, 1999.
- Exhibit 15. "Preliminary Evaluation of Fire Department Access, Wildland Fire Protection, and Evacuation for the Streisand Center for Conservancy Studies," prepared by Klaus Radtke, Ph.D., Geo Safety, Inc., dated June 14, 1999.
- Exhibits 16, 17 Letter from office of California State Fire Marshal to Conservancy, dated November 22, 1999, and December 7, 1999.

- Exhibit 18 "Grading, Drainage and BMP Improvements at Proposed Parking Areas," (a draft on-site parking plan), dated December 10, 1999, prepared by Penfield and Smith. Full sized copy only provided by applicant to staff on December 13, 1999. Reductions not available at time of report publication and will be submitted by addendum prior to the hearing.
(**Staff note:** The draft on-site parking plan may be revised in accordance with Commission staff requests for better representation of detail, including existing and proposed parking footprints and delineation of specific parking spaces and sizes. Such revisions, if available prior to the hearing, will also be submitted in reduced form via addendum.)
- Exhibit 19 Letter dated December 20, 1999 from Darrell A. Roy, General Engineering Contractor, concerning septic disposal systems at the proposed site.

SANTA MONICA MOUNTAINS CONSERVANCY

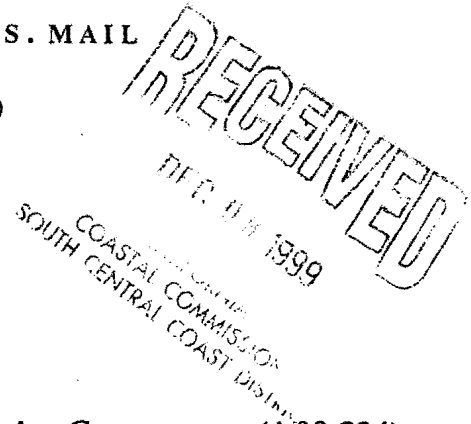
JOEY GOLDMAN NATURE CENTER
FRANKLIN CANYON PARK
2600 FRANKLIN CANYON ROAD
PHONE (310) 858-7272
FAX (310) 858-7212



VIA FACSIMILE AND U.S. MAIL

December 8, 1999

Mr. Chuck Damm
Deputy Director
California Coastal Commission
89 South California Street, Suite 200
Ventura, California 93001

**Re: State of California, Santa Monica Mountains Conservancy (4-98-334)****AMENDMENT TO PROJECT DESCRIPTION
RAMIREZ CANYON PARK**

Dear Mr. Damm:

The purpose of this letter is to amend the description of the project proposed in the above application by the State of California, Santa Monica Mountains Conservancy (Conservancy). As revised, the application proposes to change the use of six contiguous improved residential lots to public park (Ramirez Canyon Park), which includes administrative offices of the Conservancy, on-site ranger accommodations, public gardens, meeting facilities, public access trail and picnic areas, public parking and two water tanks.

We have enclosed copies of the revised project description and a Conceptual Plan for the public access component of the project.

The proposed uses for the Ramirez Canyon Park compound may be broken down as follows:

1. Park administrative offices for the Conservancy and Mountains Recreation and Conservation Authority (a joint powers agency consisting of the Conservancy and Conejo and Rancho Simi Recreation and Park Districts).
2. A ranger residence utilized by a ranger charged with security and public safety duties.
3. Public access improvements involving existing improved grounds and pathways and a proposed new trail and creekside picnic area to accommodate ADA accessible public access.

EXHIBIT No. 1 (29 Pages)
Permit No. 4-98-334
Santa Monica Mtns Conservanc
Amended Project Description

Mr. Chuck Damm
December 7, 1999

Page 2

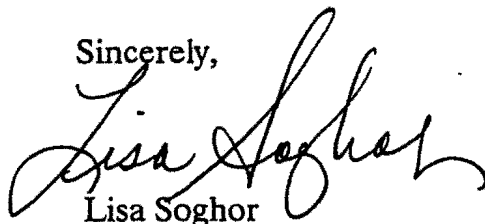
4. Implementation of a Public Access Program consisting of the following, subject to on-site parking constraints: (a) Small Group Gatherings, (b) Canyon and Garden Tours, (c) Special Events, and (d) Conservancy Outreach Programs.

The Public Access Program will be managed in accordance with the terms of the Special Park Operations Guidelines, the Transportation and Parking Management Plan, and the Fire Management and Evacuation Plan, copies of which also accompany this letter.

Altogether new is the inclusion in the revised project description of outreach programs which we have tailored specifically to Ramirez Canyon Park. The Conservancy proposes to expand its existing Recreational Transit Program (RTP) to include the Park. For 20 years, the Conservancy, through the RTP, has successfully provided free or low-cost transportation to groups from all over the Los Angeles area that otherwise would not have access to parks and beaches in the Santa Monica Mountains. At Ramirez Canyon Park, the RTP will provide interpretive programs to inner city disadvantaged and/or disabled individuals, students, and seniors discussing the cultural and natural history of the park, Ramirez Canyon and the Santa Monica Mountains National Recreation Area (SMMNRA). Ramirez Canyon Park is uniquely suited for these groups given their often restricted mobility and the limited number of ADA trails and facilities available at other RTP destinations.

Please do not hesitate to call if we can provide any additional information concerning the revised project description.

Sincerely,



Lisa Soghor
Director of the Streisand Center
for Conservancy Studies at
Ramirez Canyon Park

cc: Mr. Gary Timm
Sandra Goldberg, Esq.
Mr. Jack Ainsworth
Ms. Melanie Hale
Ms. Nancy A Lucast
Mr. Richard M. Frank

Enclosures

**Enclosures to Amendment to
Project Description**

1. Revised Project Description
2. Special Park Operations Guidelines
3. Public Access Programs
4. Transportation and Parking Management Plan
5. Fire Management and Evacuation Plan
6. Concept Plan

STATE OF CALIFORNIA
SANTA MONICA MOUNTAINS CONSERVANCY
APPLICATION NO. 4-98-334
RAMIREZ CANYON PARK
REVISED PROJECT DESCRIPTION

State of California, Santa Monica Mountains Conservancy
Ramirez Canyon Park
Revised Project Description

The proposed project involves a change of use of six contiguous improved residential lots to public park (Ramirez Canyon Park), including administrative offices of the Santa Monica Mountains Conservancy, on-site ranger accommodations, public gardens, meeting facilities, public access trail and picnic areas, public parking and two water tanks.

The site is presently improved with five single-family residential structures (known as "Barwood," "Peach," "Barn," "Deco" and "Caretaker") and appurtenances including a pool, tennis court, driveway system, parking areas, two bridges, three footbridges, hardscape and garden improvements and a sediment basin. Proposed new development consists of additional public trail/picnic area improvements and two water tanks.

The breakdown of proposed uses for the park compound is as follows:

1. *Park Administrative Offices.* Barwood and portions of Barn and Peach will be converted to administrative offices for the Santa Monica Mountains Conservancy and the Mountains Recreation and Conservation Authority. These offices will be staffed weekdays year-round (approximately 8 a.m. to 6 p.m.) with up to 16 employees of whom two are grounds maintenance personnel.
2. *Ranger Residence.* The Caretaker unit will be utilized as residential quarters for a ranger charged with security and public safety duties.
3. *Public Access Improvements.* Existing improved grounds and pathways and a proposed new trail and creekside picnic area will be provided to accommodate both general public access and barrier-free ADA public access.
4. *Public Access Program.* The park compound will be operated to implement a public access program consisting of one or a combination of the following, subject to on-site parking constraints. The Public Access Program will be managed in accordance with the terms of the Park Operation Guidelines, the Transportation and Parking Management Plan and the Fire Management and Evacuation Plan.
 - *Small Group Gatherings.* The gatherings are generally conducted year-round, seven day per week, 8 a.m. to 10 p.m., with a typical attendance of up to 40 people. The premises are provided free to non-profit organizations, educational groups and public agencies, and for a fee to for-profit groups.

- Canyon and Garden Guided Tours. Guided tours are conducted year-round on weekdays, between 10 a.m. and dusk, with typically up to 40 participants per tour. Tours are free to disadvantaged and community service groups, while a fee is charged to other groups, including garden clubs and tour packagers.
- Special Events. These functions are confined to the period from March 1 through October 31, on weekends and holidays between 8 a.m. and 10 p.m. and between 6 p.m. and 10 p.m. on weekdays. There are two categories of special events: Standard (up to 150 participants), and large (up to 200 participants). Standard special events are permitted at any time during the special event period, while large special events are allowed only from April 1 through August 30. The premises are provided at reduced cost to non-profit organizations and for a fee to for-profit organizations and individuals.
- Outreach Programs. These programs, conducted year-round, seven days per week from 10 a.m. to dusk, are intended to provide access to resources and amenities not usually available to disadvantaged and/or disabled youths and seniors. The programs provide free or low-cost round-trip transportation from inner-city areas.

STATE OF CALIFORNIA
SANTA MONICA MOUNTAINS CONSERVANCY
APPLICATION NO. 4-98-334
RAMIREZ CANYON PARK
SPECIAL PARK OPERATIONS GUIDELINES

**State of California, Santa Monica Mountains Conservancy
Ramirez Canyon Park
Special Park Operations Guidelines**

- I. The Santa Monica Mountains Conservancy (Conservancy) has the jurisdiction and authority to administer and manage the public parks and property which it owns or which are under its control pursuant to Public Resources Code Section 33300 et. seq. These Special Park Operations Guidelines shall govern in the case of Ramirez Canyon Park.
- II. The Conservancy shall designate an Events Coordinator for Ramirez Canyon Park who shall maintain a Master Calendar for purposes of scheduling Public Access Programs. The Master Calendar shall be used to coordinate the programs to ensure that park usage is not overburdened and that on-site parking demand will be accommodated at all times.
- III. The Conservancy shall at all times implement and enforce the Ramirez Canyon Park Transportation and Parking Management Plan and the Fire Management and Evacuation Plan.
- IV. The Conservancy shall require that all Small Group Gatherings and Special Events obtain a Special Use Permit from the Conservancy.
 - A. Permittee and all outside vendors are required to meet with the Events Coordinator and demonstrate understanding and compliance with these Guidelines, as well as the Transportation and Parking Management Plan and the Fire Management and Evacuation Plan.
 - B. The Special Use Permit shall, at a minimum, include the following requirements:
 1. Permittee, its employees, agents, contractors and vendors will agree in writing to comply with the Special Park Operations Guidelines, the Transportation and Parking Management Plan and the Fire Management and Evacuation Plan which will be included with the Special Use Permit. Acceptance of the Special Use Permit indicates that these have been received and hereby agreed to.
 2. All activities related to each program shall be at the direction of the Events Coordinator.

3. Arrangements for advance preparations, including deliveries, shall be made with the Events Coordinator. Adequate notice (usually 48 work hours) must be given in order to ensure that access to the Park can be provided. Deliveries must be made Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m. or the same day of the event.
4. All events and programs shall end no later than 10:00 p.m.
5. No landscaping, trees, shrubs or plants - native or exotic - are to be injured, trimmed or removed for any reason during activities allowed under this permit. Do not pick the wildflowers; they are protected.
6. Permittee shall not affix any decoration into, or onto, the structures, trees or other vegetation without prior written approval of the Events Coordinator.
7. No activity will be permitted inside the Barwood, Lower Peach, Barn or Art Deco offices.
8. Fires are strictly prohibited. There is no smoking allowed on the property except on the Barn patio and next to the Art Deco pool. If smoking occurs anywhere else on the grounds or butts are found anywhere on the grounds, the security deposit will not be refunded. If visitors are found smoking inside the structures, Permittee will be fined an amount equal to and in addition to the security deposit.
9. Permittee may only use power outlets as indicated and approved by the Events Coordinator.
10. Parking and Vehicles
 - a. A maximum of twelve (12) vehicles are allowed to access Ramirez Canyon Park on the day of the event not including shuttles. This number includes all vendors such as caterer, photographer, officiant, florist, cake delivery and musicians. Additional vehicles will be denied entrance to the Park. All vehicles must be less than eleven (11') feet in height.
 - b. Prior to the event, Permittee must provide a detailed list of all vehicles scheduled to enter Ramirez Canyon Park.

- c. Shuttle vans must accommodate 15 passengers and must run at full capacity.
- d. During fire season (September, October, November) shuttle vans will be required to remain on site at all times to ensure full evacuation of guests.
- e. Written evidence of permission to use one or more of the designated off-site parking areas for parking of visitors and staging of shuttle vans must be provided to the Events Coordinator.

11. Catering and Food Service

- a. Permittee and/or their vendors will be responsible for removing all trash related to the event. Permittee may rent a small dumpster for this purpose to be located on the grounds at the discretion of the Events Coordinator. Any trash found on the grounds is cause for not refunding the security deposit.
- b. Planted areas, lawns and drains on the grounds and in the buildings are not available for caterer or any vendor to dispose of any liquids or solids, i.e. beverages, dirty water from dishes, scraps from food preparation or clean-up.

12. Rental Equipment

- a. The Conservancy shall annually select a single rental vendor to serve all Public Access Programs held at Ramirez Canyon Park. Large rental items (tables, chairs, kitchen equipment and heaters) shall be stored on-site in the Art Deco garage during the special event season to minimize vehicle trips.

13. Noise Restrictions

- a. Amplified music is not allowed after 10 p.m.
- b. Amplified music is only permitted in the meadow or the area in front of the Barn and Peach Houses.
- c. Noise levels are monitored by staff and should not be audible beyond park boundaries.

- d. An Entertainment Agreement signed by the Permittee and any entertainment vendors shall be required to ensure compliance with noise restrictions.
14. Restrooms are available in the Barn and Peach for up to 50 people. For events over 50 people, Permittee may only use the portable restrooms located on the grounds. A minimum of three portable toilets will be permanently maintained on site.
15. A prior walk through of the grounds is required for the Permittee, the caterer, musicians, party rental coordinator, shuttling company and any other vendors to review all rules and regulations of Ramirez Canyon Park.
16. Permittee will only receive an executed copy of the Special Use Permit upon the Conservancy receiving a signed copy of the Entertainment Agreement, the Shuttle Company Agreement and written evidence of permission to use one or more of the designated off-site parking areas.
17. Failure to comply with any of these provisions may result in the termination of the Special Use Permit. All visitors, vendors and employees must be informed of the rules, regulations and sensitivities of Ramirez Canyon Park.
18. The Conservancy may terminate any events when necessary for the safety of the attendees, employees of the Conservancy and MRCA; for the protection of resources; for violation of any rules and regulations of the State of California, Santa Monica Mountains Conservancy; or for breach of the Special Use Permit. Events will be canceled on "Red Flag" days or in the event of a "Flash Flood/Flood Warning" or "Urban and/or Small Stream Advisory" issued by the National Weather Service.

V. Cancellation of Public Access Programs

- A. All public access to the site, including Outreach Programs, Canyon and Garden Tours, Small Group Gatherings and Special Events, will be canceled as follows:
 1. During "Red Flag" days, as designated by fire weather forecasters at the National Weather Service; and
 2. In the event of "Flash Flood/Flood Warning" or "Urban and/or Small Stream Flood Advisory" issued by the National Weather Service.

STATE OF CALIFORNIA
SANTA MONICA MOUNTAINS CONSERVANCY
APPLICATION NO. 4-98-334
RAMIREZ CANYON PARK
PUBLIC ACCESS PROGRAMS

State of California, Santa Monica Mountains Conservancy
Ramirez Canyon Park
Public Access Programs

Public access at Ramirez Canyon Park is conducted through defined programs, consistent with existing local and state park uses in Malibu and the Santa Monica Mountains. The Public Access Programs will comply with the Special Park Operations Guidelines, the Transportation and Parking Management Plan, and the Fire Management and Evacuation Plan.

To further the Public Access Programs, the Conservancy will implement the Public Access Improvements, as shown on the Conceptual Plan dated December 1999. The specific programs and strategy to maximize their exposure to the public are described below.

Public Access Programs

The Outreach Program. The Outreach Program is a year-round Conservancy program, operated by the Mountains Recreation and Conservation Authority, that targets seniors and the disabled from disadvantaged areas of the region. The on-site operation of this program will be funded by the other public access programs conducted at Ramirez Canyon Park. To facilitate the Outreach Program, the existing Recreational Transit Program (RTP) will be expanded to include Ramirez Canyon Park. The RTP provides free or low-cost transportation to groups from all over Los Angeles County that otherwise would not have access to parks and beaches in the Santa Monica Mountains. The program at Ramirez Canyon Park will be available seven days a week, 10 a.m. to dusk, though polling of our target populations leads us to anticipate that the majority of these programs will be held on weekdays. Typically, a group in this program will bring up to 40 people per visit. The group will arrive either in vans provided by a senior home, church or facility for the disabled (school, etc.) or by vans or small buses provided through the RTP program. The small buses have a maximum capacity of 24 passengers and are 20 feet long, 8 feet wide, and 10 feet high. Buses exceeding this size will not be allowed. Participants in the Outreach Programs will enjoy the unique setting of Ramirez Canyon Park, which includes ADA accessible garden paths and a public access trail, a picnic area and a proposed creekside overlook, as well as interpretive programs discussing native plants and the cultural and natural history of the site. Ramirez Canyon Park is uniquely suited for the groups targeted, given the often restricted mobility of these groups and the limited number of ADA trails and facilities available at other RTP destinations.

Canyon and Garden Tours. Canyon and Garden Tours operate year round, on weekdays, 10 a.m. to dusk. Typically, these programs contain up to 40 people per tour. They are free to non-profit, educational, and public organizations; a fee is charged to for-profit agencies and groups. Tours provide participants with historical, ecological and architectural information on the Park, Ramirez Canyon and the Santa Monica Mountain Recreation area.

Small Group Gatherings. Small Group Gatherings operate year round, seven days a week, from 8 a.m. to 10 p.m. Typically, these programs accommodate up to 40 people per event. They are free to non-profit, educational, and public organizations a fee is charged to for-profit agencies and groups. Small group gatherings include the use of public meeting facilities for workshops, trainings, and retreats.

Special Events. Special Events are permitted from March 1 to October 31, week-ends and holidays, 8 a.m. to 10 p.m., and weekdays 6 p.m. to 10 p.m. There are two categories of events: standard special events (up to 150 participants) which are conducted March 1 through October 31 and large special events (up to 200 participants) which are permitted April 1 through August 31. Only one special event is permitted per weekend. Special events are fee-based, although discounted rates are offered to non-profit organizations. Full fees are charged to for-profit agencies, groups and individuals. Special events include, for example, weddings, fundraisers, seminars and lectures.

Maximizing Public Access Through the Outreach Program

The Conservancy will maximize the exposure of the public access Outreach Program through a variety of means. The Conservancy maintains an extensive database of program users and park visitors who will be contacted and informed of this program. Details of the program will be provided to elected officials, including those at city, county, state and federal levels, for distribution to their constituents. The Conservancy will also utilize the Coastal Access Guide and other publications which provide information concerning available public access in the coastal zone and Santa Monica Mountains.

The outreach efforts of the Conservancy have always created great demand for our Public Access Programs, particularly, the RTP. To bring senior and disabled groups to Ramirez Canyon, the agency will use those methods of outreach and publicity that currently result in serving over 25,000 people a year in other parks in the Santa Monica Mountains.

The Conservancy will further explore with the National Park Service additional public access opportunities which may be developed in conjunction with Ramirez Canyon Park.

STATE OF CALIFORNIA
SANTA MONICA MOUNTAINS CONSERVANCY
APPLICATION NO. 4-98-334
RAMIREZ CANYON PARK
TRANSPORTATION AND PARKING MANAGEMENT PLAN

**State of California, Santa Monica Mountains Conservancy
Ramirez Canyon Park
Transportation and Parking Management Plan**

- I. The Conservancy shall control and minimize the number of vehicle trips to Ramirez Canyon Park consistent with findings and recommendations of the Traffic Engineer, Crain and Associates, and the Master Calendar maintained under the Special Park Operations Guidelines.
 - A. Groups that meet acceptable numbers of vehicle trips and for which parking is available may be allowed to park on-site in accordance with the on-site parking layout.
 - B. Groups that exceed acceptable numbers of vehicle trips will be required to secure off-site parking reservoirs for staging and transfer of participants to a smaller number of vehicles.
- II. Off-Site parking areas
 - A. Three off-site parking areas are designated for carpooling/vanpooling of events: Church of Christ Scientist (28635 Pacific Coast Highway), private property (27469 block of Pacific Coast Highway), and Paradise Cove Beach Cafe parking lot (28128 Pacific Coast Highway).
 - B. The Conservancy shall identify and update annually lists of:
 1. Candidate off-site parking reservoirs with sufficient capacity to ensure that no public coastal access parking will be adversely affected.
 2. Candidate transportation companies to provide shuttle vehicles for participant transfer from off-site parking areas to Ramirez Canyon Park.
- III. Ramirez Canyon Park on-site parking layout
 - A. Traffic Engineer will identify and map all potential parking areas on-site, including required spaces for staff parking, visitor parking, shuttle parking, and ADA accessible parking.
 - B. In compliance with the Fire Management and Evacuation Plan during fire season (September, October, and November), sufficient vehicle capacity for full evacuation of visitors will be maintained on-site at all times.
 - C. Driveways shall remain clear at all times for emergency access.
- IV. Accessing Ramirez Canyon Park
 - A. Vehicles accessing Ramirez Canyon Park shall not exceed a maximum height of eleven feet.
 - B. Except for the RTP program, no buses or vans with a capacity in excess of 15 passengers shall be permitted. 15-passenger vans shall be required for all Special Events. The RTP program may use 22-passenger vans or small buses which can accommodate no more than 24 passengers.
 - C. Vehicles shall not exceed a speed of 15 mph along Ramirez Canyon Road.
 - D. Vehicles shall cede right-of-way to all pedestrians, children and animals along Ramirez Canyon Road.
 - E. No parking is permitted anywhere along Ramirez Canyon Drive at any time.
 - F. Horns shall be used in emergency situations only.

STATE OF CALIFORNIA
SANTA MONICA MOUNTAINS CONSERVANCY
APPLICATION NO. 4-98-334
RAMIREZ CANYON PARK
FIRE MANAGEMENT AND EVACUATION PLAN

**State of California, Santa Monica Mountains Conservancy
Ramirez Canyon Park
Fire Management and Evacuation Plan**

I. Fire Management Policies

Public safety is the number one priority of the Fire Management and Evacuation Plan and requirements and policies have been determined accordingly. Special provisions have been made for additional requirements during the months of September, October and November due to the significantly increased fire risk during those months. See attachment A.

Operation and maintenance of the site will comply with the State Fire Code.

Fire extinguishers shall be conspicuously located where they will be readily accessible and immediately available in the event of fire. Extinguishers shall be installed on hangers, brackets or in cabinets. During cooking events, a minimum of 2A and 20BC extinguishers are required and will be located near the cooking setup.

All space surrounding buildings or structures will be cleared of combustible or flammable growth for a distance of 30 feet or to the property line, whichever is less. This does not apply to single specimen trees, ornamental shrubbery or ground cover unless they are determined to form a means of rapidly transmitting fire from native growth to a building or structure.

Brush, flammable vegetation or combustible growth located within 30 feet to 100 feet from structures will be removed when it is determined that, because of extra hazardous conditions, a firebreak of only 30 feet around a building is not sufficient. Grass and other vegetation of less than 18 inches high and located more than 30 feet from any building or structure may be maintained to stabilize soil and prevent erosion.

Portions of any tree extending within 10 feet of the outlet of any chimney or stovepipe will be removed as will any dead or dying portions of trees located adjacent to or overhanging any buildings.

Roofs will be kept free of leaves, needles and any other vegetation. A screen of noncombustible material, with openings of not more than ½ inch, will be placed on the outlet of every operating chimney or stovepipe.

Flammable ornamentals and non-native vegetation will be removed from the large central island outside the park gates and the area will be maintained in such a condition as to be available as a fire protected "hunkerdown" area for local residents and staging area for fire emergency vehicle parking.

All exit doors shall continue to be openable from the inside without the use of key or any special knowledge.

No unpermitted uses of cords or cables is allowed in substitution for properly installed electrical outlets within the buildings and structures, as required in the State Fire Code, Title 19.

All fire safety equipment shall be properly maintained at all times.

All caterers or other contractors who desire to utilize tents, awnings or other fabric enclosures will be required to show proof that these materials meet the State Fire Code requirements as defined in Title 19, CCR, Chapter 2.

Access roads to the entrance gates of the site will be maintained as required by Los Angeles County Fire Department.

Fire apparatus and supplies located on site will include one fire engine with foam educator, one eleven horse power pool pump, 125 gallons of class A foam concentrate, 350 feet of 2.5 inch hose, 600 feet of 2 inch, 1200 feet of 1.5 inch, 400 feet of 1 inch and all appropriate nozzles and appliances.

The water capacity maintained on site will total 40,250 gallons - tank capacity totaling 14,500, the pool with 25,000 gallons and the fire engine with 750 gallons. Two water tanks will be placed on site, one of 4,500 gallons, one of 10,000 gallons.

All wood shingle roofing (specifically, a portion of the roof of the Barwood) will be replaced with non-combustible material.

All staff located at Ramirez Canyon Park, as well as all 30 MRCA firefighters will be routinely briefed and trained regarding public safety protection, fire suppression and procedures as they relate to the Ramirez Canyon Park site. Emergency response to a fire threatening the park will be governed by the agency fire "Red Book", appropriate section attached. (Attachment B)

A site map with the location of firefighting equipment and supplies is attached. (Attachment C)

MRCA Training and Qualifications - Fire personnel are attached. (Attachment D)

II. Evacuation Policies and Plans

All public access to the site will be canceled during "Red flag" days as designated by fire weather forecasters at the National Weather Service. As a matter of practice, the MRCA is in daily contact with Los Angeles County Fire Department to obtain said designation.

Requirements for use of the site during the high fire season (September, October, November), include no special events of more than 150 people during the months of September and October and no events of over 50 in November.

During the months of September, October and November, sufficient vehicle capacity for full evacuation of visitors is required on-site at all times.

All special events require the on-site attendance of two staff members and a ranger. Staff members are trained in evacuation procedures and one is designated at the beginning of each event as the evacuation officer. The ranger will bring a fire patrol vehicle with a slip on tank to events of 100 persons or more.

Evacuation of the site will take place when the following conditions have been determined to exist by the MRCA Ranger in charge or the Los Angeles County Fire Department:

- 1 A wildfire is in progress in the area but is not anticipated to reach the site for at least an hour ;
2. Fire and/or police department personnel have arrived on site requesting evacuation;
3. A fire has bypassed the area and the road has been surveyed and found safe for passage;
4. It is determined by the Ranger/Firefighter in charge that, based on existing conditions, evacuation is the safest and most prudent action.

In the event of evacuation, the predesignated evacuation officer will immediately make direct contact with the van drivers of the impending evacuation, provide them with a briefing on the evacuation plan and provide them with direction on the primary and secondary evacuation routes.

The evacuation officer will then notify guests using the amplified sound system that an evacuation will take place and direct them to gather as a group and then walk them single

file to the entrance to the lower parking area where they will be loaded into vans. Guests will be instructed to remain in a single file line to facilitate loading and to keep the road clear for incoming emergency vehicles.

The support service personnel (caterers, etc) will remain on site until all guests are evacuated. These personnel then will be instructed to evacuate the site using their service vehicles.

The following conditions will govern whether guests are guided by MRCA or Los Angeles County firefighting personnel to remain on-site in a designated safe area:

1. A wildland fire is burning in the general vicinity towards Ramirez Canyon Park, and is predicted to arrive in less than one hour;
2. It is determined by the Ranger/Firefighter in charge that, based on existing conditions, remaining in place is the safest and most prudent action.
3. If it is determined that remaining in place is the safest action then guests shall be directed to remain in place within the Deco House.

In the event of a decision to remain in place, the predesignated evacuation officer will immediately notify guests using the amplified sound system that an emergency is taking place and direct them to gather as a group. They will then be walked in a single file line to the entrance of the Deco House utilizing the front steps. For those guests with disabilities, the handicapped accessible entrance to the house, located on the North side, will be utilized.

The evacuation officer will ensure that service personnel (caterers, drivers, etc) are also notified and that they line up with the guests.

The Deco House shall be maintained as the on-site emergency fire shelter in the event that remaining in place is determined to be the safest and most prudent action. Maintenance of the Deco House shall include keeping the asphalt roof in good repair. All windows within the structure shall be replaced with double paned glass.

Attachment A Special Provisions

The Ramirez Canyon Park Fire Management and Evacuation Plan contains special provisions during the months of September, October and November due to the increased fire risk during this season.

Historically, major wildland fires in the Santa Monica Mountains occur during the late fall. During the period of March through August there is substantially less risk of fire. This is due to typical rainy season in March and a coastal fog patterns which usually occur in May/June. During the months of July and August winds are generally not a factor. Live fuel moisture contents during these months are typically between 70% to 80%.

In September, October and November, the live fuel moisture content typically ranges between 63% and 70% (18 year average). The Conservancy conservatively defines as critical fuel moisture content as below 70%. (The L.A. County Fire Department defines as critical fuel moisture content as below 60%). Further, it is during the late fall that Santa Ana winds occur. Again, historically, the large fires in the Santa Monica Mountains have occurred in the late fall during Red Flag warnings.

Attachment B – MRCA Red Book

FIRE RESPONSE PRE-PLAN

Ramirez Canyon Park

SEND PAGE AND ACTIVATE EMERGENCY MESSAGE CENTER AS NEEDED

ALERT 1

Unknown Hazard

Southern Division

Units prepare and standby
Ramirez Evacuation Officer prepare to implement evacuation plan
Ramirez staff to prepare park fire engines
Southern Division slip-on units move up to Temescal

Office

Operator cover phones (business hours)
Alert employees, guests, and ranger residence

ALERT 2

Fire in Area

(plus actions of ALERT 1)

Southern Division

Activate radio relay at Kanan Road
Activate radio relay at Temescal
Temescal Engine respond to SCCS
1 slip-on respond to SCCS, 1 slip-on to Temescal
Agency Rep to Fire Department command post
All remaining Southern rangers respond to SCCS
Evacuation Officer implement evacuation plan

Mulholland Division

Activate radio relay at San Vicente/Nike site
Respond 1 supervisor
Respond 3 firefighters

Northern Division

Respond 1 supervisor
Move-up/stage engine at I-5 / Roscoe

ALERT 3

Threat Fire

(plus actions of ALERTS 1 & 2)

Southern Division

Fully activated

Mulholland Division

Respond remaining firefighters (less 1 slip-on with firefighters)

Northern Division

Respond staged engine from I-5/Roscoe
Respond remaining firefighters (less manned slip-on & engine)

RAMIREZ CANYON PARK
FIRE ACTION PLAN

FIRST ON SCENE: YOU ARE THE I.C. UNTIL RELIEVED IN PERSON
ASSESS/SIZE UP & CONSIDER RESOURCES REQUIRED:

- FIRE – LAW ENFORCEMENT – RANGERS – MRCA CREW – NPS –
First Priority is safe evacuation of all people on site

CONTACT VIA PHONE:

1. LA County Fire - Call 911
2. MRCA Staff - Call (888) 562-1116 – Send message to Supervising Ranger Group
3. Walt Young - Home (310) 589-2413
4. Set emergency message center (323) 221-8900 x 121

OFFICE STAFF & RESIDENTS:

1. Use truck Siren/P.A. to alert Center (wait & P.A.)
2. Use CB radio – channel 9
3. Notify Ranger house, by telephone.

EVACUATION

1. Safe evacuation of all people is number one priority
2. Implement procedures as directed by the Fire Management and Evacuation Plan
3. Designated evacuation officer implement evacuation, direct vehicles to safe route
4. Primary evacuation route – Ramirez Canyon to Delaplane to West Winding Road to PCH
5. Secondary evacuation – Ramirez Canyon to PCH

COMMAND POST – Barwood Office

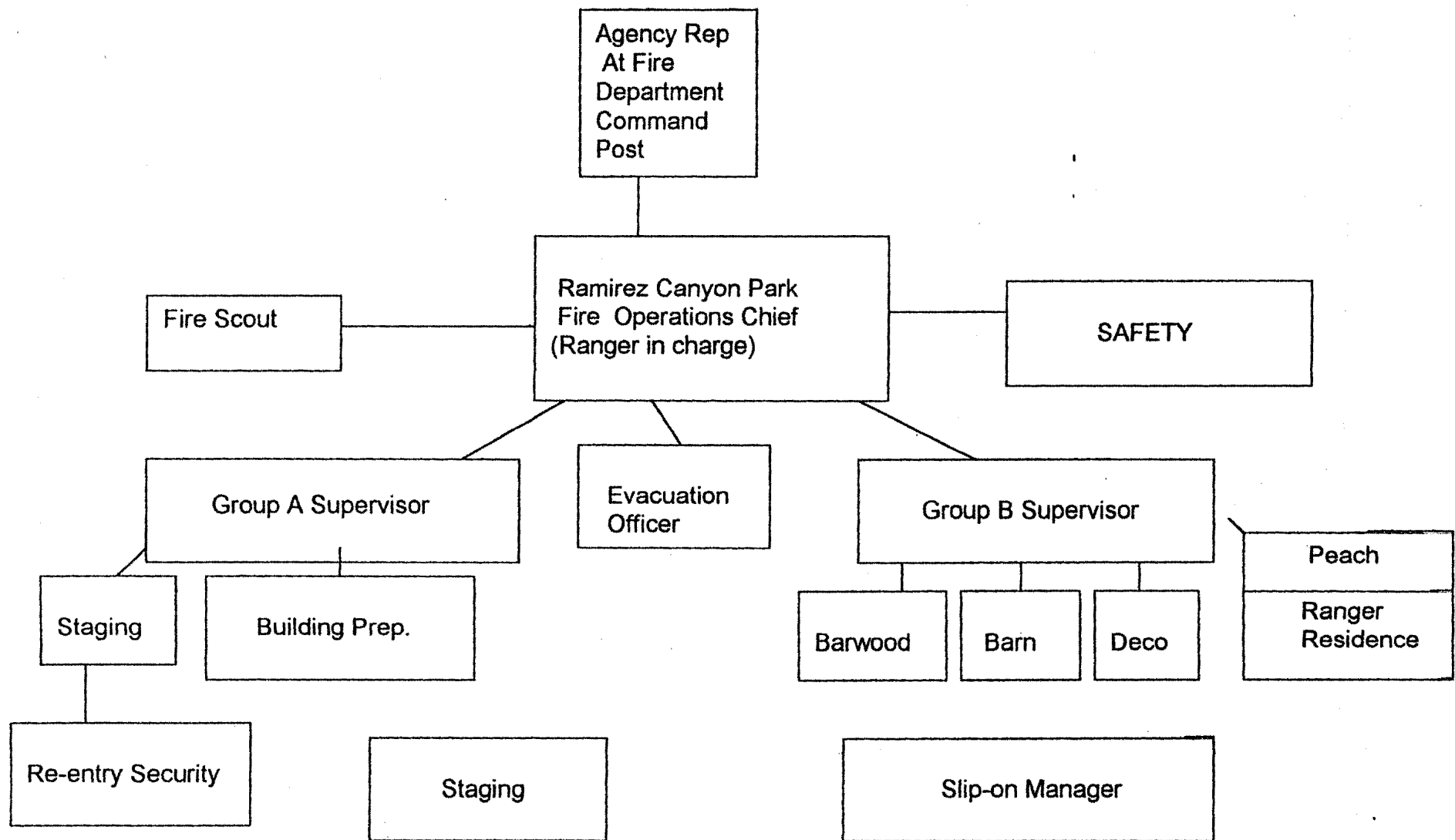
1. (310) 589-3200 Fax line back-up (310) 589-3207
2. Establish CB/FM radio net (use AA batteries)
3. Radio frequency channel 5 Blackjack/channel 14
4. Move ranger vehicle to Barwood
5. Utilize Checklist forms
6. Monitor TV & News Radio

OBSERVATION POST – Kanan Road above SCCS and/or Winding Way (Helispot 71D)

1. Radio relay
2. Cell phone contact
3. Fire scouts duties

STAGING & OPERATIONS

1. Staging at Island at entrance (primary)
2. Lock gate open, switch next to motor
3. Park non-slip on units at staging area.
4. Check in at Barwood with gear for assignment.
5. "Slip-ons" Radio while en-route for assignment at PCH Ramirez.
6. Staff on-site deploy equipment and hoselines as trained



Unit 1 _____

Unit 2 _____

Unit 3 _____

Unit 4 _____

RAMIREZ CANYON PARK

Building Check list

LOCK FRONT GATE OPEN - SWITCH NEXT TO GATE MOTOR

BARN - STRUCTURE: WINDOWS CLOSED/DRAPE OPEN LEVELS 1 2
INTERIOR DOORS CLOSED
EXTERIOR DOORS CLOSED & UNLOCKED
PARKING NORTH OF BUILDING: EMPTY CARS (WHO) _____
PERSONNEL REMAINING - _____
ADVISED TO CHECK OUT WITH - _____
TURN OFF GAS & A.C. YES NO

PEACH - STRUCTURE: WINDOWS CLOSED/DRAPE OPEN LEVELS 1 2 3 4
INTERIOR DOORS CLOSED
EXTERIOR DOORS CLOSED & UNLOCKED
PARKING - UPPER LOT EMPTY CARS (WHO) _____
PERSONNEL REMAINING: _____
ADVISED TO CHECK OUT WITH: _____
TURN OFF A.C. & ELECTRICITY MAIN NEXT TO FIRE HYDRANT YES NO

BARWOOD - STRUCTURE: WINDOWS CLOSED/DRAPE OPEN LEVELS 1 2
INTERIOR DOORS CLOSED
EXTERIOR DOORS CLOSED & UNLOCKED
PARKING BY GARAGE: EMPTY CAR(WHO) _____
PARKING BY TENNIS COURTS: EMPTY CAR(WHO) _____
REFER TO OFFICE RECOVERY PLAN FOR DATA/CPU SAFEGUARDING.
PERSONNEL REMAINING: _____
ADVISED TO CHECK OUT WITH: _____ **TURN OFF A.C.** YES NO
TURN OFF GAS AT BRIDGE YES NO - **TURN OFF ELECTRICITY AT MAIN BY TENNIS COURTS** YES NO

DECO STRUCTURE: WINDOWS CLOSED/DRAPE OPEN LEVELS 1 2
INTERIOR DOORS CLOSED
EXTERIOR DOORS CLOSED & UNLOCKED
PARKING BY GARAGE: EMPTY CAR (WHO) _____
PERSONNEL REMAINING: _____
ADVISED TO CHECK OUT WITH: _____
TURN OFF GAS YES NO - **TURN OFF A.C. & ELECTRICITY** YES NO

RANGER RESIDENCE - STRUCTURE: WINDOWS CLOSED/DRAPE OPEN
INTERIOR DOORS CLOSED
EXTERIOR DOORS CLOSED & UNLOCKED
PARKING BY GARAGE: EMPTY CAR(WHO) _____
PERSONNEL REMAINING: _____
ADVISED TO CHECK OUT WITH: _____
TURN OFF ELECTRICITY YES NO - **TURN PROPANE OFF** YES NO - **RANGER HAS 2 DOGS**

COMPLETED BY: _____ **TIME:** _____ **DATE** _____

Attachment D
Mountains Recreation and Conservation Authority
Training and Qualifications - Fire personnel

The Mountains Recreation and Conservation Authority (MRCA) has 30 fire personnel who have completed the minimum training required by the agency as well as refresher training. This required training is :

Wildland Firefighter - National Park Services
Urban Wildland Interface - United States Forest Service
Standardized Emergency Management Systems - Office of Emergency Services
Red Cross First Aid
CPR for the Professional rescuer

In addition, senior firefighters have completed the following:

Nine firefighters have completed structure firefighting academies
Nine firefighters have completed Hazardous Materials - First Responder Operational
Seven firefighters are Emergency Medical Technicians
Six firefighters have completed Rescue Systems 1
Five firefighters have completed Incident Command System 300

MRCA Chief Ranger Young , in addition to satisfying all of the foregoing training, lives on-site in Ramirez Canyon Park and serves as the resident ranger. Chief Young has the additional following qualifications:

20 years with the Ventura County Sheriff Department Search and Rescue Team 3, where he held positions of Team Captain, Training Officer and Squad Leader

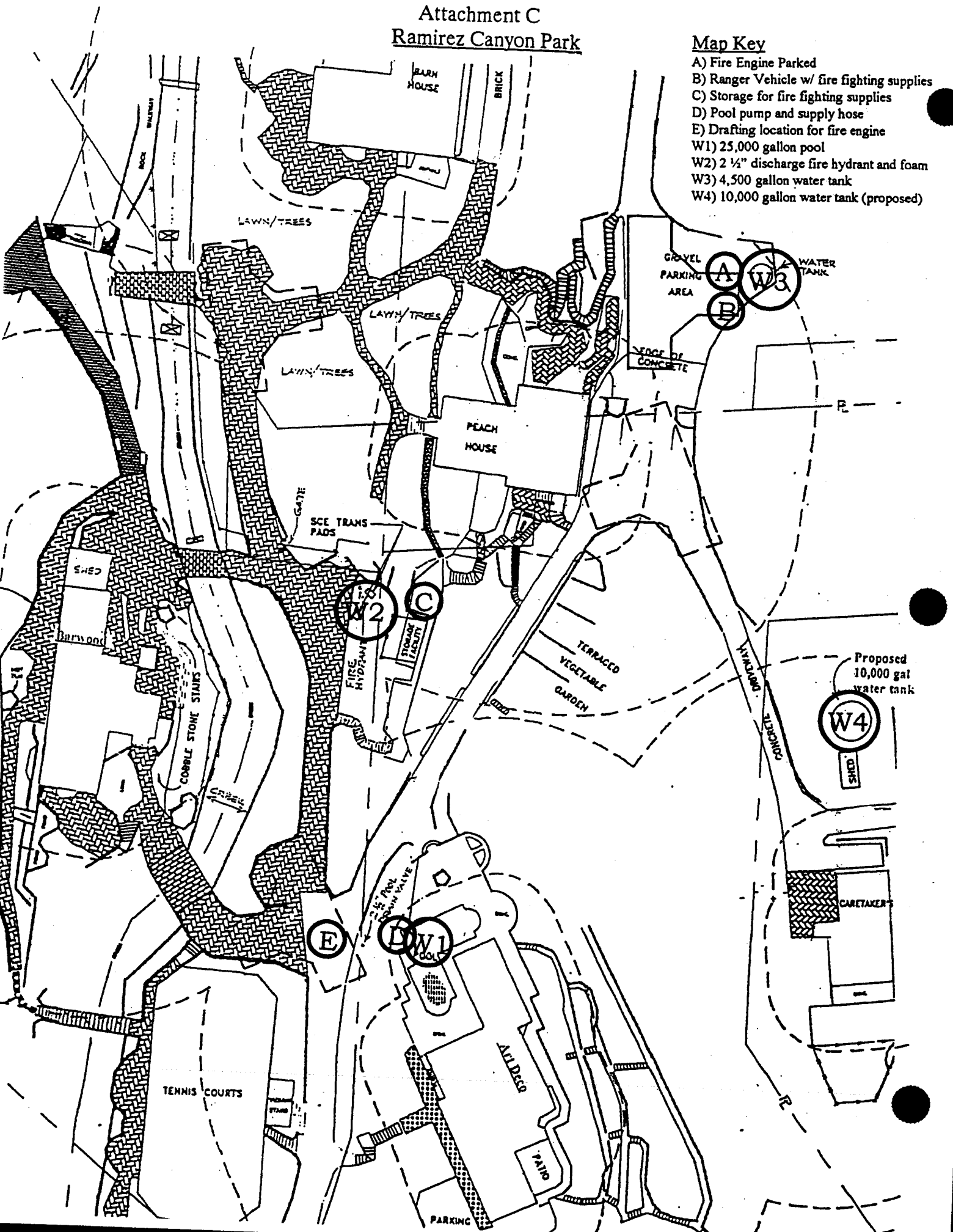
7 years experience with the National Park Service as a firefighter / paramedic as well as an instructor in a variety of related subjects.

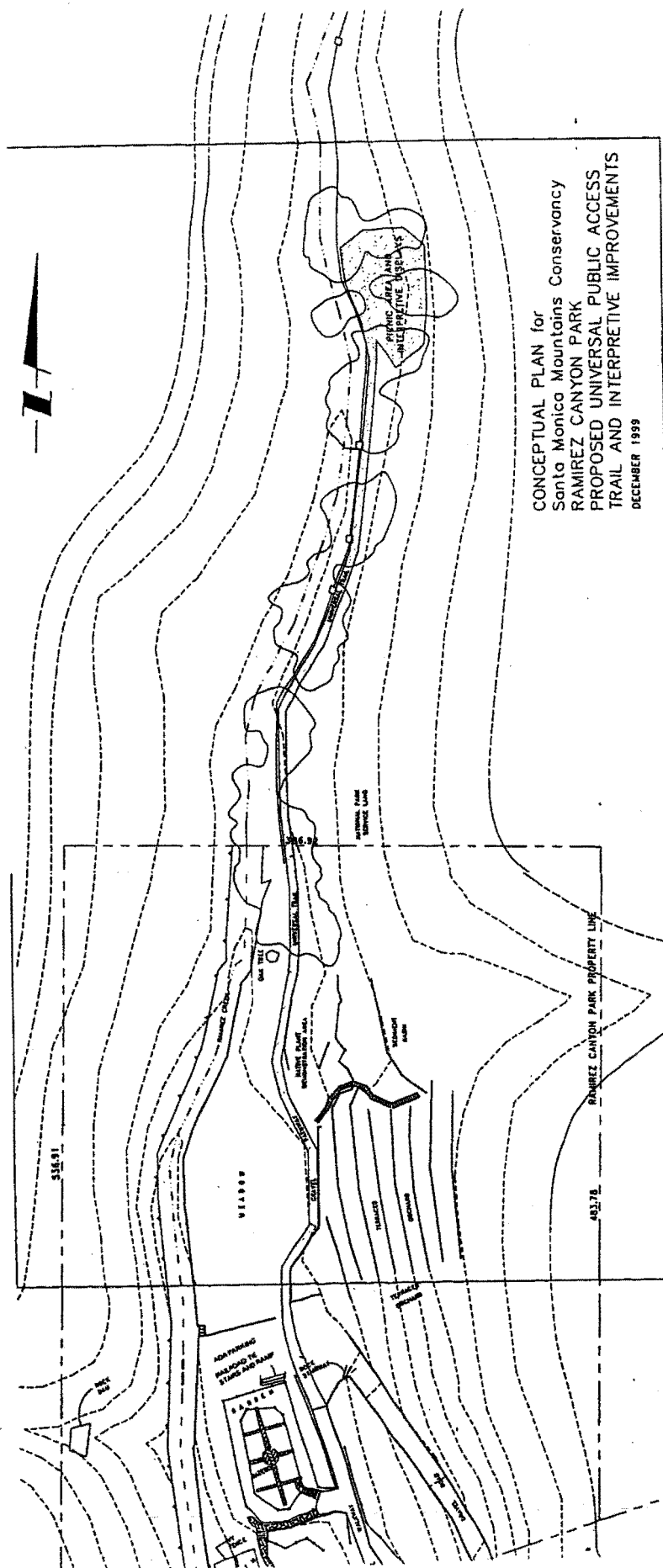
He has served the Mountains Recreation and Conservation Authority for six years and was appointed Chief Ranger in January 1999. As a Park Ranger, Mr. Young is a Full Time California Peace Officer, Wildland Firefighter, Emergency Medical Technician, Search and Rescue expert. He is also a licensed paramedic in the State of California.

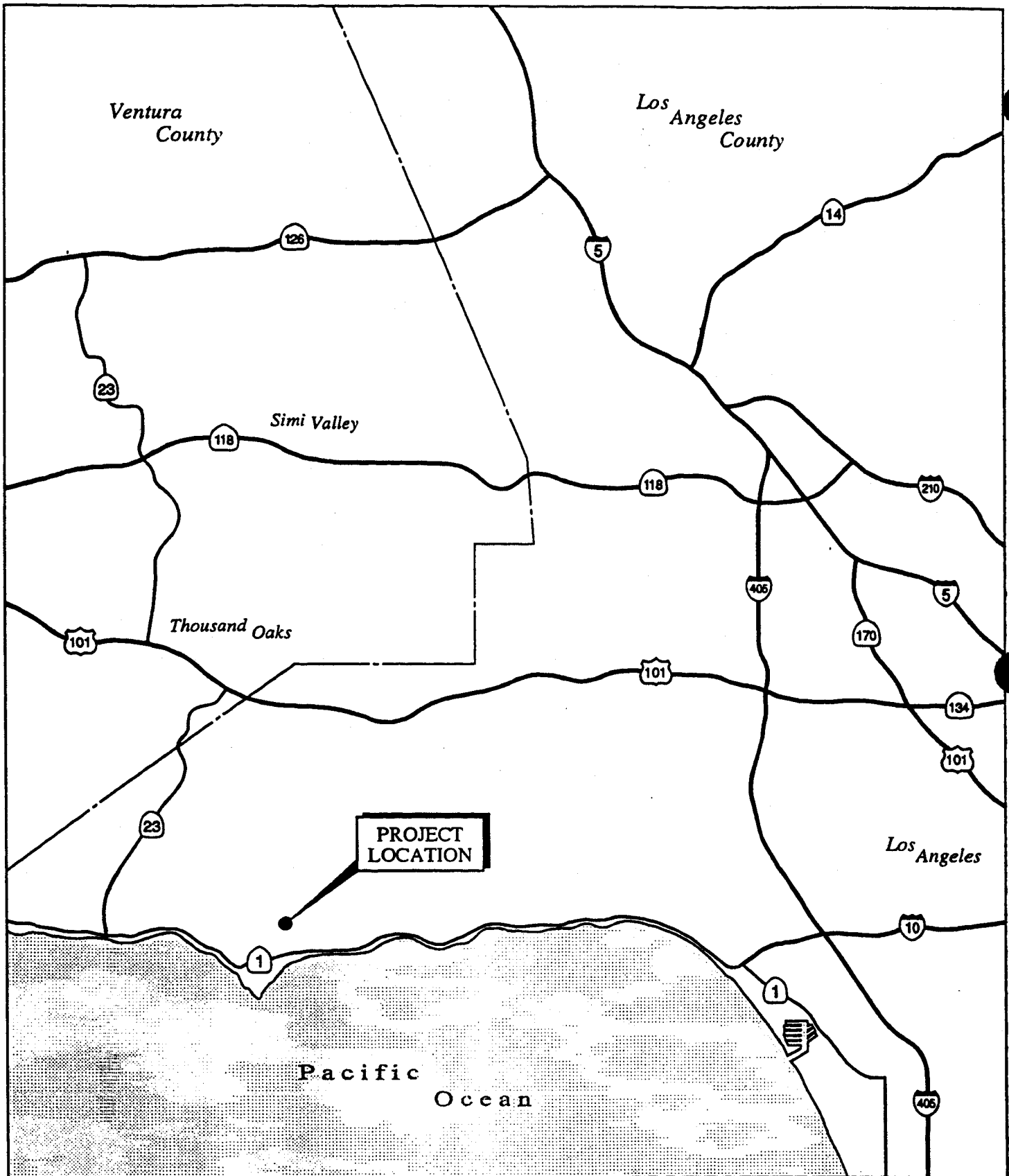
Attachment C Ramirez Canyon Park

Map Key

- A) Fire Engine Parked
- B) Ranger Vehicle w/ fire fighting supplies
- C) Storage for fire fighting supplies
- D) Pool pump and supply hose
- E) Drafting location for fire engine
- W1) 25,000 gallon pool
- W2) 2 1/2" discharge fire hydrant and foam
- W3) 4,500 gallon water tank
- W4) 10,000 gallon water tank (proposed)







2/22/99(MRC501)

Figure 1



LSA

Scale in Miles

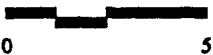


EXHIBIT No. 2
 Permit No. 4-98-334
 Santa Monica Mtns Conservancy
 Regional Map



Source: USGS Topographic Quad: Point Dume, 1981.

2/16/95(MRC501)



LSA

Scale in Feet

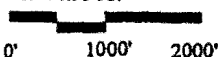
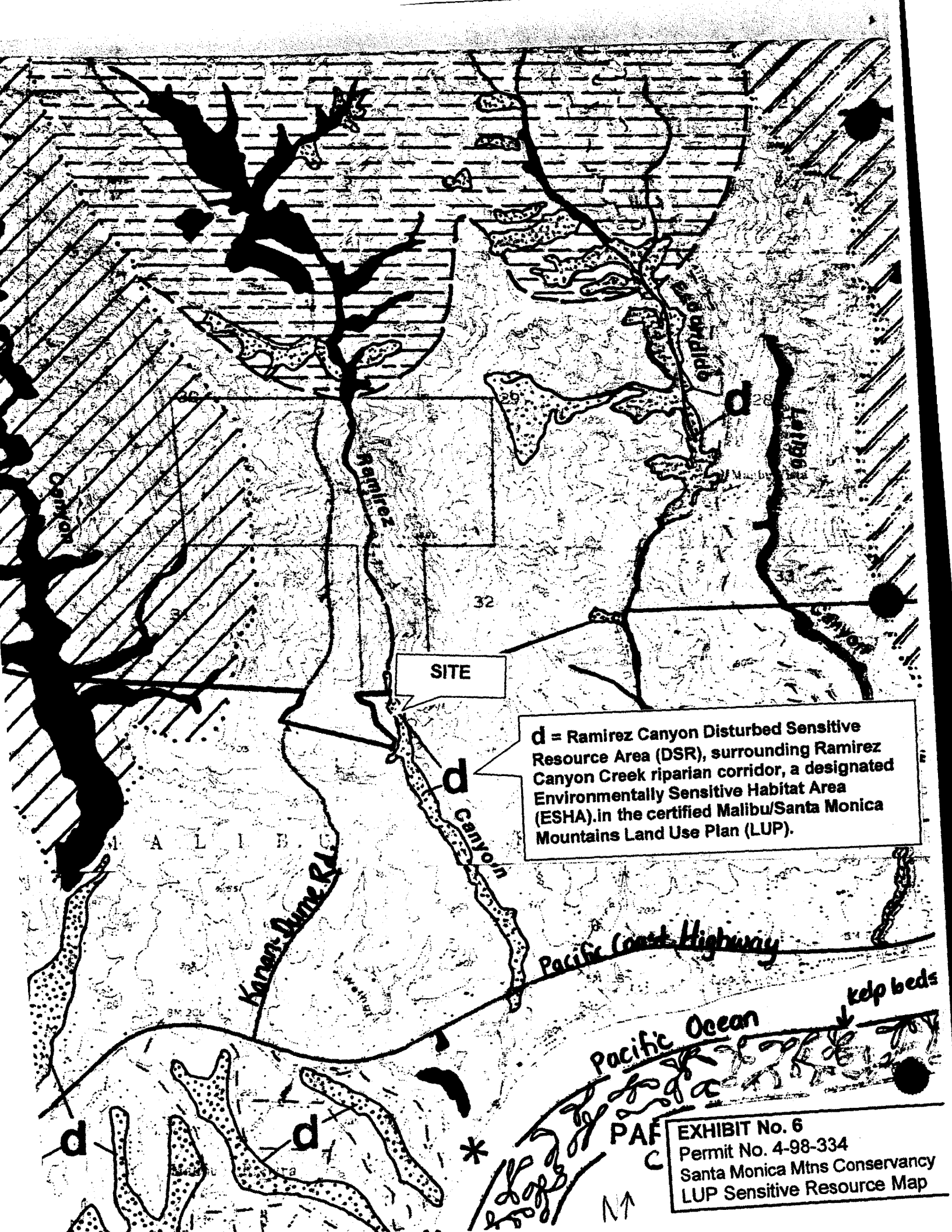


EXHIBIT No. 4
 Permit No. 4-98-334
 Santa Monica Mtns Conservancy
 Vicinity Map



EXHIBIT No. 5
 Permit No. 4-98-334
 Santa Monica Mtns Conservar
 Land Use Plan Designations



SITE

d = Ramirez Canyon Disturbed Sensitive Resource Area (DSR), surrounding Ramirez Canyon Creek riparian corridor, a designated Environmentally Sensitive Habitat Area (ESHA) in the certified Malibu/Santa Monica Mountains Land Use Plan (LUP).

EXHIBIT No. 6
Permit No. 4-98-334
Santa Monica Mtns Conservancy
LUP Sensitive Resource Map

EXHIBIT No. 7

Permit No. 4-98-334

Santa Monica Mtns Conservancy
LUP Trail Map



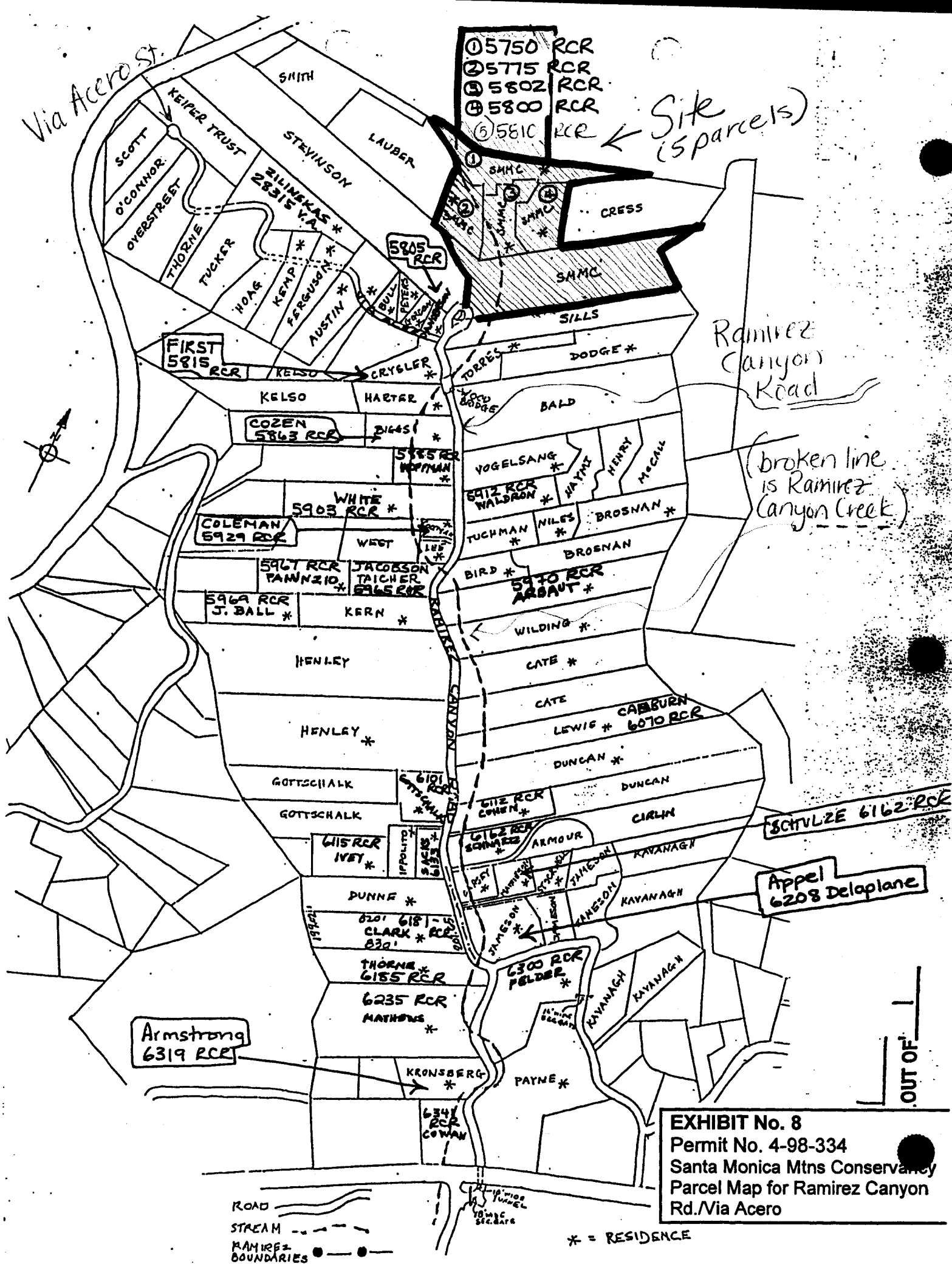


EXHIBIT No. 8
Permit No. 4-98-334
Santa Monica Mtns Conservancy
Parcel Map for Ramirez Canyon
Rd./Via Acero

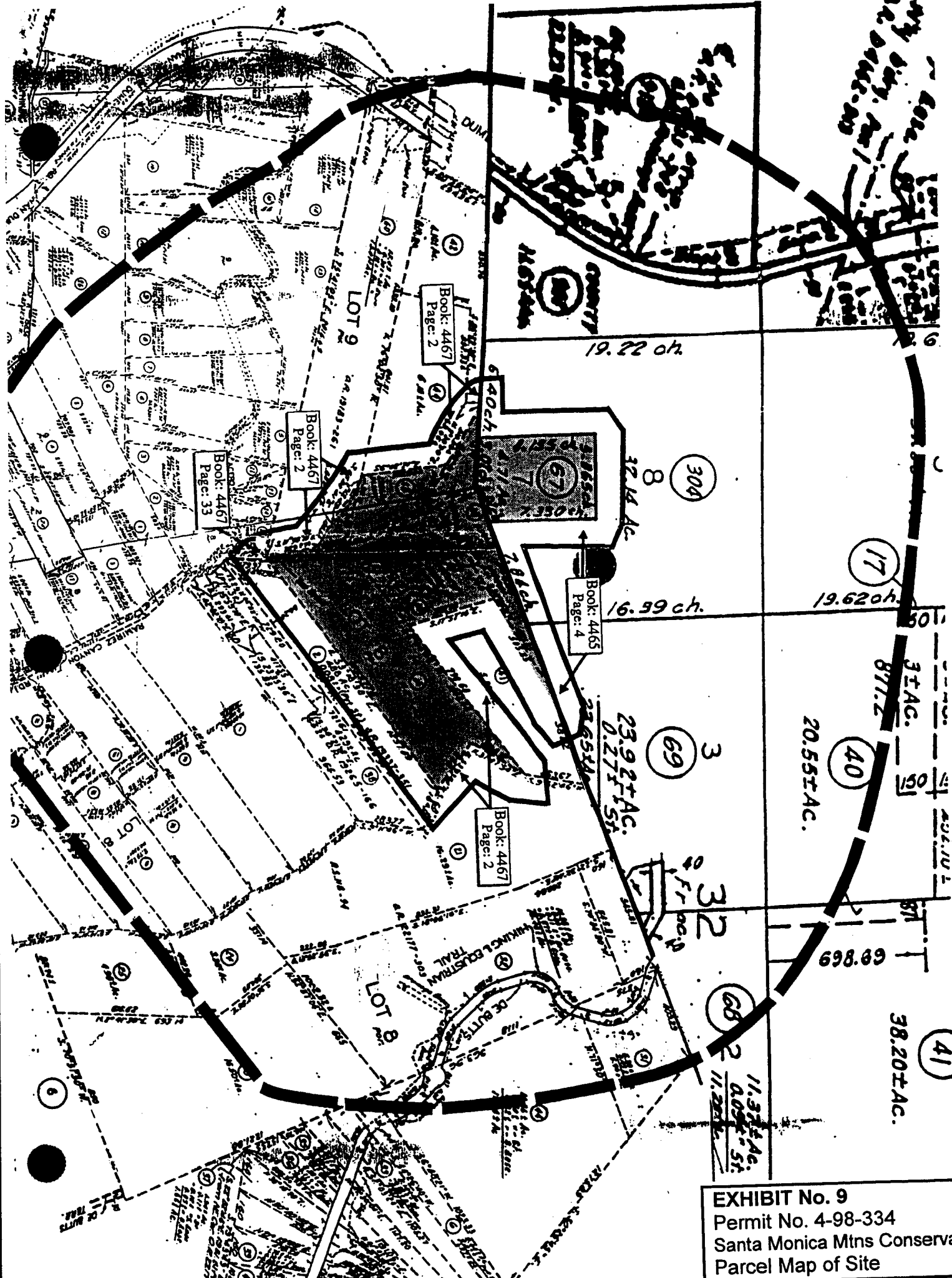
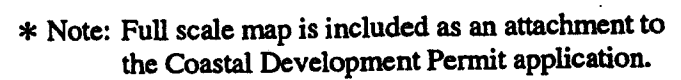


EXHIBIT No. 9
Permit No. 4-98-334
Santa Monica Mtns Conservancy
Parcel Map of Site



2/16/95(MRC501)

Figure 3

Streisand Center
Exhibit B1a

● Septic Tank

● Oak Tree

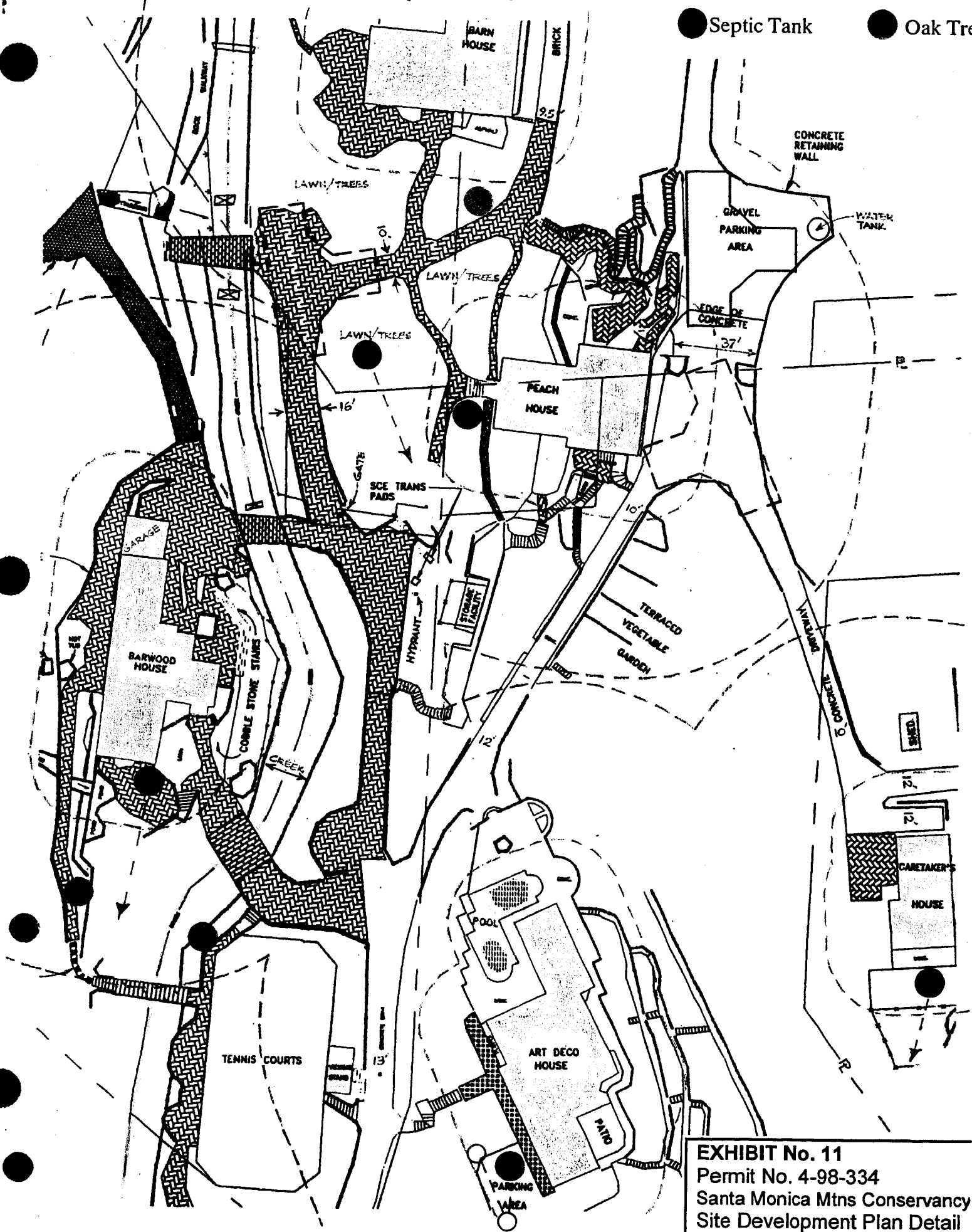


EXHIBIT No. 11
Permit No. 4-98-334
Santa Monica Mtns Conservancy
Site Development Plan Detail

October 5, 1999

TO: BARBARA CAREY
CALIFORNIA COASTAL COMMISSION

FROM: CAPTAIN JIM JORDAN *gjordan*
LA COUNTY FIRE DEPARTMENT
FIRE PREVENTION DIVISION

SUBJECT: STREISAND CENTER FOR CONSERVANCY STUDIES

I have reviewed the coastal permit information sent to me and made a site inspection. There has been a change of use from R-3 (single family dwelling) to B (business). This requires a review of the plans and buildings for compliance with the California Fire and Building Codes. Because this is a state owned and occupied facility I think the Division of State Architect is responsible for the building plan review due to the change of occupancy classification. The LA County Fire Department will review the project for the State Fire Marshal's Office.

The two fire code issues are adequate fireflow water and access to the site. The California Fire Code requires a minimum of twenty-foot width for fire apparatus access. Ramirez Canyon Rd. currently does not meet this minimum width. The required fireflow for the site has not been determined. There are a number of dip crossings from Pacific Coast Highway to the site that are not allowed for commercial projects, but are allowed for residential under the LA County Fire Code.

The rental of the facility for weddings and corporate events doesn't appear to classify the facility as a public assembly. The weddings are all held outside according to the chief ranger, Walt Young. None of the corporate events have more than 49 people inside so a public assembly permit would not be required.

Please call me if you need any additional information.

EXHIBIT No. 12
Permit No. 4-98-334
Santa Monica Mtns Conservancy
L. A. Co. Fire Department
Comment Letter

Lawrence Young

Registered Environmental Health Specialist

Cal. Req. #3738

P.O. Box 973 • Malibu, California 90265

(310) 392-2011
(818) 883-8585

June 23, 1994

Ruth Kilday
Streisand Center for Conservancy Studies
5775 Ramirez Canyon Rd.
Malibu, CA 90265

Project: Streisand Center for Conservancy Studies
5750, 5775, 5800 and 5802 Ramirez Canyon Rd.
Malibu, CA 90265

Dear Ms. Kilday:

At your request, I conducted a private sewage disposal system review of subject properties. My review included obtaining a copy of the Los Angeles County Department of Health Services file on each property, and a site visit to each property conducted on June 6, 1994. Please refer to the attached records when reading the remainder of this report.

5750 RAMIREZ CANYON RD. (PEACE/BARN)

There is a 4,900 square foot single family dwelling, and a 3,370 square foot guest house on this property. Both dwellings are presently served by a 1000 gallon septic tank connected to a 375 square foot drainfield.

This private sewage disposal system is woefully inadequate and should be properly abandoned, or removed, and an adequate private sewage disposal system installed. The new septic tank capacity should be based upon projected daily sewage effluent flow rate, taking into consideration the proposed future use of both dwellings as an academic center for environmental studies. The new drainfield square footage should be based upon a percolation test and analysis of the subsurface soil strata.

5775 RAMIREZ CANYON RD. (BARWOOD)

There is a 3,500 square foot single family dwelling on this property served by a 1000 gallon septic tank and a 1500 gallon septic tank connected to a 345 square foot drainfield. This private sewage disposal system appears to be adequate, however, I wish to make the following recommendations:

EXHIBIT No. 13 (3 Pages)
Permit No. 4-98-334
Santa Monica Mtns Conservancy
Septic Report

1. Twenty inch (20") manhole/inspection ports extending to the ground surface should be installed on both the primary and secondary compartments of both septic tanks. The manhole shaft between the septic tank top and the manhole ring and cover at grade should be twenty inch (20") white P.V.C. SDR35 sewer pipe.
2. The septic tanks should be pumped and cleaned now and at least once every two years in the future to prevent excessive accumulation of sewage solids.
3. All sewer laterals should be electronically traced to provide a more thorough knowledge as to this private sewage disposal system's actual construction.

5800 RAMIREZ CANYON RD. (CARETAKER)

There is a 1,350 square foot single family dwelling on this property served by a 750 gallon septic tank connected to a 480 square foot drainfield. This private sewage disposal system appears to be adequate, however, I wish to make the following recommendations:

1. Twenty inch (20") manhole/inspection ports extending to the ground surface should be installed on both the primary and secondary compartments of the septic tank. The manhole shaft between the septic tank top and the manhole ring and cover at grade should be twenty inch (20") white P.V.C. SDR35 sewer pipe.
2. The septic tank should be pumped and cleaned now and at least once every two years in the future to prevent excessive accumulation of sewage solids.
3. All sewer laterals should be electronically traced to provide a more thorough knowledge as to this private sewage disposal system's actual construction.

5802 RAMIREZ CANYON RD. (ART DECO)

There is a 4,600 square foot single family dwelling on this property served by a 1000 gallon septic tank, a 5' X 31' BI seepage pit, and a 5' X 33' BI seepage pit. This private sewage disposal system appears to be adequate, however, I wish to make the following recommendations:

1. Twenty inch (20") manhole/inspection ports extending to the ground surface should be installed on both the primary and secondary compartments of the septic tank. The manhole shaft between the septic tank top and the manhole ring and cover at grade should be twenty inch (20") white P.V.C. SDR35 sewer pipe.

2. The septic tank should be pumped and cleaned now and at least once every two years in the future to prevent excessive accumulation of sewage solids.
3. Eight inch (8") inspection ports extending to the ground surface should be installed on both seepage pits. The shaft between the seepage pit top and the inspection ring and cover at grade should be eight inch (8") white P.V.C. SCH40, or SDR35 sewer pipe.
4. All sewer laterals should be electronically traced to provide a more thorough knowledge as to this private sewage disposal system's actual construction.

Thank you for this opportunity to be of service. If you have any questions regarding this review, please contact me at your earliest convenience.

Sincerely,

L. Young

Lawrence Young

cc:file

McDermott **PUMPING**

25669 PACIFIC COAST HIGHWAY • MALIBU, CALIFORNIA 90265 • 213 456 1173

Streisand Center for Conservancy Studies
5810 Ramirez Canyon Road
Malibu, CA 90265

June 15, 1999

Attn: Lisa Soghor

This letter is to state that McDermott Pumping has been providing regular maintenance septic pumping services for the Conservancy Center and that all systems are in good condition and normal operating order. The following statistics for the septic systems located at the center are:

5750 Ramirez Canyon Road (Barn/Peach House)

- 1000 gallon tank connected to a 375 foot drain field.
- Currently used by 8 staff members Monday through Friday, occasional dishwasher use. Garden tours of approximately 30 use the restrooms on Tuesdays, Wednesdays and Thursdays.
- Events up to 100 people use restrooms approximately 25 times a year.

5775 Ramirez Canyon Road (Barwood House)

- 1000 gallon and 1500 gallon tanks are connected to a 345 square foot drain field.
- Used by 7 staff members Monday through Friday, occasional dishwasher use.

5880 Ramirez Canyon Road (Ranger Residence)

- 750 gallon tank connected to a 480 square foot drain field.
- Used as residence by single family of five.

5802 Ramirez Canyon Road (Art Deco House)

- 1000 gallon tank connected to a 5' x 13' B1 seepage pit and a 5' x 33' B1 seepage pit.
- Used infrequently if at all by staff during the work week.

All of these systems are accommodating their use with no stress to the systems and are capable of applications greater than currently being applied. All of these systems have been maintained by McDermott Pumping on an annual basis since 1993.

Respectfully,

P. McDermott
P. McDermott
McDermott Pumping
(310) 836-2021

PM:pm

EXHIBIT No. 14
Permit No. 4-98-334
Santa Monica Mtns Conservancy
Septic Maintenance Letter



GEO SAFETY, INC.

1462 Lachman Lane Pacific Palisades, California 90272 U.S.A. (310) 459-9453 Fax (310) 459-6187

Preliminary Evaluation of Fire Department Access, Wildland Fire Protection, and Evacuation

for the

STREISAND CENTER FOR CONSERVANCY STUDIES (SCCS)

located at
5750 – 5802 Ramirez Canyon Road, Malibu

June 14, 1999

Klaus Radtke, Ph.D.
Wildland Resource Sciences

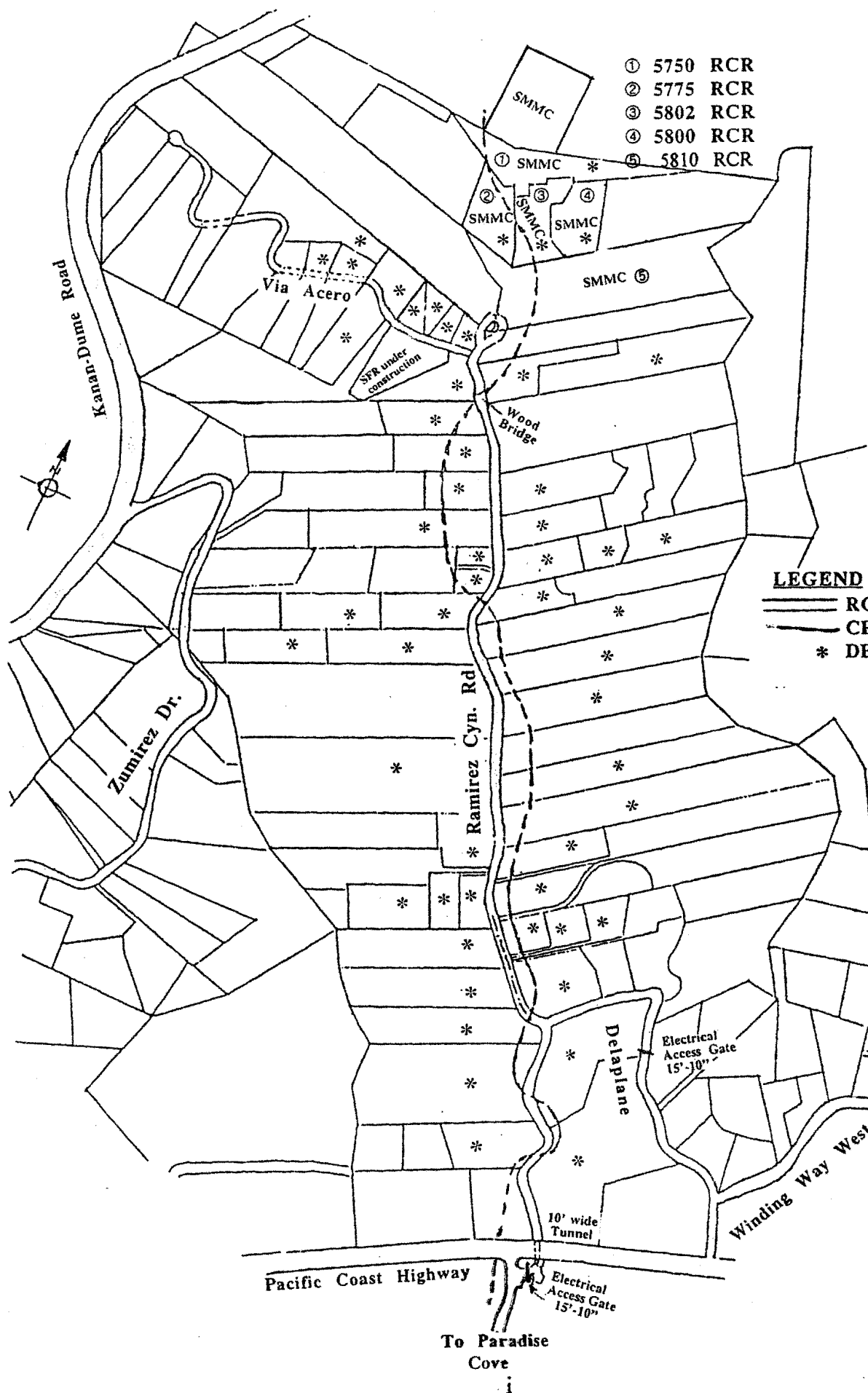
Permit Application 4-98-334

EXHIBIT A

EXHIBIT No. 15 (43 Pages)
Permit No. 4-98-334
Santa Monica Mtns Conservan
Fire Safety Consultant Repo

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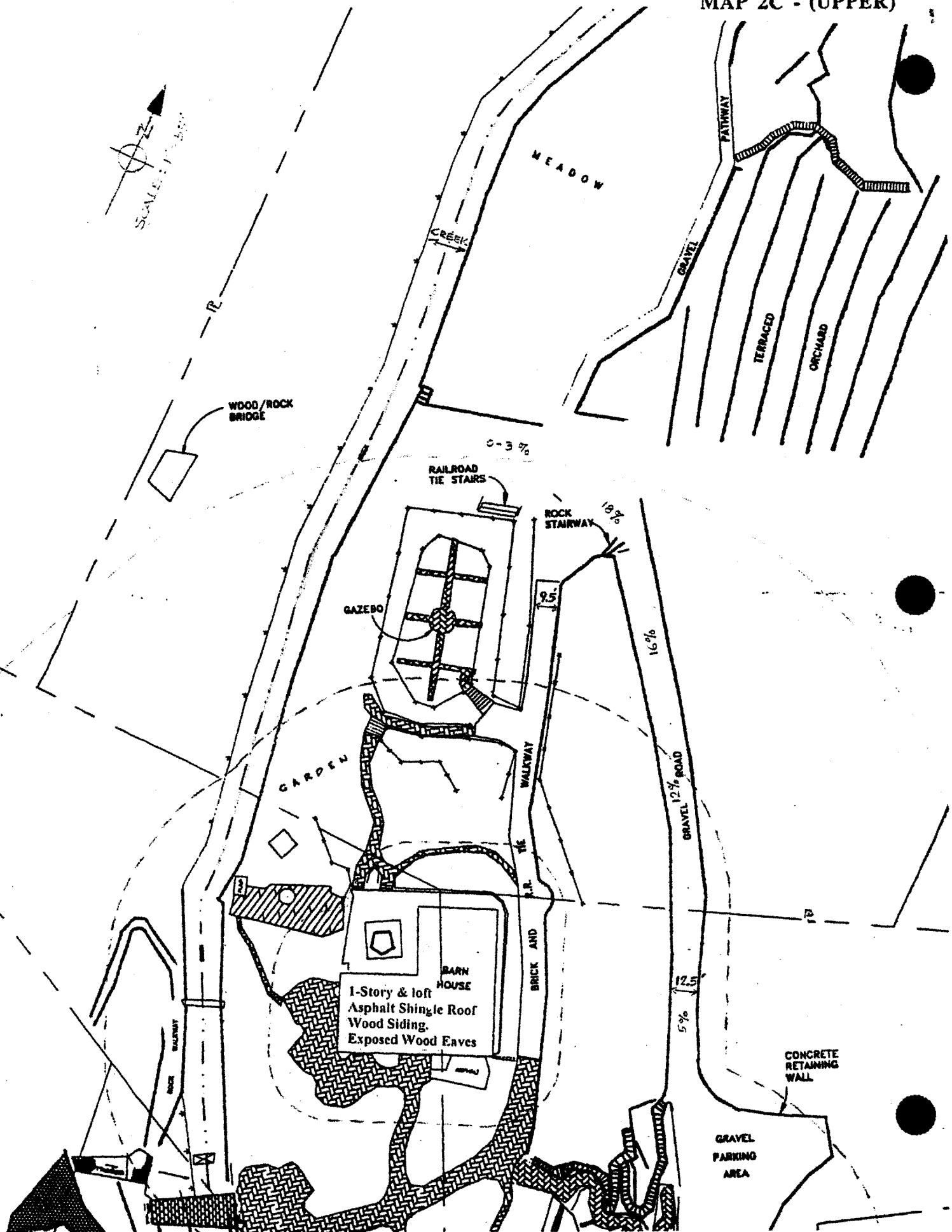
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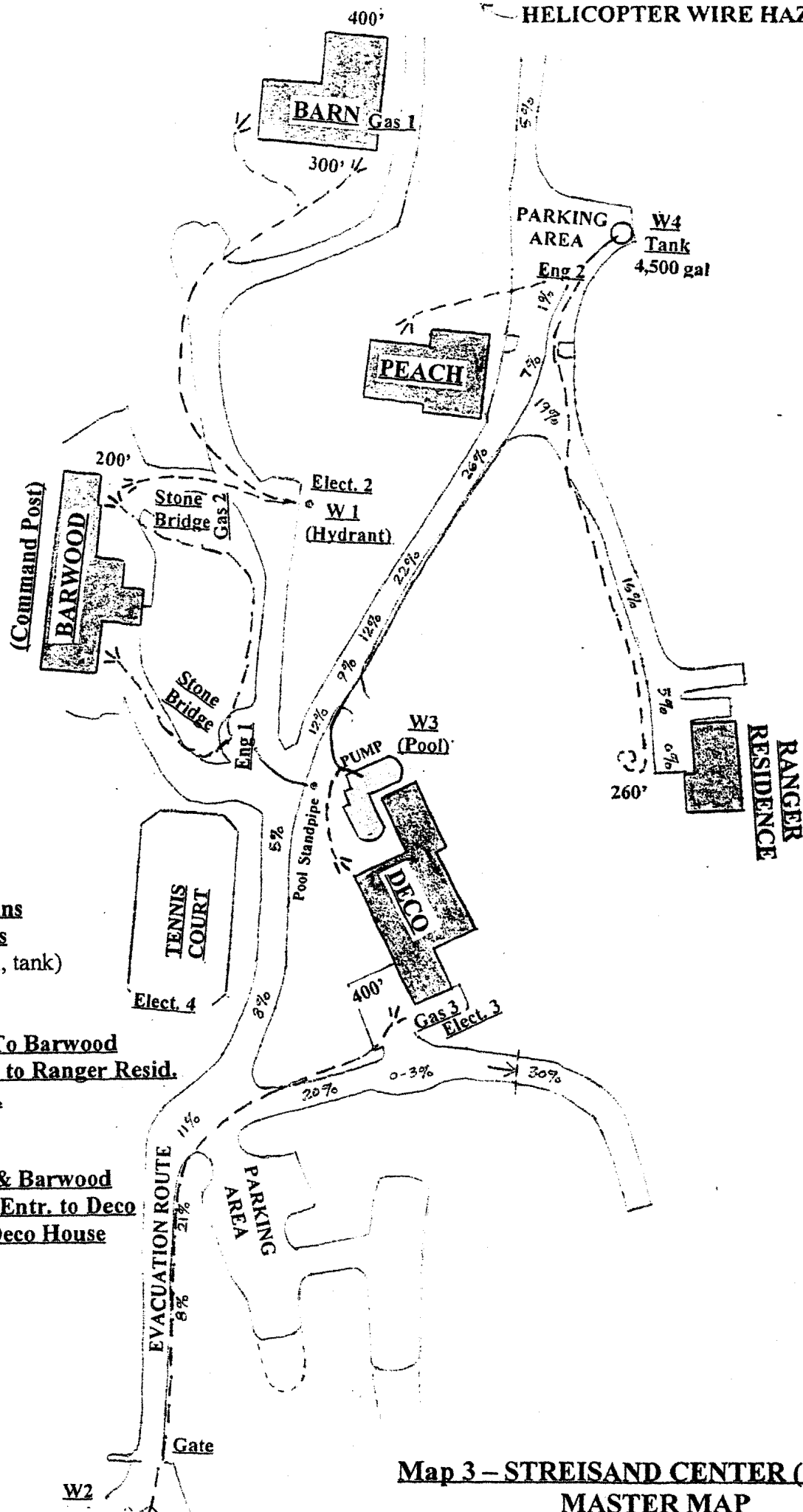


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STREISAND CENTER
MAP 2C - (UPPER)





LEGEND

Utilities

Gas = 3 Gas Mains

Elect. = 4 Electrical Mains

Water = 4 Water Sources

(2 hydrants, pool, tank)

Engines

Eng 1 - Draft from Pool To Barwood

Eng 2 - Draft from Tank to Ranger Resid.
and Peach House.

Hoselays

HL 1 - Hydrant to Barn & Barwood

HL 2 - Hydrant at Front Entr. to Deco

HL 3 - Pump at Pool to Deco House

I. Fire Department Access

1. Minimum Code Access Requirements

A. County of Los Angeles Fire Department

In order to develop or maintain adequate level of fire protection for buildings constructed within the jurisdictional area of the County of Los Angeles Fire Department, access roads must be provided which will support Fire Department apparatus.

Roads, which are public in nature and constructed to Road Department standards, provide acceptable vehicular access. Private access roads including driveways, bridges, and culverts, and building sites served by such roads may not be subject to standards, which would insure access for Fire Department apparatus. The Fire Department has therefore developed minimum standards which are consistent with Section 10.207 of the Fire Code (Title 32) (Appendix 1-Standards For Private Access Roads).

Code Standard No 10.207 (A) pertains to access to single family dwelling construction and (B) pertains to access to structures that require on-site Fire Department apparatus access other than that provided by improved public right-of-way. These code sections attempt to develop, provide, and maintain an adequate level of fire protection which will support Fire Department apparatus and provide access roadways to within 150 feet of all portions of a building.

The present code specifies that paved access roadways are to be provided to within 150 feet of all portions of the exterior walls of the first story of a new building, accessory buildings under 1,000 square feet being excluded. These roadways must not exceed 15% grade, must have not less than 20 feet of unobstructed width,¹ must be "clear to sky,"² must provide adequate roadway turning radius, and must have all-weather driving surfaces capable of supporting a 25-ton firefighting vehicle. Where topography makes a 15% grade impractical or not feasible, a maximum of 20% may be allowed

¹ Code standards for access roadways or private streets for new construction of four or more residences require a minimum of 26 feet of road width even in rural areas such as Ramirez Canyon.

² "Clear to Sky" - Vegetation and other obstruction removed along the road so that no vegetation is overhanging into the required road width.

for a distance not to exceed 150 feet. The average maximum grade must not exceed 17% and grade breaks must not exceed 10%. However, grade may be increased where on-site fire protection systems approved by the (County of Los Angeles) Fire Chief are provided. Curve radii must not be less than 32 feet as determined from the centerline of the road. Minimum paving standards shall be 2" of asphaltic concrete, or equal, over 4" of decomposed granite or equivalent.

Where fire hydrants are present or required, roadway/driveway width along the hydrant locations must be a minimum of 26 feet for a distance of 25 feet on either side of the hydrant. While the minimum width will vary depending on the location of the fire hydrant, a width of 26 feet is generally required for a second pumper to safely pass a stationary pumper hooked up to a fire hydrant (Appendix 2). County Regional Planning also requires 26 feet of clear access from a private roadway to a garage, carport or parking area.

While presently not code for minimum fire safety standards, access road turnouts along access roadways are strongly recommended at least every quarter of a mile and turnarounds at least every half-mile.

As indicated in Appendix 3 "Residential Turnaround Specifications," residential circular turn-arounds shall have a minimum radius of 32 feet. Private roads 20 feet wide meeting at right angles could assist in meeting the minimum requirements of intermediate turn-arounds if 90-degree corners were deleted and replaced with 45-degree corners. Appendix 3 also indicates that hammerhead turn-arounds at private residences require a 70-foot-long and 20-foot-wide head with a 30-foot-long and 20-foot-wide handle to meet minimum fire department vehicle turnaround dimensions.

New industrial and commercial as well as high density residential development requires a minimum unobstructed road width of 26 feet "clear to sky" to within 150 feet of all portions of the exterior wall of the first story of any building. Turn-arounds shall have a minimum of 42 feet radius with another 6-foot clearance for ladder swing.

When conditions prevent the installation of an approved fire apparatus access road, the fire chief may permit the installation of a fire-protection

system or systems in lieu of a minimum code road, ~~provided the system or~~ systems are not otherwise required by this or any other code.

B. State Responsibility Areas

SB 1075, the comprehensive wildland fire safety legislation, required the California Department of Forestry & Fire (CDF) to establish minimum fire safety requirements that apply to SRA (State Responsibility Areas: areas protected by CDF). It also encouraged local jurisdictions not within the SRA to upgrade and establish their own codes. The legislation was motivated by a general lack of response by local governments to the wildland fire protection problems over the previous 20 years. Public Resource Code 4290 was adopted in May 1991 in response to establishing these minimum fire safety requirements and recommended strongly that at least two different public ingress/egress routes on all roads be a standard for all new subdivisions.³ CDF specifically recommended that parcels zoned for 1 to 4.99 acres shall be limited to 1,320 feet maximum length of cumulative dead-end roads (irrespective of mitigation measures). However, the Ramirez Canyon subdivision is an old subdivision dating back to the early 1940's.

Mitigation measures for single-family residences with dead-end-roads have often included as much as 25,000 to 50,000 gallons of additional water storage if it was difficult to meet other mitigation measures due to geology, topography, or environmental concerns. In response to providing mitigation for narrow, substandard streets (serving existing subdivisions) such as Ramirez Canyon Road, reasonable safety alternatives often cited are reduced road length, safety islands, fuel modification along the road, and turnouts.

2. General Overview: Fire Access Road to the Streisand Center

Ramirez Canyon Road is a substandard, private, paved dead-end road measuring approximately 15 to 20 feet (to 25 feet at one point at one fire hydrant) in width. As indicated on Map 1 the road serves the approximately 74 lots located in Ramirez Canyon which includes the six lots of the Santa Monica Mountains Conservancy (SMMC) at the northern end of the road.

³ The Ramirez Canyon subdivision is one of the oldest subdivisions in west Malibu and was established in the early 1940's. However, Ramirez Canyon Road has a 40-foot-wide right-of-way that permits improving and widening the road to at least minimum current fire safety standards for private roads.

Of the approximately 74 lots, 47 are developed (improved with structures) including four of the SMMC lots. Near the northern end of Ramirez Canyon Road, Via Acero, a substandard, approximately 10-to-15-foot-wide winding, dead-end-road branches off to the west towards Kanan-Dume Road. This road serves another 19 lots, 8 of which are presently developed. Additionally, a new house is being constructed on one of the remaining empty lots. Ramirez Canyon Road is therefore the only ingress and egress fire emergency vehicle access road presently serving 55 residences and potentially providing vehicular access to the combined approximately 93 lots located along both roads.

From Pacific Coast Highway, Ramirez Canyon Road can be accessed by two different routes prior to leading into the canyon, both of which have been secured by electric gates installed by the Ramirez Canyon Homeowners Association.

Heading west on PCH the road can be accessed via an approximately 0.3 mile drive over Winding Way West, Delaplane Road and past the electrically operated gate. Winding Way West is 20 feet wide at the intersection with PCH but recent curb and gutter improvements related to development along the intersection of Winding Way West and Delaplane Road has improved these road sections in this area to 23 feet or more. However, as one drops down into the canyon, an approximately 15-foot-wide bottleneck exists at the electric gate. The gate is usually left open for convenience but is periodically closed to retain the right to do so.

Driving east on PCH, Ramirez Canyon Road can be accessed by turning right on Paradise Cove Road and making an immediate left towards the generally locked electrical gate. From stone portal to stone portal, the gate provides a maximum passageway of 17'-8" but due to the fact that the gate does not fully recess when it is opened or inoperative, this is reduced to about 15'-10". The road immediately narrows to 10 feet as it heads into and through the historic 10-foot wide x 10-foot high cattle tunnel that leads under the highway and onto Ramirez Canyon Road. Past the tunnel, the road widens again to about 16 feet in width at the first fire hydrant located at a turn in the road at about 6341 Ramirez Canyon Road.

From the intersection of PCH and Winding Way West one travels about 1.15 miles and from PCH and Paradise Cove about 1 mile to reach the Streisand Center and its approximately 13-foot-wide electrically operated entrance gate that marks the end of the road. The 15-to-20-foot-wide private asphalt-paved Ramirez Canyon Road generally parallels the canyon bottom; however, it crosses the winding, generally dry creek on several occasions via Arizona crossings and a small bridge. Presently there are no turnouts located along the road and areas that may have been designed in the past or could be used as turnouts within the 40-foot-wide private road right-of-way have been overgrown with vegetation.

Instead of the minimum 26-foot-wide roadway width along fire hydrant locations to allow a fire vehicle to pass a stationary pumper, road widths at fire hydrant locations vary from 16 to 25 feet (16', 17', 19.5', 20', 23', 25') without any turnouts provided and without any guard rails to protect the hydrants from cars.⁴ The only fire hydrant (also without guard rails) that could meet at least minimum Fire Department access standards was found at the turnaround of Ramirez Canyon Road in front of the Streisand Center where a minimum paved roadway of approximately 28 feet was provided in this location. Road width at the hydrant on Via Acero after it branches off from Ramirez Canyon Road is only 15 feet.

Within close proximity to the Streisand Center and just south of Via Acero, an 11.5-foot-wide wooden bridge provides another road bottleneck. Notwithstanding these substandard and unsafe road conditions, remodeling and new construction have been ongoing within the canyon both along Ramirez Canyon Road and Via Acero. Apparently, in the past the County of Los Angeles Planning Department and presently the County Fire Department and the City of Malibu have ignored the road conditions and have not followed through with requiring road upgrades or a secondary access prior to issuing permits. Based on Los Angeles County Planning approval the California Coastal Commission also has routinely issued permits in the past for subdivision of individual lots prior to the incorporation of the City of Malibu. This also has increased the density within Ramirez Canyon while ignoring the necessary upgrading of the road system.

⁴ If an individual wishes to inspect minimum road width/turnouts at fire hydrants, fire hydrant protection guard rails and posted "No Parking - Fire Lane" signs, he/she should travel along Winding Way East. It is also a private, substandard fire access road, located less than 1/2 mile east of Ramirez Canyon Road.

Additionally, ongoing remodeling and enlargement of homes fronting the roadway often includes landscape and structural upgrades such as garden walls, ornamental shrubs, and irrigation systems that encroach further into the 40-foot-wide road right-of-way and thereby apparently permanently compromise the safety and necessary widening of the road. In many places vegetation has encroached onto the formerly paved sections of the road and has reduced visibility. The "clear to sky" safety requirements regarding vegetation clearance along the road have also been generally ignored. Even Coast Live Oaks can be dead-wooded and properly pruned and will respond to proper pruning with increased vigor.

Within the 11.5-foot-wide wooden bridge just south of Via Acero, one Sycamore tree is actually leaning onto the road, limiting access to vehicles not more than 12 feet in height (tree marked with sign noting 12-foot maximum height clearance).

Ramirez Canyon Road is posted with signs reading "15 mph Speed Limit" and "Slow Children at Play," and about twelve speed bumps have been installed to assist in enforcing the desired speed limit. Visibly absent along the road are "No Parking - Fire Road" signs as are normally required by the Fire Department along substandard roads.

The only circular turnaround for Fire Department equipment is located at the end of Ramirez Canyon Road in front of the Streisand Center. While substandard (the turn-around road is as narrow as 14 feet in several places), the road can be readily improved and leads around a large central "island". This large island, if also improved and fuel hazard reduction along the road properly and timely performed, can accommodate an additional "commercial" hammerhead turnaround and can also serve as a "fire-protected" "hunker-down" and staging area for fire emergency vehicle parking.

Creating a fire-safe hunker-down and staging area above the narrow, wooden bridge located just south of Via Acero is not only important for fire protection of the Streisand Center but is also of utmost importance for fire protection of all lots along Ramirez Canyon Road and Via Acero that are located above the bridge. As related to Streisand Center personnel the Los Angeles County Fire Department will not commit fire apparatus north of the

narrow, wooden bridge during wildland fire emergencies. This is totally understandable as life safety of its personnel and equipment safety is a top priority to any Fire Department in assessing fire protection strategies.

The Ramirez Canyon Homeowners Association should therefore make certain that hazardous fuels (vegetative and structural) are totally removed at all times extending from the bridge to the turn-around. The Park Ranger at the Streisand Center could also make it a priority of a fire evacuation plan to assure that the exposed wooden bridge is foamed in any serious wildland fire emergency that may endanger the area.

The Old Topanga Fire of November 1993 is a reminder of what can happen if Strategic Fire Protection Planning does not take into account the closure of roads such as by the burning of wooden bridges. When the wooden, seemingly indestructible bridge across Las Flores Creek caught fire as the firestorm swept past it, residents that attempted to outrun the fire in their cars became trapped. One desperate resident drove over the burning bridge while others had to turn around and drive back up into the fire area over Rambla Pacifico and Las Flores Canyon Road to escape the heat and seek medical attention. However, there is presently no secondary access road in Ramirez Canyon that would allow desperate people to head north through a burned-over fire area if they have become trapped by a burning bridge.

As far as turn-arounds are concerned the intersection of Delaplane and Ramirez Canyon Road qualifies as an intermediate residential turn-around but its presently limited radius of about 25 feet makes it difficult for fire vehicles to turn around without backing up. There are also several areas along the road where private driveways meet the road at opposing sides that, if improved by the Homeowner Association, could qualify as intermediate turn-arounds.

Turnouts and minimum fire hydrant road widths (and hydrant guards) for all hydrants could also be readily provided without retaining walls--except perhaps for the hydrant north of the cattle tunnel--if the road were even minimally improved and, where feasible, encroaching vegetation (along with some private irrigation equipment) removed "clear to sky," especially underneath power lines.

3. General Overview: Fire Access Roads within the Streisand Center

Maps 2A, 2B, and 2C show the access road system and its approximate dimensions within the Streisand Center and to individual buildings. As indicated on the maps, the main access road with its moderate grades leading to the individual parcels as well as the steep roads leading up the hill to individual structures are concrete-surfaced. Other roads within the canyon leading to individual structures are surfaced with stone or decorative brick pavement.

Individual buildings are marked with brown color and are identified as to the number of stories and main entrances. Distances of 30', 100', and 200' from these structures are marked by red, purple, and green respectively to provide minimum guidelines for removal of vegetative fuels. Present code turn-arounds for new single-family residences (hammerheads, intermediate turn-arounds) are indicated by a solid red line and conceptual/potential turn-arounds with broken (dash) lines. Road widths as well as road grades are also shown.

As indicated on Map 2A, the entrance stone portals provide a 13-foot-wide paved passageway to the Center. However, an electrically operated gate reduces this passageway to about 12 feet. Driving north past the gate, a retaining wall protecting a small Coast Live Oak juts into the road, reducing it momentarily to 11.5 feet. Since the tree is dead it will be removed and the road widened to its minimum paved width of 13 feet along this location. The concrete access road leads for about 115 feet from the entrance gate down into the creek and over an Arizona crossing, which measures 16 feet in width. From the edge of the concrete Arizona crossing there is an approximately two-foot drop-off into the creek which should be marked by caution signs identifying the potential drop-off should one veer off the road. The maximum grade of 8% extends for about 45 feet along the road.

Northerly of the Arizona crossing the road climbs out of the creek at a steep 20-21% grade, which extends for about 55 feet, and widens to 18 feet. Thereafter the road "levels out" to 11% grade for the next 30 feet and extends into a 38-foot-wide intersection. This intersection can serve as an intermediate turnaround and provides access to an unpaved parking area measuring approximately 65 feet by 30 feet wide with an adjacent 28-foot x 28-foot cleared pad and another 30-foot x 24-foot parking extension. A 10-

foot-wide short dirt road at less than 15% grade leads to another 110-foot-long by 24-to-28-foot-wide level, open-space area southerly of the Art Deco house driveway.

A 15.5-foot-wide and 90-foot-long access driveway with a grade of 20% for the first 75 feet before leveling out branches to the right off the 38-foot-wide intersection and leads uphill to the Art Deco house. The driveway widens to 30 feet in front of the building and leads past an 18.5-foot-wide, gated entrance to the 26-foot by 42-foot unpaved, level parking area. The two gates reduce the entrance width to 16'-9". The near-level access and parking space configurations do not quite meet the required turn-around dimensions for larger fire apparatus and it would be difficult for a pumper to use the first section of the steep dead-end road leading past the gate up to the level organic garden area to back up and turn around. The initial 75 feet of this dead-end road climb at a very steep 30% grade towards the level but soft garden area, which can not substitute as a turn-around. A caution sign should therefore be permanently installed at the base of this incline stating "No Trespassing. Caution. Dead-End Road. No Turn-around" or similar language.

As indicated on Maps 2A and 2B, from the 38-foot-wide level intersection an 18-foot-wide concrete road which narrows within a few feet to 15 feet and then to 13 feet at the viewing stand for the tennis court leads between the tennis court and the Art Deco house up the hill to the Peach House, a total length of about 450 feet. Initially the 'canyon road' has a grade of 8% up to the steps of the Tennis Courts and Art Deco House, a distance of 95 feet. To the pool drain along the road, or a distance of another 106 feet, the grade is reduced to 5%. From this point, the steep road leading straight uphill to the Peach house branches off the canyon road that terminates at the fire hydrant.

As the road leads uphill, it has a grade of 12% to the rear entrance of the Art Deco House (where the 25,000 - 30,000 gallon pool is located), a distance of 55 feet. Thereafter the grade decreases to 9% for 27 feet before increasing to 22% for the next 100 feet and 26% for the remaining 68 feet before widening and leveling off near the top or roof level of the Peach House. As the road reaches the large 'pad' behind the Peach House (potential turn-around) it turns sharply to the right and continues uphill for

another 175 feet, eventually narrowing to 10 feet in width before reaching the level pad of the Caretaker's House. The first 50 feet of the road have a 20% grade. Thereafter the road changes grade to 16% for the next 64 feet before leveling out to 3% as it leads to the old Caretaker's House.

As indicated on Map 2B a concrete-covered pad and road directly behind the Peach House provide enough space for a tight but not level residential turn-around. From there, the concrete-covered pad continues for another 22 feet past the 21-foot-wide entrance to the level gravel-covered parking lot of the building. The level parking lot has somewhat the dimensions of an oversized residential intermediate turn-around with additional room for the approximately 4,500-gallon capacity water tank earmarked for fire protection. As shown on Map 2C, a 10-to-12-foot-wide gravel-covered road leads from the gravel-covered parking area down to the garden area north of the Barn House. Road grades are 5% for the first 50 feet, 12% for the intermediate 100 feet, 16% for the lower 100 feet and 18% for the last 35 feet.

Returning back to the intersection of the canyon road with the steep road leading uphill to the Peach House, Map 2B indicates that the road in the canyon continues straight north at near-level grade to the 4" fire (clean-out) hydrant. Two access driveways lead to the Barwood House across two stone bridges measuring 16.5 feet and 10.5 feet in width with no turnarounds but parking provided beyond the bridges. However, if the wooden storage structure at the north end of the Barwood House would be removed, Type 4 engines or Fire Patrols could readily turn around.

From the hydrant area the road continues past a 15'-6"-wide access gate onto the 115-foot-long and 16-foot-wide access driveway to the Barn House (Map 2C). Even though an approximately 28-foot x 30-foot parking area has been provided (only partially useable because of an overhanging Sycamore tree), present residential turn-around driveway dimensions are not met because the driveway narrows to a 10-foot roadway as it turns towards the Barn House.

While fire hydrants are not provided adjacent to residences (as required by present code), all parts of residential structures can be reached from individual parking lots by fire hoses not exceeding 150 feet in length. The

exception is the Barn House where the distance would be 200 feet. Despite being generally narrow and having steep uphill grades, the road layout has the positive feature of providing two access routes to all structures except for the Caretaker's residence.

It must again be pointed out that the present Streisand Center consists of six individual parcels. When Ms. Streisand bought the initial residence in 1973 and the remaining residences in 1974, Ramirez Canyon Road still extended to the 4" hydrant near the base of what is now called the Peach House.⁵ Four of the original parcels consisted of single-family residences with houses dating back to the 1950's. Soon after purchasing them Ms. Streisand combined the six parcels into one management unit and started remodeling some of the houses as well as improving and surfacing the roads. She also installed the private entrance gate.

4. Fire Protection Water System

As outlined by Water District 29 personnel, the water system for Ramirez Canyon Road is a loop system which, by its design, provides more dependable water pressure to the residences in the area than a dead-end line. From the water main at Pacific Coast Highway⁶ a 6"-diameter water line runs northerly up Ramirez Canyon Road, turns left on Via Acero, and runs underneath Kanan-Dume Road along Cavalleri Road where the line increases to 10" diameter. From there a 12" diameter line leads back south towards PCH and connects to the 16" water main. A dead-end stub line also leads down Kanan-Dume Road but does not tie into the main along the highway.

As verified by the 6" upright steel nipple of the fire hydrant in front of the entrance to the Streisand Center, the 6" water main running along Ramirez Canyon Road probably extends beyond Via Acero to this point. From there a dead-end line believed to be about 4" in diameter leads further north into the Center and probably dead-ends at the base of the Peach House building in a 4" flushout hydrant⁷ (4" main with 4" upright and 1-1/2" Y feeding

⁵ This 'Streisand Center' hydrant at the base of the Peach House dates back to the earlier days of Ramirez Canyon Road and marked the end of the private road.

⁶ The water main supplies the immediate water needs along PCH. The gravity storage water tanks in Malibu are fed by the water main along PCH and basically serve the canyon areas.

⁷ Fire Hydrant: A 6" x 4" x 2-1/2" fire hydrant head supported by a 6" upright steel pipe nipple fed by a water main of minimum I.D. of 6".

two 1-1/2" hoses). Such a "flushout" hydrant supported by a 4" main can only supply a maximum water(fire)flow of 600 gallons per minute (gpm) irrespective of the pumping capacity of a firetruck hooked up to the hydrant, because the watermain limits the flow capacity.

The fire hydrants along Ramirez Canyon Road, supported by the 6" feeder line, can provide a maximum fireflow of 1,000 gpm or the very minimum required for structural fire protection of single family residences.⁸ However, none of these are actual code hydrants by present County Waterworks District 29 definition because the 6" upright steel pipe nipple supports only a 6" x 3" fire hydrant head instead of a 6" x 4" x 2-1/2" head (Appendix 4). According to this present definition the only "code" water hydrant is found at the circular turnaround in front of the Streisand Center.

County Water Works District 29 considers the watermain system within the Streisand Center a private system.

II. Fire Protection at the Center

1. Improved On-Site Fire Protection System

While there is no immediate solution to the substandard private access road leading to the Streisand Center that the Center itself could address, the Conservancy can greatly improve the approximately 55-foot-radius circular turnaround road in front of the Conservancy entrance gate and provide an emergency staging area/safe area/hunker-down area within the large island of the turnaround. The circular road surrounding the central island could be improved to a minimum width of 20 feet (it already measures in excess of

Smaller diameter line flushout heads were used in the past on dead-end lines. However, they do not meet Fire Department flow standards and have been done away with. Present Los Angeles County Waterworks District standards require minimum 6" lines to feed standard fire hydrants that provide minimum fireflow requirements.

⁸ The Insurance Services Office's "Fire Suppression Rating Schedule" (ISO 1980), provides guidance for estimating fire flow requirements for specific structures for insurance rating purposes and provides for the possibility of a second simultaneous (structural) fire. Based upon the one and two-story single family home configurations in the canyon that are generally separated by thirty feet or more, (minimum) suggested fire flows would be about 1,000 gallons per minute (gpm). The ISO suggests that this fire flow be available with water consumption at the maximum daily rate. At 1,000-gpm fire water flow, a two-hour minimum flow duration is required, requiring a daily (water tank) reservoir of approximately 1.44 million gallons as backup to the PCH line.

28 feet at the fire hydrant near the entrance gate to the Center), with the improved island itself providing an additional near-level staging/fire-safe/hunker-down area of approximately 60 feet x 100 feet. Fire-prone ornamental conifers, a nearby Washingtonia palm and some native shrubs would need to be removed and nearby Coast Live Oaks further deadwooded to complete a fire-safe setting. This would provide a vitally needed and strategically located staging/safe area for fire protection planning and emergency evacuation for the Ramirez Canyon area above the bridge. The large safe area within the island protected by the circular turnaround road could serve as refuge for residential and fire emergency vehicles trapped above the bridge or forced to retreat back up Ramirez Canyon Road because of unsafe conditions at, or sudden closure of, Ramirez Canyon Road. This would also set an example for the community as well as individual property owners adjacent to Ramirez Canyon Road and Via Acero on how to assist in creating a more fire-safe community.

Within the center itself the Conservancy is also in the process of installing an on-site fire-protection system not required by fire code to mitigate:

- a) the substandard fire emergency access road conditions found both within and outside the center; b) the potentially limited and uncertain water supply for wildland fire fighting and protection of structures; c) the safe evacuation from the Streisand Center if necessary; and d) the protection of daytime staff and visitors.

Foaming of exposed or burning structures rather than attempting to fight fire with limited and uncertain water supplies has often made the difference in protecting and saving structures during wildland fire conflagrations. This was efficiently demonstrated during the 1993 fire conflagrations in the Southland inclusive of Malibu by CDF and Forest Service wildland fire fighting Type 3 and Type 4 engines⁹ or patrols that were equipped with foam injectors. Soon thereafter structural-trained fire departments inclusive of the County of Los Angeles Fire Department adopted this technology for wildland fire fighting and structural protection.

The Chief Ranger of the Mountains Recreation and Conservation Authority, who lives on site, has emphasized foam technology and standby fire emergency equipment for fire fighting and structural fire protection.

⁹ Type 4 engine or Fire Patrol: generally a pickup truck with a "slip-on" 200-250 gallon water tank with foam injector unit.

The three water sources found at the Streisand Center are being equipped with foam capabilities and standby fire apparatus. The 4" clean-out hydrant south of the Peach House and north below the Art Deco House is being upgraded with a backflow device and a foam eductor system which makes it possible to pump foam off the hydrant pressure.

A 1969 Fire Truck with foam eductor unit is stationed permanently on site (maximum capacity 750 gal/min at 150 psi). It will be used to draft water from the approximately 25,000 to 30,000 gallon Art Deco Pool (pool located along the northwest side of the Art Deco House) to provide fire protection for the immediate area. If necessary, the fire truck can also be used to run a supply line from the pool to the 4,500-gallon water tank located just east of the Peach House. In this case the 11-hp pool "fire pump" can be used as an independent fire protection system. The pump will then be used to draft water from the pool which will be mixed with foam through foam eductors located on the discharge side of the hoselays. As indicated on Map 2B and Map 3, gravity-fed water from the pool is also supplied at a standby with a 2-1/2 valve located below the pool at the base of the slope adjacent to the canyon access road.

To make the water more efficient as a fire-fighting agent, 125 gallons of wildfire foam concentrate are stored on site. The foam concentrate functions both as a foam extinguisher (oxygen barrier and insulator) and surfactant (penetrating wetting agent). Optimum mixture ratios for ground operations are 0.3% or one gallon of foam for 300 gallons of water, greatly expanding the potential and use of the 30,000 to 34,500 gallons of on-site water storage for fire fighting.

As indicated in Appendix 5, the County Fire Department requires on-site water storage capacity if a site does not have a public water supply. While water is provided to the Streisand Center by Water District 29, the chart is nevertheless useful for "what if" scenarios and indicates that a one-story single-family residence measuring 7,500 to 8,000 square feet must have 4,500 gallons of water storage reserved for fire fighting in addition to 2,000 gallons of domestic storage. The total square footage of all structures at the Streisand Center does not exceed twice the square footage quoted above. The available water supply (water tank and pool) would be adequate in fire emergencies if the public water supply would fail.

Nevertheless, it would be prudent to engage in a three year fire fighting improvement for the site which can be done quite inexpensively and would focus on providing a large gravity-fed fire fighting water supply that would be replenished from the Water District 29 water main that feeds the hydrant near the base of the Peach House. It is recommended that an additional 10,000-gallon water tank that can provide water in fire emergencies through gravity flow be located at the highest accessible level elevation within the Streisand Center, namely the area to the north slightly above the Caretaker's House. Presently a tall, highly fireprone Fan Palm scheduled for removal is located in the general area. A line for a hydrant should be run from this tank towards the Caretaker's House and an additional line should be run to the water tank behind the Peach House, thereby connecting both tanks into one system.

Such a basic and cost-effective three-year fire improvement plan would all but eliminate the need for hoselays along steep driveways and for fire personnel to accidentally expose themselves to the heat energy released and carried by unpredictable wind currents in steep mountainous terrain. It would also provide the Caretaker's House (the Chief Ranger's residence) and the Peach House with an independent supply of standby water for fire fighting.

As part of standard operating and safety procedures, a ranger with a Type 4 engine (Fire Patrol) with a "Slip-on" 200-gal. water tank with foam injector unit will be stationed on site during all large "events" or events where over 100 people can be expected. Furthermore, the two regular staff members present at these events are familiar with the site and trained in evacuation procedures.

The "Red Book" carried by the rangers of the Mountains Conservation and Recreation Authority for site protection and evacuation is also being updated for the Streisand Center to reflect "Strategic Fire Protection Planning". Appendix 6 shows excerpts for the Streisand Center. Additionally, site maps 2A, 2B, and 2C which were developed for this report will be added to the site-specific fire protection plan for the Streisand Center so that the rangers as well as "outside" department personnel can be provided with precise maps that indicate the location, construction, and size of all structures on site, as well as all access roads with road widths and

grades. Furthermore, an updated site plan (no scale) that covers the whole area on one map has been developed (Map 3) that shows fire fighting apparatus, water sources such as hydrants, pool, and watertank, desired hose lays to individual buildings, as well as electrical and gas shut off locations. Additional maps being updated show the layout of individual buildings with ingress and egress routes.

Here, it must be emphasized that, while strategic fire protection planning is important, fire prevention is even more critical. That is the reason while intensive work has been initiated within the complex that focuses on converting the site into a park-like wildland fire-safe area as much as feasible through removal of flammable vegetation and man-made fuels as outlined in the following chapters.

2. Removal of Flammable Vegetative & Landscape Fuels

As indicated on Maps 2A, 2B and 2C, in addition to the paved but generally unobtrusive road system, the Center was initially designed within garden settings that were to provide an open but nevertheless secluded feeling. Level garden areas, many walkways, stone walls and park-like lawn areas provided fire-safe settings within the Center as well as within close proximity of the buildings. Except for the park-like lawn settings, much of this open feeling had been reduced over time by the relentless growth of often highly flammable ornamental vegetation.

An intensive attempt at fuel modification and removal of flammable vegetative fuels within 200 feet of structures is being undertaken to protect the center from wildland fires. An effective fuelbreak extending between 100 to 200 feet northeast of the Barn House and Peach House has been initiated through the removal of native vegetation as well as of the extensive, now mature and overmature Monterey Pine plantings. Within the complex itself these relatively short-lived pine trees are being thinned out and limbed up to 15 to 20 feet above the ground. The highly flammable fronds from the extensive Royal Palm and Date Palm plantings have been removed and a maintenance schedule is being set up for their continuous removal.

Understanding exposure distance and the amount of heat energy produced by burning landscape vegetation as it proliferates around a structure in

wildland areas is critical in safeguarding it from fire and understanding and appreciating further recommendations in pruning or eliminating flammable landscape vegetation. Dead vegetative fuels less than 1/4" in diameter (also called fine dead fuels) are the driving forces in carrying and spreading a fire and providing the wildland or wildland-urban interface fire with its fire characteristics.

For example, for a point source of radiation, such as a burning tree or shrub, the heat intensity decreases with the square of the distance from the source. Thus, a tree burning within 20 feet of a window or flammable wood siding or a flammable wood, non-boxed roof overhang transfers only one-fourth the heat to the house compared with a tree burning within 10 feet and only one-sixteenth the heat compared with a tree within 5 feet. However, a distance of 20 feet is still not enough to safeguard a house under extreme fire weather conditions when analyzing the heat intensity that may be produced by burning vegetation.

For a line source of radiation, such as a hedge or row of trees, the heat intensity only decreases with the distance instead of the square of the distance and a house receives this heat from all points along the line. Thus, the heat intensity received 20 feet from a burning hedge is still one-half that at 10 feet and one-fourth that at 5 feet. Breaking up the fuel continuity and creating limited, distant point sources of heat radiation rather than line sources is the key to fire protection in wildland areas.

Heat intensity generated by burning ornamental vegetation will demonstrate this point. Compared to 6" tall dead and cured grass, a 7-to-9-foot-tall and approximately 8-foot-wide unkept Bougainvillea hedge (a line source of radiation) can increase the flame length¹⁰ by as much as 1700% or 17 times (1.5' vs. 25'), fireline intensity¹¹ by 36,000% or 360 times (1.5 vs. 5,400), and heat per unit area¹² by 2,800% or 28 times (65 vs. 1,820).

As the Bougainvillea hedge gets larger and wider (and for comparison any selfshading vegetation), the interior crown dies and produces a mass of fine

¹⁰ Flame length: The visible function of fireline intensity or of the burning process.

¹¹ Fireline Intensity: Heat released per second from a foot-wide section of fuel extending from the front to the rear of the flame zone. It equals the heat per unit area times the rate of spread.

¹² Heat per Unit Area: The heat released from a square foot of fuel while the flaming zone is in this area.

dead fuels. When the fine fuels are 100% dead as is the case of large, dead fronds from Royal Palms, Date Palms and the tightly packed Washingtonia (Fan) palms whose fronds can remain on the tree for decades, the sudden heat energy released when the last-named tree catches on fire can often create a "fireball" inferno 'incinerating' adjacent flammable fuels in all directions. Thus the heat released per unit area from the burning palm fronds of a Washingtonia Fan Palm not pruned properly for years (with each frond representing a largely fine dead fuel mass representing one to 1-1/2 pounds of oven-dry weight with about twenty such fronds hanging upside down per foot of trunk) can again exceed by several times that of the before-mentioned Bougainvillea hedge.

To alleviate maintenance and fire problems, the Fan Palms within the Streisand Center should be removed with immediate emphasis being placed on removal of the remaining mature (and unpruned) specimens within 100 feet of structures and east of the entrance gate. If any are to be kept they must be pruned on a yearly basis clean to the trunk. Royal Palms whose large dead fronds can measure as much as ten feet in length, must be pruned at least twice a year to assure that no dead fronds are present on the trees during the fire season. From their initial plantings of about seven-foot spacing, it may also be advisable to thin them out to a fifteen-foot spacing. Date palms, such as along the driveway leading to the Art Deco House, should be pruned not less than once a year. Smaller and slower growing palm species should not be overlooked as can accumulate much dead fuel that must also be removed.

Pine trees are similar in their effect on fire behavior but produce very fine dead fuels with a high surface-to-volume ratio that can readily carry a fire and can quickly increase its intensity and destructiveness. A single pine tree overhanging a roof or raingutter bears this out. The needles produced are high in resin and burn readily when their fuel moisture drops (dead or dying needles) or when exposed to heat. Regular maintenance of the few pine trees that may remain at the Center after fire hazard reduction has been completed must include continuous removal of pine needles.

Evaluating the remaining pine plantations within the Streisand Center for flammability and prioritizing their removal where necessary is therefore of top priority. First, the Monterey Pines along the slopes east of the Barn

House have been pruned up to approximately 15 to 20 feet above the ground and are the dominant trees with no co-dominants nor understory trees present except for a few Coast Live Oak saplings that do not present flammable fuels. Individual pine tree canopies are quite thin and do not create a continuous aerial fuel load. Groundcover consists largely of vinca. These trees, except for a few larger ones that are dying and contain still much dead, fine, aerial fuel, can be kept on site until more Coast Live Oaks become established. Only dead or dying trees need to be removed.

Dying and deteriorating Monterey Pine tree specimens are also still located directly north and south of the Peach House. These trees present an extreme fire hazard and are slated for immediate removal.

While beautiful, the mature Canary Island Pines within close proximity along the slopes southwesterly of the Art Deco house present a much greater fire hazard than the limited Monterey pine plantings remaining easterly of the Barn House. The overtowering, dominant Canary Island Pines have pushed through a canopy of former co-dominant trees and have largely achieved crown closure. The former co-dominant trees are now forming an understory and are the recipient of the heavy litter production of the long pine needles dropping from above. The result is that the canopies of shade-tolerant understory trees are draped with pine needles, and shade-intolerant trees such as Brazilian Pepper have largely died back, producing much fine dead fuel (this was also the case with the Brazilian Pepper trees and smaller Monterey Pine trees once the Royal Palms became dominant, formed an overstory and shaded them out). From a fire safety perspective the Canary Island Pines should be removed, allowing much less flammable understory trees of smaller stature such as an occasional Virginia Box tree, Rubber tree, etc., to again become the dominants.

The Canary Island Pines as well as Monterey Pine plantings also extend onto the wooden tennis court viewing deck and the landscape areas between the tennis court and the Barwood House. These trees should now be selectively removed to break up their fuel load and to allow the Coast Live Oaks to become the dominants again. While some of these Coast Live Oaks need further pruning and dead-wooding such as the oak to the right of the entrance gate, most have been well maintained in the past and their canopies

largely pruned up to 10 to 20 feet above the ground, thus providing very little fine dead fuel.

As far as continuous, general clean-up is concerned, the Art Deco House and the Peach House must receive continuous attention as they will provide emergency shelter. Specifically, the fine dead fuel has to be cleaned from the plantings on the slopes northeasterly of the Art Deco House. The removal of Pepper trees along with the pruning of Bougainvillea hedges should put the emphasis on the generally fire-safe Citrus trees originally planted there. Even the Giant Bird of Paradise trees planted adjacent to the Art Deco house are producing flammable litter that requires regular maintenance.

3. Man-made Structural Fuels and Their Design and Location

As indicated on Maps 2A, 2B, and 2C, one of the positive design features of the Streisand Center is that its five buildings are located on four different lots and therefore separated by at least 100 feet distance from each other so that structural exposure distance¹³ is minimized, conserving the more limited and uncertain water supply during wildland fire conflagrations and accommodating the lower water pressure available on site.

The five single-family structures are the Art Deco House, the Barwood House, the Peach House, the Barn House and the Caretaker's House. The buildings date back to the 1950's and served as single-family residences until the early 1970's when they were purchased by Ms. Streisand and updated.

None of the buildings was built with consistency to present Los Angeles County fire codes for high or extreme wildland fire hazardous areas. The present code, not yet approved in its entirety even by the City of Malibu, requires 1-hr exterior nonflammable materials (such as stucco), dual-pane windows, Class A roofs such as tile or cement shingle, boxed eaves, and interior sprinklers for new construction.

¹³ Fire conflagrations are often caused by structural fuels (i.e., houses) in close proximity to each other. A single story house burning as much as sixty feet upwind of another one could readily release enough heat energy to ignite flammable construction and flammable native and ornamental vegetation on an adjacent, unprotected house.

The wooden two-level viewing stand at the tennis court could be considered an accessory structure and should also be kept in a fire-safe condition through removal of flammable vegetation inclusive of pine trees. Of concern is also the highly flammable wooden shed south of the tennis court which houses the electrical panels for the Barwood House. It should be reconstructed with fire-safe materials.

After extensive fuel modification has been completed on site as recommended in this report, and if the vegetative fuels surrounding the structures and viewing stand are maintained year-round in a totally fire-safe manner, the Art Deco House would be the building least exposed to wildland fire and should be able—even if unattended—to survive an occasional high intensity wildland fire sweeping down the canyon from the north. This is also true for the Peach House with its tile roof and stucco siding. However, it is not as accessible from the entrance gate as the Art Deco House and faces some flammable native vegetation in a steep drainage northerly of the watertank. The native vegetation should not be removed (but can be sparingly thinned within 30 feet of the retaining wall) because of potential excessive runoff and related watershed problems. Regular maintenance, occasional upgrading, and even seemingly minor fire-proofing must be performed on a continual basis on all buildings but especially the Art Deco and Peach Houses which can be used for on-site emergency fire shelter.

Since the roof is the part of a structure most exposed to wildland fire, all roofs must be repaired and upgraded on a regular basis. The near-level roof of the Art Deco House consists largely of rolled and seamed asphalt and is rated as being able to tolerate moderate heat intensity as compared to tile roofs that can withstand high heat intensity. It also consists of windows that can provide a point for fire entry if exposed to heat but more likely if broken by a falling tree or palm branch or airborne branches. The Barwood House has been roofed over with non-fire-stopped tile without removing the old roof and is again in need of repair. It should be properly re-roofed. The attached storage building has a wood roof which must be replaced. The Peach House has only a partially fire-stopped tile roof. Tiles should be fire-stopped such as at the eaves so that birds can not nest there. Both the Barn House and Caretaker's House have asphalt shingle roofs in need of replacement.

Because of its wooden exterior, non-boxed wooden eaves, and barn-like design and construction, the Barn House seems the building most vulnerable to fire. However, because of its location in a park-like setting with lawns and garden areas surrounding it, it could survive a wildfire if attended and any firebrands are extinguished after the firefront has passed. The deteriorating single-story Caretaker's House, because of its remote location along a sidehill cut with uphill and downhill facing slopes and its wooden exposed eaves, seems the least likely to survive a fire whether attended or unattended. It is the Chief Ranger's residence and extensive efforts at modification and creation of defensible space around the building are ongoing. Its positive features are that it has stucco siding and that the rear of the building sits low against the cut slope (i.e., a 6-to-8-foot-high stone wall along the uphill, rear side of the building protects this side up to the eaves).

The two-story Barwood House has wood siding and exposed wooden eaves and is located at the foot of steep slopes. The foot of the slope had been cut and protected by a stone retaining wall which actually provides the exposed uphill-facing first story of the building with some fire protection in that it is located "below grade" and therefore protected from fire exposure if flammable litter such as sycamore leaves are cleared on a regular basis.

The three-and-one-half to four-story split-level Peach House has two separate entrances to the first, third, and fourth stories. Its second story over the first story could be considered a loft. The building has a tile roof and stucco siding and was built recessed or stepped into the hillside so that the second, third, and fourth levels are covered with their own roofs and provided with their own entrances and exits. The fourth story tile roof is at about the same elevation as the access road and parking area which provide an effective 40-foot-wide firebreak. The watertank and the on-site fire engine are located here. This totally protects the rear of the building but leaves its sides somewhat exposed. However, removal of all flammable ornamental fuels on the exposed three sides (downhill and right and left sides) inclusive of the generally brittle, messy and litter-producing Silk Oak trees would recreate a park-like, wildland fire-protected setting.

III. Fire Evacuation

The preliminary investigation of access to the site has indicated that paved and safe overland secondary emergency evacuation routes do not exist (but could be provided from Via Acero to Kanan-Dume Road) and that all evacuation of the site and from lots within Ramirez Canyon must proceed via Ramirez Canyon Road.

This substandard, private road can be partially or totally blocked off or made unsafe to travel by many scenarios, such as excessive smoke blanketing the bottom of the canyon, a jack-knifed horse trailer, a stationary pumper hooked up to a fire hydrant trying to save a house engulfed in flames, downed power lines, vegetation burning adjacent to or overhanging the road,¹⁴ the steep access via Delaplane to Winding Way West blocked by an overturned fire truck, the cattle tunnel under PCH blocked by a large vehicle, and the wooden bridge south of Via Acero engulfed in flames.

One fire-trained ranger with a fire patrol truck with foam capabilities is assigned on site to any large weekend events, such as for example, a wedding. No guests are permitted to stay overnight. The two additional staff members are trained in evacuation procedures. If a wildfire is in progress anywhere in western Malibu the Fire Response/Fire Action Plan for the Streisand Center (excerpts are shown as Appendix 6) requires that two additional slip-on fire trucks (one from Temescal, one from the Southern Branch) are moved up to the Center along with rangers from the Southern Response Area in which the Streisand Center is located.

Because of its accessibility and present use as offices, the Barwood House is designated as the Center's Command Post.

Evacuation would be as per order and judgment of the ranger in charge and would be via the vehicles that delivered the people to the site. However, because of on-site fire-fighting capabilities, fire-safe hunker-down areas in the Art Deco as well as the Peach House that can accommodate 200 people for such emergency, a fire-safe park-like setting within the Center once the

¹⁴ The many conifers recently planted along Winding Way West near the corner of PCH and within close proximity to the road right-of-way may close off this escape route to PCH during their burnout period, as they age and mature in the future and become fire fuels.

fuel modification as outlined is completed, and the fire-safe staging area within the circular drive in front of the Streisand Center, evacuation is not a necessity but becomes a judgment call and depends on the situation encountered. In emergency situations it may therefore be more prudent to remain on site until the fire emergency passes, as evacuation must have a point of origin (The Streisand Center) and a point of destination (such as PCH). Having and seeking safe shelter is most critical for any evacuation plan.

The following situations would make it prudent to initiate evacuation:

1. Hazardous fuel clearance around the wooden bridge had been carried out and the wooden bridge has been foamed so that it is safe to pass over it.
2. A wildfire is in progress north of the site but is not expected to reach the site for at least one hour and Ramirez Canyon Road is not suggested, providing safe, unhindered passage.
3. Fire and/or police department personnel have arrived on site requesting evacuation via Ramirez Canyon Road ahead of a fire and are in contact with other personnel along the road, thereby assessing and providing safe passage.
4. A fire has bypassed the area and the road has been surveyed and found safe for passage.

The following situations would make it not prudent to initiate evacuation:

1. A wildland fire is burning in the general vicinity towards the Streisand Center, is predicted to arrive within one hour or less, and the road is starting to be congested. Typically by that time heavy smoke (which may also stall some cars) would be reducing visibility, and firebrands could also be a safety concern.
2. A fast-moving fire has bypassed the Streisand Center, has outrun emergency preparedness crews, and the rangers are the only emergency-trained person on site facing an uncertain road ahead without any neither backup personnel nor knowledge of the fire situation.
3. Heavy smoke makes visibility and evacuation difficult.

One must remember that, when faced with an uncertain wildland fire situation, it is important to seek safe shelter, relax and evaluate the situation, and wait until the fire passes.

IV. Summary

Ramirez Canyon Road is an approximately one-mile-long, substandard and generally poorly maintained dead-end road that terminates at the Streisand Center. An alternate access road over Via Acero used to terminate as a very steep and non-maintained dirt road at Kanan-Dume Road. The steep and non-paved upper section, for the most part, can only be accessed by four-wheel-drive vehicles and can not be considered as a secondary access road. Ramirez Canyon Road is largely level and could be immediately greatly improved and made much more safer by the Homeowner Association and individual homeowners without any assessments and with minimal cost for the benefits gained. Such immediate improvements which could be readily completed within a few months should focus on widening the road by removal of encroaching, largely ornamental vegetation (and occasionally irrigation systems) and providing "clear to sky" access where feasible. Intermediate turn-arounds, turnouts, and widening of the road to a minimum width of 26 feet for at least 50 feet along fire hydrants could also be readily established/reestablished with the assistance of individual residents at these locations. "No Parking - Fire Lane" signs and guard rails for fire hydrants could also be added with minimal cost.

Attempts at serious vegetation clearance along both Delaplane and selected sections of Ramirez Canyon Road have started in June of this year but may not be successful unless a serious effort is undertaken to cover the length of these roads, thereby opening up turn-outs and initiating turn-arounds. Actual road widening improvements would take more time, would be more costly and may require an assessment by the Homeowners Association or the City of Malibu.

The Streisand Center could assist in the road improvement efforts and in providing a code-upgraded and safe circular turn-around in front of its entrance gate. The large central island of this circular turn-around, if improved, could serve as a vitally needed staging area and "fire-safe" parking and hunker-down area for residents, fire personnel and equipment alike that are caught or had to retreat above the narrow, wooden bridge along Ramirez Canyon Road. Adjacent lot owners could assist with these efforts by removing flammable fuels inclusive of annual flash fuels for at

least 30 feet along the access road around the circular island rather than the minimum of 10 feet required by fire code.

The roads within the Center to the individual lots and buildings reflect the permissive and substandard road designs that were tolerated prior to the predictable, recurrent and destructive large-scale wildland fires of the 1970's and 1980's. They are also perhaps a reflection of the many code exemptions from standard road widths for access roads and driveways granted readily for many reasons by the County Fire Department prior to the disastrous Old Topanga Fire of November 1993, which again brought to light the inadequacy of non-standard streets and non-standard private access roads. Exemptions for access streets/roads to individual residences and driveways measuring 15 feet or less in width were readily granted for claims of excessive grading, topographic, environmental, geologic restrictions, or even financial hardship. Today, exemptions to providing twenty-foot-wide access driveways with residential turn-arounds to new structures as well as fire hydrants located close to the house from which all sections of the house can be reached by a 150-foot-long hoselay are rarely granted.

While generally narrow, it can be said that the road network to individual lots within the Center provides as many or more turn-outs than are presently located along Ramirez Canyon Road, which serves many more structures and parcels. However (as also recommended for Ramirez Canyon Road), the roads can be made much safer even with minimal cost by removal of encroaching ornamental vegetation which reduces visibility and makes turn-arounds more narrow than originally designed.

The low-pressure public water supply for fire fighting has been somewhat mitigated by utilizing the approximately 25,000-to-30,000 gallon pool as a fire fighting reservoir and providing an additional 4,500 gallon water tank earmarked for fire fighting. To make the water more efficient as a fire-fighting agent, 125 gallons of wildfire foam concentrate are stored on site.

A 1969 fire truck with foam eductor unit is stationed permanently on site (maximum capacity 750 gal/min at 150 psi). It will be used to draft water from the approximately 25,000-to-30,000 gallon Art Deco pool to provide fire protection for the immediate area and can also run a supply line from

the pool to the 4,500-gallon water tank located just east of the Peach House. In this case the 11-hp pool "fire pump" can be used as an independent fire protection system. The pump will then be used to draft water from the pool. Gravity-fed water from the pool is also supplied at a standby with a 2-1/2 valve located along the access road.

A three-year fire-fighting improvement for the site proposes to provide a 10,000-gallon watertank above the Caretaker's House (presently the Chief Ranger's residence) supplied with water from the water main and connected to the 4,500 gallon tank behind the Peach House. A line and a hydrant for the Caretaker's house would be provided from the new tank. A line from the old tank could also feed a hydrant for the Peach House.

Additionally, a ranger with a Type 4 engine (Fire Patrol) with a "Slip-on" 200 gal. water tank with foam injector unit will be stationed on site during all large "events" or events where over 100 people can be expected. Two additional engines and additional on-duty rangers are moved up to the Streisand Center according to the Fire Response Plan for the Center if a wildland fire is burning in the west Malibu area. This Fire Response Plan also provides detailed site maps showing road systems, structures, water sources, electrical and gas shut offs, and the layout of every individual building for ingress and egress and evacuation.

APPENDIX 1

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE CODE STANDARD NO. 10.207 (A)

SUBJECT: STANDARDS FOR PRIVATE ACCESS ROADS
AND DRIVEWAYS FOR SINGLE-FAMILY DWELLINGS
(no public right-of-way)

APPLICATION: BUILDING SITES NOT SERVED BY IMPROVED
PUBLIC RIGHT-OF-WAYS

In order to develop or maintain an adequate level of fire protection for buildings constructed within the jurisdictional area of the County of Los Angeles Fire Department, access roads must be provided which will support Fire Department apparatus.

Roads which are public in nature and constructed to Road Department standards provide acceptable vehicular access. Private access roads including driveways, bridges, and culverts, may not be subject to standards which would insure access for Fire Department apparatus.

Therefore, the Fire Department has developed the following access standards which are consistent with Section 10.207 of the Fire Code (Title 32).

Section 10.207 of the Fire Code states in part: (a) General. Every building hereafter constructed shall be accessible to fire department apparatus by way of access roadways with an all-weather driving surface of not less than 20 feet of unobstructed width clear to the sky. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. Provisions for turnoff and turnaround for fire department apparatus may be required where an access road exceeds 150 feet in length. Vehicular or pedestrian gates obstructing required access to the building shall be of an approved width and shall be provided only with locking devices and/or override mechanisms which have been approved by the Chief.

In order to accomplish the above code requirements, the roadway shall include the following features.

1. Surface

- a. Private access roadways having a grade of 10% or greater shall have a paved surface. The paving will be consistent with the Los Angeles County Road Department's typical inverted shoulder street section as shown in Figure 1. Alternative structural sections will be acceptable when accompanied by appropriate engineering calculations. The roadway should be

Private All-Weather Access Standards
for single-Family Dwellings
Page 2

designed for a T.I. (Traffic Index) of 4 (10 year) or maximum axle loads as shown in Section b(2) of this standard. Please note Section No. 8 of this standard.

- b. Private access roadways having a grade of less than 10% may use a surface other than pavement specified in 1 (a) if the proposed surface will support the weight and use of fire apparatus during inclement weather conditions. In making a determination as to the acceptability of the proposed road surface the following facts shall be considered:
 - (1) Fire apparatus has a gross weight of up to 50,000 pounds.
 - (2) Weight distribution is approximately 30% on the front axle and 70% on the rear axle(s). Axle weights will range from 9,000 lbs. to 16,000 lbs. on the front axle and 19,840 lbs. to 34,000 lbs. on the rear axle(s). The rear axle is of a dual tire configuration.

2. Width

The 20-foot minimum standard shall be adhered to with the following exceptions:

- a. Where geological or other restricting forces preclude the development of a full 20 feet of driving surface along the entire length of the access road and the access road does not serve more than two single-family dwellings, modifications may be made. A minimum of 15 feet in width with suitable turnouts at no more than 1/4 mile intervals and turn arounds at not more than 1/2 mile intervals may be acceptable, when in the opinion of the Chief, fire fighting or rescue operations would not be impaired.
- b. Where fire hydrants are required the access road width shall be increased to 26 feet for a minimum of 25 feet on each side of the hydrant location.

Private All-Weather Access Standards
for Single-Family Dwellings
Page 3

3. Length

All private access roads shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building exclusive of accessory buildings under 1,000 square feet. This measurement shall be taken along the path of access (Section 10.207 Fire Code).

4. Grades

On paved private access roads the maximum allowable grade shall not exceed 15% except where the topography makes it impracticable to keep within such grade and then an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade including topography difficulties shall be no more than 17%. Grade breaks shall not exceed 10% in 10 feet.

Exception: Grades may be increased where on-site fire protection systems approved by the Fire Chief are provided.

5. Curve Radius

Curve radii shall not be less than 32 feet. This measurement will be determined at the centerline of the road.

6. Drainage Control

Road drainage shall be evaluated by an engineering analysis of the site to determine that the proposed roadway is reasonably free of either sheet flow or concentrated channel flow to the extent that damage will not take place such as to impair its usability and capacity to support heavy fire fighting trucks and equipment. Any dip crossing, culvert, or bridge constructed shall be designed to accommodate the widths and grades listed above, be capable of supporting heavy fire department equipment, and be designed to withstand capital flood flows. Structures, other than dip crossing, across any major water course or within an established floodway shall be subject to the approval of the Flood Control District.

7. Public Right of Ways

- a. Where the proposed access way lies within or crosses a dedicated or future dedicated public right of way, the Los Angeles County Road Department must approve the improvements.
 - b. If in the future the access road is to become a public maintained street, the above standards should be upgraded to Los Angeles County Road Department standards.
8. The above requirements shall be certified to by a licensed civil engineer on the attached form.
(2000-680)
9. Alternative to Access Standards.

When the proposed building(s) conform to all of the following requirements, the density of housing does not exceed one unit per acre, and in the opinion of the Fire Chief, firefighting or rescue operations would not be impaired, access requirements may be modified:

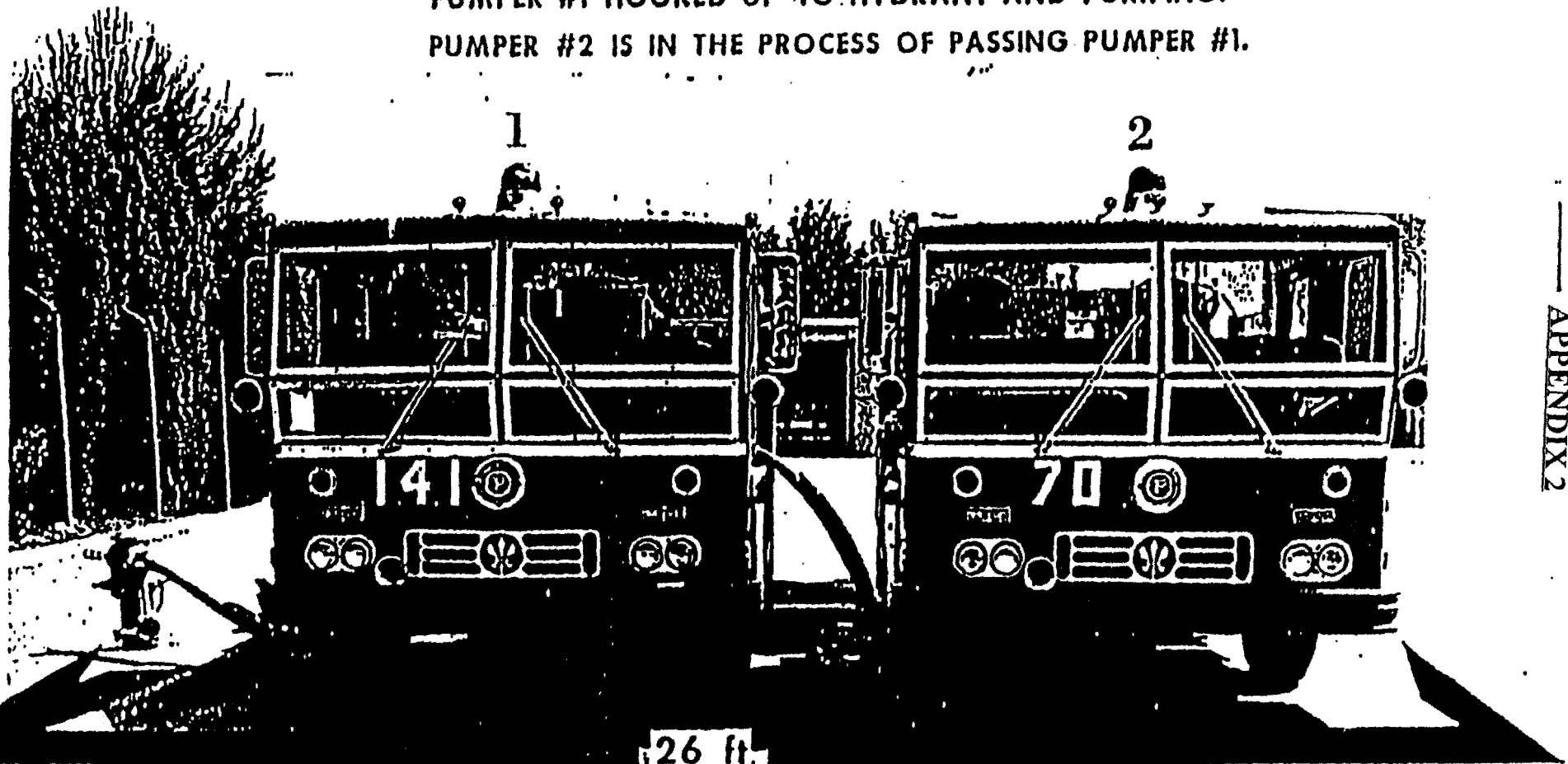
The proposed building must incorporate on-site fire protection facilities which will include a supply of water, fire resistant construction, interior automatic fire sprinkler system, and sufficient brush clearance. The sprinkler system shall be installed according to Regulation No. 19.

FIGURE #1

CONDITION:

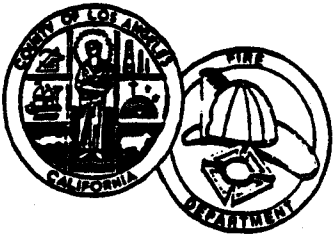
PUMPER #1 HOOKED UP TO HYDRANT AND PUMPING.

PUMPER #2 IS IN THE PROCESS OF PASSING PUMPER #1.



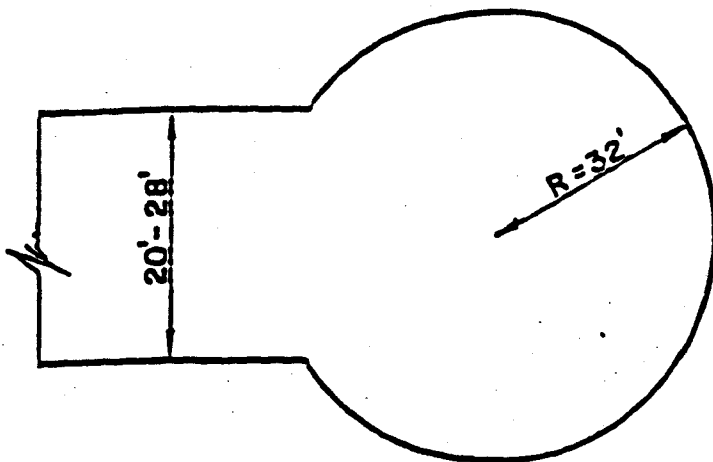
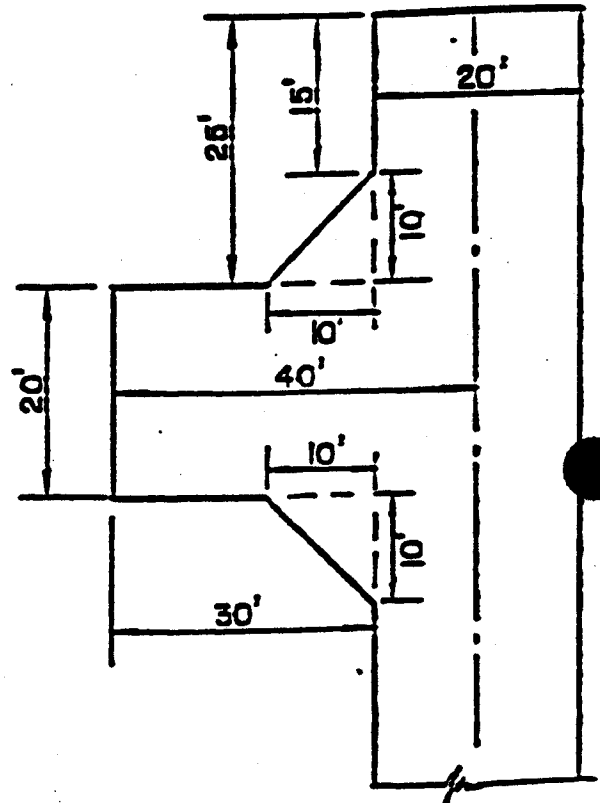
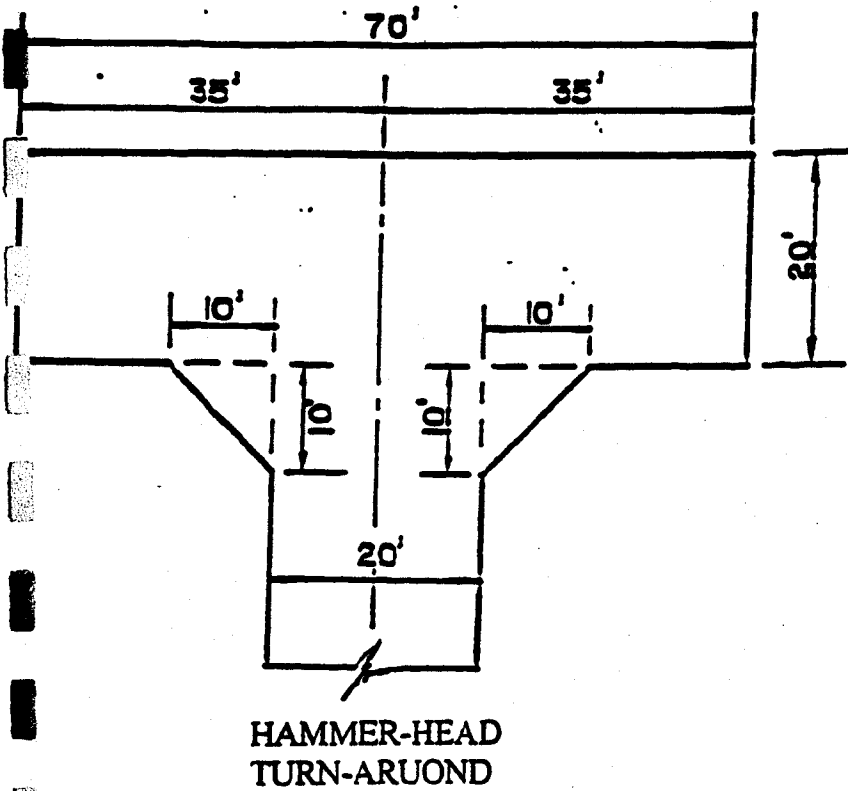
DISTANCE WILL VARY DEPENDING ON LOCATION OF HYDRANT





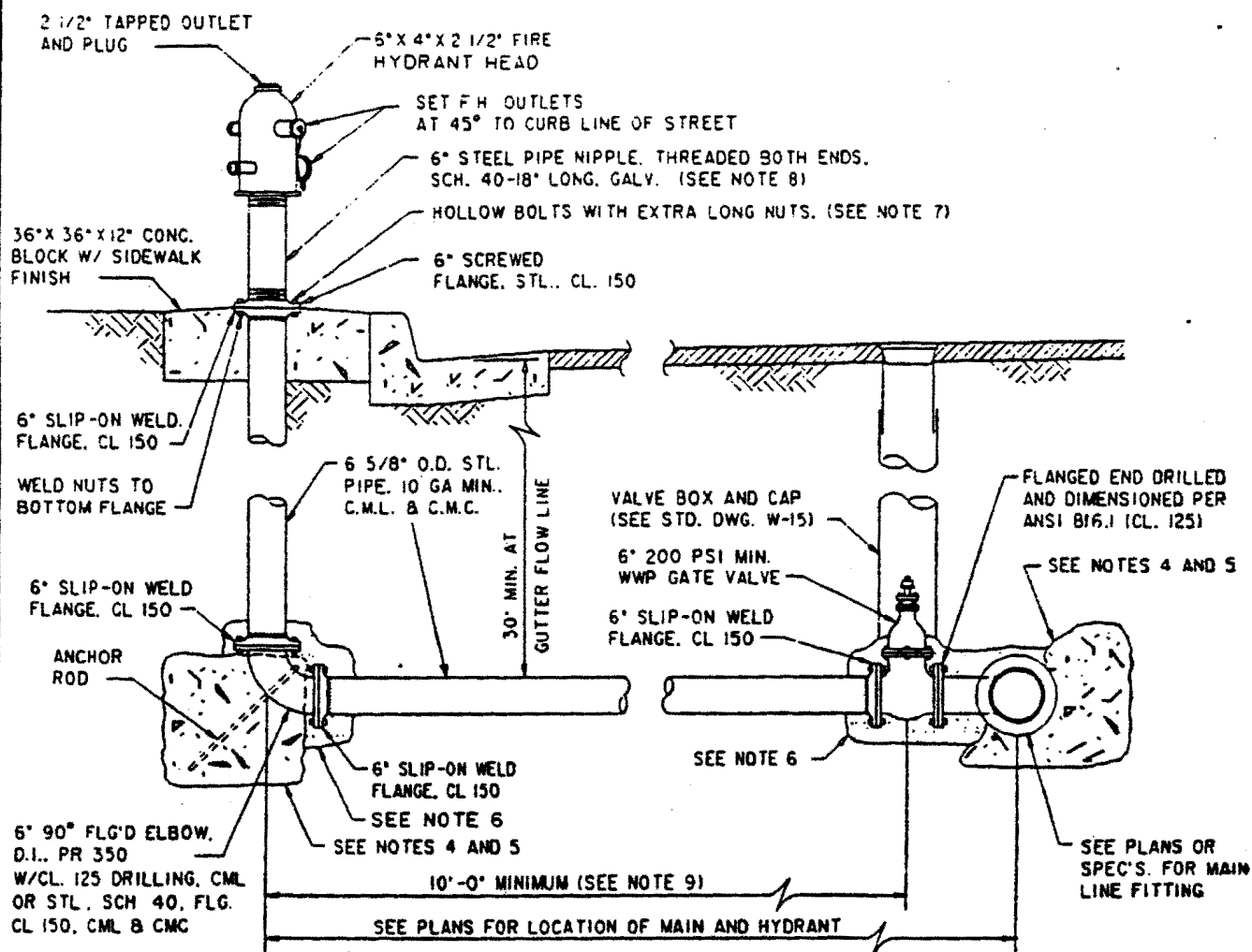
APPENDIX 3
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION

RESIDENTIAL TURNAROUND SPECIFICATIONS



FIRE HYDRANT - COMPLETE
(200 PSI MAX. WWP. LATERAL AT RIGHT ANGLE TO MAIN)

APPENDIX 4



GENERAL NOTES:

1. IN THE ABSENCE OF A CURB, SET BOTTOM OUTLET 24-INCHES ABOVE CROWN OF ROAD AND PROVIDE STEEL PIPE BARRICADES AS DIRECTED BY DISTRICT. (SEE STD. DWG. W-14)
2. CENTERLINE OF RISER SHALL BE 2 FEET BEHIND CURB FACE EXCEPT WHERE 5-FOOT WIDE SIDEWALK IS ADJACENT TO CURB, IN WHICH CASE THE RISER SHALL BE AT 6 FEET OR AS SHOWN ON THE PLANS. (ALSO SEE NOTE 10).
3. NO FIRE HYDRANT SHALL BE INSTALLED CLOSER THAN FIVE FEET FROM EDGE OF ANY DRIVEWAY APRON.
4. USE 2000 PSI MINIMUM CONCRETE FOR THRUST BLOCKS AND HYDRANT PAD. PLACE CONCRETE ON UNDISTURBED OR COMPACTED SOIL.
5. SEE STD. DWG. W-21 FOR THRUST BLOCK REQUIREMENTS.
6. ALL UNCOATED METAL SURFACES INCLUDING BOLTS INSTALLED UNDERGROUND ARE TO BE "DIAPERED" AND GROUTED WITH 900-1000 PSI CEMENT MORTAR (1 CEMENT: 3 SAND: 1 LIME) TO PROVIDE A 2-INCH THICK COATING.
7. THE BOLTS AND NUTS CALLED FOR AT THE TOP FLANGE CONNECTION ON THE RISER SHALL BE 3/4" HOLLOW BOLTS FURNISHED BY THE DISTRICT.
8. THE EXTERIOR OF THE ABOVE GROUND PORTION OF THE HYDRANT, EXCEPT FOR THE THREADS SHALL BE PAINTED WITH 2 COATS OF RED-PRIMER RUST-OLEUM #069 AND 2 COATS OF RUST-OLEUM YELLOW #944.
9. INTERMEDIATE PIPE JOINTS IN LATERAL SHALL BE EITHER LA² OR BELL, WELDED OR FLANGED. PIPE SHALL BE INSTALLED HORIZONTAL OR SLOPING DOWNWARD FROM MAIN TO PROVIDE MINIMUM COVER.
10. FOR FIRE HYDRANT LOCATION WITHIN THE CITY OF LANCASTER REFER TO THE CITY OF LANCASTER STANDARD PLAN PW-1.
11. OUTLETS SHALL BE CAPPED WITH APPROVED PLASTIC CAPS.

LOS ANGELES COUNTY WATERWORKS DISTRICTS

DEPARTMENT OF PUBLIC WORKS

STANDARD DRAWING

W-8

APPROVED

Dean D. Ephraïm
ASSISTANT/DEPUTY DIRECTOR

OCTOBER 1998

DATE

SHEET 1 OF 1

APPENDIX 5

CHART 1

ONE STORY SINGLE-FAMILY DWELLINGS

<u>Building Sq/Ft</u>	<u>Reserved for hose</u>	+	<u>Sprinkler/ Domestic</u>	=	<u>Min Tank Size</u>
up to 500	1,000 gal		500 gal		1,500 gal
501 to 1000	1,000 gal		500 gal		1,500 gal
1001 to 1500	1,500 gal		500 gal		2,000 gal
1501 to 2000	1,500 gal		500 gal		2,000 gal
2001 to 2500	2,000 gal		1000 gal		3,000 gal
2501 to 3000	2,000 gal		1000 gal		3,000 gal
3001 to 3500	2,500 gal		1000 gal		3,500 gal
3501 to 4000	2,500 gal		1000 gal		3,500 gal
4001 to 4500	3,000 gal		1500 gal		4,500 gal
4501 to 5000	3,000 gal		1500 gal		4,500 gal
5001 to 5500	3,500 gal		1500 gal		5,000 gal
5501 to 6000	3,500 gal		1500 gal		5,000 gal
6001 to 6500	4,000 gal		2000 gal		6,000 gal
6501 to 7000	4,000 gal		2000 gal		6,000 gal
7001 to 7500	4,500 gal		2000 gal		6,500 gal
7501 to 8000	4,500 gal		2000 gal		6,500 gal
8001 to 8500	5,000 gal		2500 gal		7,500 gal
8501 to 9000	5,000 gal		2500 gal		7,500 gal
9001 to 9500	5,000 gal		3000 gal		8,000 gal
9501 to 10000	5,000 gal		3000 gal		8,000 gal

For areas greater than 10,000 sq/ft, add 500 gallons for each 500 sq/ft increment.

Include square footage in additional floor levels, attached garages, sheds, etc.

If water is to be hauled due to lack of well, add 500 gallons to total fire storage.

APPENDIX 6

STREISAND CENTER FOR CONSERVANCY STUDIES FIRE ACTION PLAN

FIRST ON SCENE: YOU ARE THE I.C. UNTIL RELIEVED IN PERSON
ASSESS/SIZE UP & CONSIDER RESOURCES REQUIRED:
- FIRE - LAW ENFORCEMENT - RANGERS - MRCA CREW - NPS -

CONTACT VIA PHONE:

- | | |
|--|--|
| 1. LA County Fire | 911 Then page Walt, wait 1 min., then all emergency page if no callback. |
| 2. MRCA Staff | (888) 562-1116 - All emergency page |
| 3. Walt Young | Home (310) [REDACTED] or (310) [REDACTED] |
| 4. Set emergency message center (310) [REDACTED] | |

OFFICE STAFF & RESIDENTS:

1. Use truck Siren/P.A. to alert Center (wait & P.A.)
2. Use CB radio-channel 9
3. Notify Ranger house, by telephone.
4. Remember to Evacuate Early - use your own vehicle, check out with command post.

EVACUATION

1. Primary route - Ramirez Cyn to PCH

SAFE ZONE

COMMAND POST - Barwood Office

- | | |
|---|---|
| 1. (310) 589-3200 Fax line back-up (310) 589-3207 | 4. Establish CB/FM radio net (use AA batteries) |
| 2. Radio frequency channel 5 Blackjack/channel 14 | 5. Move ranger vehicle to Barwood |
| 3. Utilize Checklist forms | 6. Monitor TV & News Radio |

OBSERVATION POST - Kanan Road above SCCS

1. Radio relay
2. Cell phone contact
3. Fire scout duties

STAGING - Meadow near courts & island at entrance (primary)

1. Lock gate open, switch next to motor - gate code is [REDACTED]
2. Park non-slip on units at staging area.
3. Check in at Barwood with gear for assignment.
4. "Slip ons" Radio while en -route for assignment at PCH Ramirez.

FIRE RESPONSE PRE-PLAN

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Office of the State Fire Marshal
1501 W. Cameron Avenue, Suite C-110
West Covina, California 91790

(626) 960-6441
Fax (626) 962-1678

**RECEIVED**

November 22, 1999

NOV 24 1999

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Joseph T. Edmiston, AICP
Santa Monica Mountains Conservancy
STREISAND CENTER FOR CONSERVANCY STUDIES
5750 Ramirez Canyon Road
Malibu, CA 90265

Dear Mr. Edmiston:

Deputy Jeff Hartsuyker of my staff conducted a fire and life safety inspection of your facility on November 17, 1999. The following minimum state code requirements are for your reference:

Conservancy Grounds**Title 19, CALIFORNIA CODE OF REGULATIONS (CCR), Section 3.07 -
CLEARANCES**

(b) Ground Clearance. The space surrounding every building or structure shall be maintained in accordance with the following:

Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush covered lands, or grass-covered lands, or any land which is covered with flammable material, shall at all times do all of the following:

- (a) Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

- (b) Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth which is located from **30 feet to 100 feet** from such building or structure or to the property line, which ever is nearer, as may be required by the enforcing agency if he/she finds that, because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
- (c) Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe.
- (d) Cut and remove all dead or dying portions of trees located adjacent to or overhanging any building.
- (e) Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.
- (f) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than ½ inch in size.
 - a. Provide brush, vegetation clearance for canyon walls and adjacent slopes on the West side.
 - b. Maintain vegetation clearance on East slope.
 - c. Cut and remove all dead Pine trees or other dead trees or limbs.
 - d. Maintain the above referenced code sections at all times.

Title 19, CCR, Section 563.2(a), 563.4 - ACCESSIBILITY and AVAILABILITY, INSTALLATION

Extinguishers shall be conspicuously located where they will be readily accessible and immediately available in the event of fire. Extinguishers shall be installed on hangers, brackets or in cabinets.

Provide a minimum of two 2A; 20BC fire extinguishers during cooking events, to be located near cooking equipment setup.

CALIFORNIA BUILDING CODE, 1003.3.1.8 - TYPE of LOCK or LATCH

Regardless of the occupant load served, exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.

Ensure exit hardware for the PEACH HOUSE is not special knowledge hardware; keys were unavailable at the time of inspection

CALIFORNIA ELECTRICAL CODE, 400-8 - USES NOT PERMITTED

Flexible cords and cables shall not be used as a substitute for the fixed wiring of a structure.

Ensure the use of extension cords is not permitted at any time.

Title 19, CCR, Section 1.14 - MAINTENANCE

Every fire alarm system or device, sprinkler system, fire extinguisher, fire hose, fire resistive assembly or any other fire safety assembly, device, material or equipment installed and retained in service in any building or structure shall be maintained in an operable condition at all times in accordance with these regulations and with their intended use.

Ensure all fire safety equipment is maintained at all times.

Title 19, CCR, Chapter 2 - Tents, Awnings and other Fabric Enclosures

Ensure all regulations are met if tents, awnings or other fabric enclosures are used for events.

Conservancy Access

Title 19, CCR, Section 3.05 - Fire Department Access

- (a) Roads. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street.

Ensure access road(s) meets minimum code requirements.

Note: L.A. County F.D. Access road approval is attached.

In summary, the STREISAND CENTER FOR CONSERVANCY STUDIES (SCCS) prepared a *Preliminary Evaluation of Fire Department Access, Wildland Fire Protection, and Evacuation* report, which was very detailed in providing information and possible solutions. This report makes many suggestions to provide adequate protection for the SCCS, some of which are not required by California State minimum code, but are excellent added protection measures.

Once it has been determined that these requirements are met, your facility will be in compliance with all adopted minimum state codes. Please feel free to contact Jeff Hartsuyker at (626) 960-6441.

Sincerely,

Patricia Sanchez

PATRICIA SANCHEZ
DSFM III Supervisor
West Covina Branch Office

cc: Ms. Barbara Carey, CA Coastal Commission
Walt Young, Chief Ranger

Jh: ps

LOCAL FIRE AUTHORITY - "ACCESS ROAD APPROVAL"

Name of Project: SANTA MONICA MOUNTAINS CONSERVANCY
Address: 5750 RAMIREZ CANYON RD.
City/State/Zip: MALIBU, CA 90265

ACCESS ROADS

Pursuant to Title 19, California Code of Regulations, Article 3, section 3.05, Fire Department Access and Egress, it is necessary to provide the California State Fire Marshal with written certification from the local fire authority that the above section is being met to their satisfaction.

Provide 20' wide minimum access, clear to the sky.

Local Fire Authority: County of Los Angeles Fire Department
Address: 23533 W. Civic Center Way
City/State/Zip: Malibu, CA 90265-4804

Approval issued by: James O. Jordan *JO Jordan*
Rank/Title: Fire Captain
Phone Number: (310) 317-1351
Date: 11/22/99

Please return this form with all sections filled in completely. Without this form, California State Fire Marshal approval may be delayed. If you have any questions, please contact the California State Fire Marshal's office at (826)960-6441.

CSFM File Number (completed by CSFM):

Fire Department Connection Location:

Fire Hydrant Location:

Fire Alarm Annunciator Location:

Fire Alarm Control Panel:

Knox Box Location:

6125 RT 960 12 31 99

STATE OF CALIFORNIA—THE RESOURCES AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Office of the State Fire Marshal
1501 W. Cameron Avenue, Suite C-110
West Covina, California 91790

(626)960-6441
Fax: (626)962-1678



December 7, 1999

Joseph T. Edmiston
Executive Director
Santa Monica Mountains Conservancy
2600 Franklin Canyon Drive
Beverly Hills, CA 90210

Dear Mr. Edmiston:

I have reviewed the Santa Monica Conservancy's proposed Fire Management and Evacuation Plan and Transportation and Parking Management Plan for Ramirez Canyon Park. I concur with the policies set forth within the Plan; however, please keep in mind that many of the policies are not required by California Minimum State Codes as adopted by our office. I would like to emphasize that all of the policies identified in the Plan are excellent protection measures that I would recommend be utilized.

I believe that the Transportation and Parking Management Plan's proposal to require that sufficient vehicle capacity remain on-site at all times during fire season, would enable prompt evacuation of all guests if necessary. The plan also stipulates that shuttles will be used during the remainder of the year. This, coupled with the recommendations in Klaus Redtke's report concerning the appropriate time to evacuate, appear to be more than adequate.

In addition, the types of events, the approximate number of participants and the times of the events do not significantly increase the risk of fire and panic, provided that the events comply with the plans listed above.

In response to your question regarding the width of the road, Title 19, CCR, requires that access roads from every building to a public street shall be all-weather hard surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained

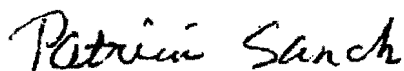
EXHIBIT No. 17
Permit No. 4-98-334
Santa Monica Mtns Conservancy
State Fire Marshal Comments
(12/7/99)

Page 2

only as access to the public street. Even though this facility falls within the authority of the California State Fire Marshal's office, it is the responsibility of the local Fire Department to respond to all fire situations. Please obtain their approval of the existing width of the entrance gate and driveways within the park. They have the ability to grant an exception to the 20' requirement.

If you have further questions, please do not hesitate to contact me at (626)960-6441.

Sincerely,



PATRICIA SANCHEZ
DSFM III Supervisor
West Covina Branch Office

Grading, Drainage, and BMP Improvements at Proposed Parking Areas
Prepared by Penfield and Smith
Dated December 10, 1999

**Full Size Plan available in the Coastal Commission's South Central Coast
District Staff Office at:**

**89 South California Street, Suite 200
Ventura, CA 93001**

EXHIBIT No. 18
Permit No. 4-98-334
Santa Monica Mtns Conservancy
Parking Plans

DARRELL A. ROY
GENERAL ENGINEERING CONTRACTOR
Ca. State License # 651852
P.O. Box 2615
Camarillo, Ca. 93011
805 389-1860

December 20, 1999

Re: 5810 Ramirez Cyn. Rd.

To Whom It May Concern:

A visual inspection of four private sewage disposal system located on the subject property were performed. The systems were electronically located and exposed. The layout of the systems are plotted on a site plan provided by the Mountains Conservancy.

The Mediterranean house system consists of one 1200 gallon septic tank and one 600 square foot leachfield. The septic system is in good working condition. The septic tank and leachfield installation exceed the 50' setback requirement from the creek.

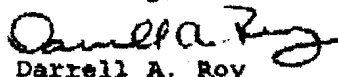
The barn system consists of one 1000 gallon septic tank and one 450 square foot leachfield. The septic system is in good working condition. The septic tank and leachfield exceed the 50' setback requirement from the creek.

The barwood building system consists of one 1000 gallon septic tank and one 250 square foot leachfield. The septic system is in good working condition. The septic tank and leachfield do not meet the setback requirement from the creek.

An additional septic system was located in the tennis court adjacent to the barwood building. The system in the tennis court consists of one 1500 gallon septic tank and three leachlines. The septic system is in good working condition. The septic tank and two of the leachlines exceed the 50' setback requirement from the creek.

Please contact this office with any questions regarding this letter.

Sincerely,


Darrell A. Roy