

EXHIBIT

14

City of Malibu (Jenkins and Hogin) letter re: LCP override with
exhibits – June 23, 2008

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June 23, 2008

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Deputy Director, South Central Coast District
CALIFORNIA COASTAL COMMISSION
South Central Coast Area
89 South California Street, Suite 200
Ventura, CA 93001

Re: **LCP Amendment No. MAJ-3-07** and
Santa Monica Mountains Conservancy's
Malibu Parks Public Access Plan Overlay District
City of Malibu Local Coastal Program Amendment

Dear Mr. Ainsworth:

The City of Malibu submitted to the Commission for certification an amendment to the certified Malibu Local Coastal Program. The LCP amendment was submitted on December 28, 2007. The amendment was initiated by an application from the Santa Monica Mountains Conservancy and the Mountain Recreation Conservation Authority (together referred to herein as the Conservancy) and is described accurately by you in your report to the Commission dated February 14, 2008, as an amendment "to add land use policies and development standards for and related to a proposed Malibu Parks Public Access Enhancement Overlay District." That amendment (MAJ-3-07) underwent a full public review process and was the subject of robust public discourse. On March 5, 2008, as is authorized by the Coastal Act, the Commission granted to itself an extension of up to one year to consider and act on that LCP amendment. We await further discussion in connection with the certification process.

On May 19, 2008, the City received a letter from you indicating that you had received an application from the Conservancy for an LCP override and had made a preliminary determination that the Conservancy proposed development subject to the override procedure. Specifically, you indicated that you determined that the Conservancy's "Malibu Parks Public Access Enhancement Plan" is a public works project that proposes development unanticipated by the Conservancy at the time the Malibu LCP was before the Commission for certification and

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Needless to say, the City was taken aback that the staff would reach such a conclusion given that the Conservancy's application does not propose a development project at all, but rather a comprehensive plan which is addressed properly through an LCP amendment and given that an LCP amendment covering the same subject policy issues and development standards as are covered by the Conservancy's override application had been pending for certification with the Commission for four months before the Conservancy apparently made the application. Moreover, Because there is an on-going LCP amendment, procedural fairness and regularity would suggest that the Commission act first on the City's certification request before entertaining the possibility of "overriding" the City's LCP with respect to the same matters raised by the pending LCP amendment

I write to express the City's extreme concern regarding the fairness of this apparent change in procedure and the apparent misapplication of the LCP override provisions. The City urges the Commission staff to reconsider its conclusions in light of the facts and analysis raised herein.

I. The LCP Amendment process is underway and, in fact, pending before the Commission since December 28, 2007; the proposed override inappropriately displaces the LCP amendment procedure for a comprehensive plan that establishes policies and development standards for the several parcels owned by the Conservancy

The Conservancy owns parks in the City of Malibu, including Ramirez Canyon Park, Escondido Canyon Park, and Corral Canyon Park. The Conservancy seeks to plan uses and future improvements for its parks and to develop a strategy to acquire and complete trail connections for the Coastal Slope Trail and other connector trails, which include trail connections from Zuma/Trancas Canyons to Ramirez Canyon Park and Escondido Canyon Park, through Solstice Canyon Park, and finally to Corral Canyon Park.

In 2006, when the Conservancy first considered a Public Works Plan to determine the land use policies and development standards applicable to its Malibu holdings, the City contacted Commission staff and it was generally agreed that the nature of the changes in regulations sought were appropriately addressed as an LCP amendment. Indeed, the City and the Conservancy worked together to process such an amendment.

LCP Amendment MAJ-3-07 was the subject of complete public review as required by the Coastal Act and the certified LCP; given the pending amendment is at the final stage of processing, it is difficult to justify an "override" procedure. Consider the timeline and the extensive solicitation of public input in connection with the LCP Amendment:

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The Conservancy submitted its LCP amendment application to the City in late April 2007.

On May 22, 2007, pursuant to LCP Local Implementation Plan (LIP) Section 19.2.2, city staff notified the Conservancy that the application had been properly submitted and was complete.

On July 12, 2007, as required by LIP Section 19.3.1., a Notice of Availability for Local Coastal Program Documents was published in a newspaper of general circulation and mailed to interested parties; regional, state and federal agencies affected by the amendment; local libraries and media; and the Commission.

On July 25, 2007, the application was reviewed by the City's Environmental Review Board at an open and public, noticed meeting.

On September 20, 2007, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu. In addition, on September 20, 2007, pursuant to LIP Section 19.3.2.A, a Notice of Planning Commission Public Hearing was mailed to all interested parties; regional, state and federal agencies affected by the amendment; local libraries and media; and the California Coastal Commission.

On September 27, 2007, an informational item on the LCPA was presented to the Parks and Recreation Commission at an open and public, noticed meeting.

On October 9, 2007, the Planning Commission held a duly noticed public hearing, reviewed and considered written reports, public testimony, and related information, and adopted Planning Commission Resolution No. 07-87, recommending that the City Council approve the LCP amendment, subject to some revisions, and to incorporate a "Malibu Parks Public Access Enhancement Overlay" in the City's certified LCP.

On October 25, 2007, pursuant to Malibu Municipal Code Chapter 17.74 and LIP Section 19.3.2, a 21-day, quarter page Notice of Public Hearing was published in a newspaper of general circulation within the City indicating that the City Council would hold a public hearing on November 13, 2007 to consider an amendment of the certified Local Coastal Program, Malibu Municipal Code, and General Plan.

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On October 26, 2007, a Notice of City Council Public Hearing was mailed to all interested parties; regional, state and federal agencies affected by the amendment; local libraries and media; and the California Coastal Commission.

On November 10, 2007, staff conducted a special facilitated and noticed public workshop.

On November 13, 2007, the City Council held a duly noticed public hearing to consider the application, the evidence and information provided in support of and in opposition to the application, public testimony of all interested persons and the recommendations of the Planning Commission and the Environmental Review Board. The City Council continued its deliberations to a special meeting held December 5, 2007, where following the hearing it approved the LCP amendment submitted for certification.

On December 28, 2007, the City submitted its application for certification.

On January 7, 2008, the Executive Director determined that the City's amendment was in proper order and legally adequate to comply with the submittal requirements of the Coastal Act (Public Resources Code §30510(b)).

On March 5, 2008, the Commission extended for one year the time limit to act on the City's LCP amendment.

The resulting LCP amendment currently awaits certification (LCP Amendment No. MAJ-3-07). In your letter dated May 15, 2008 (received May 19, 2008) inviting the City's comment on the Conservancy's proposed override application, you make no mention of the City's pending LCP amendment certification request covering the same subject matter. Further, your letter makes no attempt to set forth any factual basis upon which the decision was reached that the Conservancy's submittal meets the requirements for an override of the City's LCP.

Given that the Commission has a pending certification request before it, the proposed override inappropriately displaces the LCP amendment procedure. The Conservancy's proposal is a comprehensive plan that establishes policies and development standards for the several parcels owned by the Conservancy. The City contends that the conclusion that the override provisions are applicable to the Conservancy's proposal is in error because (1) the Conservancy's proposal is not a public works project, (2) even if it were, it does not meet the requirements for an override because the Conservancy anticipated these uses at the time the City's LCP was being

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adopted and certified by the Commission; and (3) it is unfair to disregard the public process and, in any event, the proposal exceeds the Commission's jurisdiction to adopt policies.

I. The LCP amendment override procedure applies only to "a public works project." The procedures do not apply to the Conservancy's "Public Works Plan," which acknowledges that "specific public works projects" will be implemented later, as time and funds permit.

The preliminary determination that the Conservancy's "Proposed City of Malibu Local Coastal Program Amendment for Incorporation of the Malibu Parks Public Access Enhancement Plan Overlay District" meets the LCP "amendment override procedure requirements" is in error.

The Coastal Act assigns local governments and the Coastal Commission distinct roles in implementing the state's policies contained in Chapter Three of the Coastal Act. Generally speaking, in jurisdictions with certified LCPs, the Commission's role is to certify that any amendments to an LCP are consistent with the state policies and to consider appeals of certain CDPs issued pursuant to a certified LCP (where the development is in an appealable zone). In instances where a public works project or energy facility is proposed to serve an area greater than that covered by a certified LCP and the project is not consistent with the LCP, the Commission's usual role is augmented. The Coastal Act (Public Resources Code §30515 and 14 CCR 13666) provides a procedure for an LCP Amendment "override" only for "a public works project" which "requires LCP amendments." The override statute and regulation do not apply to "projects" to be implemented under a "public works plan." In this case, that caveat is especially relevant because the Conservancy's public works plan is itself inconsistent with the Malibu certified LCP, which the Commission adopted and certified in September 2002.

So in this instance, the City and the Conservancy followed the proper procedure for establishing policies and implementation measures, which are hallmarks of any local coastal program. The City and the Conservancy underwent the extensive public participation process demanded by the Coastal Act and submitted to the Commission the resulting LCP amendment for certification. Any future projects will require CDPs which will evaluate proposed development in light of the policies and implementation measures in the certified LCP.

The LCP override procedures do not apply in this case because the Coastal Act does not authorize the Commission to develop policies and implementations measures associated with a proposed long range plan. Instead, the override provisions may be invoked only in connection with a specific public works project. The Conservancy's submittal portends the possibility of

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future projects but the request itself is to establish uses and create an overlay and set policy and plan through creating implementation measures. These are the characteristics of *plans*.

A. The Conservancy's submittal acknowledges that it involves a "Public Works Plan":

Public Resources Code section 30515 and 14 CCR 13666 apply to "a public works project."¹ The Conservancy is proposing, as it readily acknowledges, a Public Works Plan which will be implemented by specific public works projects as time and funds permit:

"Public Works Plan. Implementation of the proposed Plan improvements (i.e., specific public works projects") . . . as time and funds permit."

(SMMC, Supporting Documentation, Standard of Review and Process (attached), p. 2.)

"As projects are implemented pursuant to the Plan, once certified as a public works plan by the Commission, project proposals may further be subject to special conditions to ensure project consistency with the approved Plan."

(SMMC, Supporting Documentation, Standard of Review and Process (attached), p. 3.)

The Conservancy's submittal cites Public Resources Code §30605 as authority for its submission of the "public works plan."² Public Resources Code §30605 authorizes the use of public works plans "as an alternative to project-by-project review." However, public works plans are required to be consistent with the certified LCP (Public Resources Code §30605), a fact which the Conservancy also acknowledges:

¹ Public Resources Code §30515 (LCP override for public works project) is not located in the same chapter of the Coastal Act as sections 30605 and 30606 (public works plans). Instead, section 30515 is located in the chapter for "Implementation" . . . "Procedure for Preparation, Approval, and Certification of Local Coastal Programs." 14 Cal. Code Regs., sec. 13666 is located in Chapter entitled "Energy Facilities and LCP 'Override' Procedures," . . . "Certified LCP Amendment 'Override' Procedures."

² The Commission has original jurisdiction over public works plans (Public Resources Code §30321). The statutes and regulations governing the certification of public works plans and the development of projects consistent with those plans are located in that part of the Coastal Act which deals with "Development Controls" (Public Resources Code §§ 30605 and 30606). The Regulations which govern the processing of these plans are located in the California Code of Regulations under the heading "Coastal Development Permits . . . Public Works Plans" (14 Cal. Code Regs., 13353, et seq.) (i.e., the regulation under which SMMC submitted this Plan in 2006).

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"The public works plan process *does not relieve the proposed Plan improvements from a stringent consistency review with the City's certified Local Coastal Program . . .*" (SMMC, Supporting Documentation, Standard of Review and Process (attached), pp. 2-3.)

The Conservancy's Plan is not consistent with the certified Malibu LCP; instead, the Conservancy seeks an LCP Amendment. However, consistent with Public Resources Code §30605, the Commission has adopted regulations for processing applications for public works plans after the certification of a LCP where the plan "does not require amendment to the local coastal program" (14 Cal. Code Regs., sec. 13357, subd. (a)). There are no procedures in the Coastal Act, in the California Code of Regulations, or in the certified Malibu LCP to "override" or otherwise approve a public works *plan* that is inconsistent with the certified LCP.

The appropriate procedure for the Conservancy to follow is the one it seeks to abandon: apply for and obtain an LCP amendment, which is subject to certification by the Commission.

B. The Conservancy's submittal acknowledges that it is not seeking approval of "specific public works projects" at this time.

The Conservancy's Supporting Documentation also establishes that Public Resources Code §30515 and 14 CCR 13666 do not apply because the Conservancy is not seeking approval of "specific projects" at this time (Standard of Review, pp. 2-3).³ That acknowledgment alone precludes the Conservancy from invoking the "override" provisions for "a public works project" under Public Resources Code §31515.

Instead, the Conservancy seeks approval of its long range plan. An agency which submits a public works plan has two options with respect to the projects to be developed under the plan:

- a. The agency may propose specific projects concurrent with the plan (Pub. Res. Code, sec. 30605). If it does so, each project must also be consistent with the LCP (14 Cal. Code Regs., §13358; see also Public Resources Code § 30605, 30606).

³ The Conservancy has not submitted any of the detail required to determine whether each proposed project is consistent with the certified Malibu LCP. The Conservancy's submittal also omits any of the detail required to make that determination with respect to the Conservancy's unpermitted development within the plan area. It submitted the same studies submitted with the pending LCP amendment application.

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- b. The agency may wait until after certification of the plan to develop the individual projects. The plan agency must notify the Commission and other interested entities prior to the commencement of any project (Public Resources Code § 30606). The Commission then makes a threshold determination of whether the proposed project is consistent with the certified public works plan (14 Cal. Code Regs., sec. 13359, sec. (b)). If the Commission finds that the proposed project is not consistent with the plan, the Commission considers whether conditions can be imposed to bring the project into compliance with the plan.

Public Resources Code §30515 must be strictly construed because it is an exception to the mandate that land use decisions after LCP certification be made by the local agency.

"[E]xceptions to a statute are construed narrowly to cover only situations that are 'within the words and reason of the exception.'" *John Doe v. City of Los Angeles* (2006) 137 Cal.App.4th 438, 446, citing *Hayter Trucking, Inc. v. Shell Western E & P, Inc.* (1993) 18 Cal.App.4th 1, 20; see also *Major v. Silna* (2005) 134 Cal.App.4th 1485, 1494.

For all these reasons, Public Resources Code §30515 does not authorize an LCP Amendment Override for an entire public works plan.

C. The Conservancy's description of the ongoing process demonstrates the confusion created by the Conservancy's submittal and the Commission's determination with respect to processing.

The Conservancy's attempt to conflate the Coastal Act provisions for a public works plan and the override provisions for certain public works projects leads to confusion and the potential for violation of Chapter Three policies. Projects undertaken pursuant to a public works plan are exempt from the requirement for a coastal development permit (Public Resources Code § 30605; Malibu LIP §13.3(B)). However, the public works plan must be consistent with the certified LCP and the individual public works projects must be consistent with the public works plan. Only when an individual public works project is *not* consistent with the LCP do the "override" provisions apply and, even then, only when other requirements are met. The Conservancy's erroneous blend of the distinct concepts and procedures is an attempt to have this Commission essentially adopt new policies and standards for all of the Conservancy's holdings in Malibu and have those newly created standards apply to future development by the Conservancy. The Coastal Act simply does not authorize that.

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In its "Plan Text Amendments," the Conservancy has stricken any and all references to coastal development permits or conditional use permits from the City of Malibu; however, in the "Standard of Review" (attached), the Conservancy offers these facially inconsistent claims:

"Implementation of the proposed Plan improvement (i.e., specific public works projects) will require *review and approval pursuant to the coastal development process*, as applicable, or *alternatively*, implementation of the proposed Plan improvement may be achieved pursuant to *the public works plan process*." . . .

"*In place of processing an undetermined number of coastal development permits in separate jurisdictions to implement projects identified in the Plan, proposed improvements are instead subject to the public works plan process that provides consistency in processing and implementation.*"

"Absent adoption of a public works plan for the proposed Plan, individual project improvements requiring a coastal development permit would be subject to standard coastal development permit review procedures."

(SMMC, Supporting Documentation, Standard of Review and Process (attached), pp. 2-3. (Emphasis added))

Careful review demonstrates that the Conservancy's submittal attempts to shoehorn a whole public works plan or a comprehensive set of policies and development standards to be applicable to future development into a provision that properly applies to a narrow a specific category of individual public works projects or energy facilities.

II. Even if the Conservancy had submitted an application for "a Public Works Project," the submittal does not meet the requirements of Public Resources Code §30515 because it was anticipated by the Conservancy "at the time the LCP was before the Commission for certification" and years before that time.

Even if the Conservancy proposed a public works "project," rather than a public works "plan," it would still not be eligible to invoke the LCP Amendment override procedures. Public Resources Code §30515 expressly limit the override procedure only where the "purpose of the proposed amendment is to meet public needs of an area greater than that included within such certified local coastal program that had not been anticipated by the person making the request at the time the local coastal program was before the commission for certification." (See also Malibu LIP §19.2.1(a)(4).)

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The Conservancy's planning history demonstrates that it plainly anticipated this plan at the time the Malibu LCP was before the Commission for certification. In fact, the evidence submitted with this letter (Exhs. A through I) shows that it has anticipated this development for many years.

In 1979, the Santa Monica Mountains Conservancy was known as the "Santa Monica Mountains Comprehensive Planning Commission." Pertinent portions of the "Santa Monica Mountains Comprehensive Plan," adopted February 1979, are attached as Exhibit A.

Mr. Edmiston was the Executive Director of that Commission (Ex. A at 3). The SMM Comprehensive Plan envisoned a comprehensive trail system, linking the Backbone Trail with connector trails in Malibu, and identifying specific properties for acquisition so that those connector trails would extend to Malibu beaches (Ex. A at 7, 46-48, Map. No. 6). The Plan also identified properties in the Malibu area for either state purchase, e.g., Temescal, Backbone Trail right-of-way from Saddle Peak to Malibu Creek State Park, and Malibu Creek State Park Scenic Additions (Ex. A at 75, 79, 80-81) or for federal or expanded state purchase, e.g., Malibu Creek State Park Area, Solstice Canyon Area, Zuma-Trancas Canyon Area (Ex. A at 83, 85-87).

In September of 1997, the National Park Service published its SMMART Report (Santa Monica Mountains Area Recreational Trail Coordination Project) (Ex. B). The Report was the product of a request from the Santa Monica Mountains National Recreation Area, California Department of Parks and Recreation and SMMC to the Rivers, Trails and Conservation Assistance Program of the National Park Service to provide assistance in coordinating trail planning issues in the Santa Monica Mountains (Ex. B at 2).

Among other things, the SMMART Report developed an inventory of trails, identified locations for trail camp facilities and established priorities for missing trail segments (Ex. B at 3). The Report was not limited to trails within the national park system, but recognized the need for trails "outside of the established park system" (Ex. B at 25). The Report includes a discussion of numerous trails in Malibu, with action recommendations for right-of-way acquisitions, offers to dedicate, etc. (Ex. B at 28-33). These trails include some of the specific trails included in the Conservancy's current submittal (i.e., Winding Way Connectors, Coastal Slope Trail, and Escondido Falls Trail) (Ex. B at 28-33).

The Conceptual Trail Policy Alternatives, studied as part of the SMMART report, confirm that the trail plan included in SMMC's current submittal was analyzed extensively. Attached as Exhibit C are a series of trail policy alternative maps, which clearly show proposed

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trail connectors for SMMC's Ramirez, Escondido, Solstice and Corral Canyon properties, under current trail conditions and then a series of alternatives for low use, high use, and hybrid use (Ex. C, Maps).

In 2000, the National Park Service, the California Department of Parks and Recreation, and the Santa Monica Mountains Conservancy entered into a cooperative agreement for planning in the Santa Monica Mountains. As ultimately adopted, the General Management Plan (GMP) for the Santa Monica Mountains "National Recreation Area" provides the approved general management plan for the region for the next fifteen to twenty years. The NRA is jointly administered by the National Park Service, the California State Parks, and the Santa Monica Mountains Conservancy (the "administering agencies"). The GMP covers a broad area, including parks and trails in Malibu (see Ex. D at 1-3).

All of SMMC and MRCA's holdings are included in the GMP analysis (Ex. D at 25-27), including the Ramirez Property (which is designated as SMMC's "headquarters," although offices are not a permitted use in that open space zone under the Malibu LCP which the Commission adopted and certified in 2002) (Ex. D at 26). The Plan identifies various "Management Areas" by intensity of use (Ex. D at 42-45). All of the areas identified in the Conservancy's present Plan are identified as "high intensity use" areas under this Plan (Ex. D, map following at 46). High intensity use includes full visitor services, campgrounds, trail networks, park-and-ride shuttles (Ex. D at 44-52). Mr. Edmiston assisted in the preparation of the Plan (Ex. D at 65).

The environmental review process for the GMP began in December 14, 2000, with a Notice of Draft EIS (Ex. E). The Final EIS (excerpts attached as Ex. F) confirms the broad scope of the study and the participating agencies, including SMMC (Ex. F at 3, 9-12). SMMC's holdings were included in the study (Ex. F at 32-33), including its "headquarters" at Ramirez Canyon Park (Ex. F at 33). The "Public Access" analysis in the EIS (Ex. F at 184, et seq.) includes the "Ramirez Canyon Park Outreach Program" targeting seniors and disabled, supported by the "Streisand Center Garden Tour Program" (Ex. F at 188). There is also a proposal to keep the SMMC offices "in their current location," because the "building" is "not eligible for the National Register of Historic Places" (Ex. F at 269).

All this planning by the Conservancy had taken place before this Commission released the initial draft of the Malibu LCP in January of 2002. In its comments on the draft LCP, the Conservancy focused on proposals which would give it virtual immunity from regulation under the Malibu LCP (See SMMC Comment Letter, April 22, 2002 (Ex. G), proposing among other things (a) that "public parklands" be a permitted use in all zones (Ex. G at 2), (b) that no coastal development permits be required for "park" operations (Ex. G at 4-6), and (c) that the ESHA

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rules be relaxed to allow for a broad range of development and use (Ex. G at 8)).⁴ The Commission rejected those suggestions. All but one are included in SMMC's current submittal.

In May of 2002, this Commission specifically considered the consistency between the Coastal Act and the GMP discussed above. Commission staff acknowledged the Conservancy's part in the cooperative process (Ex. H at 1) and acknowledged the Conservancy's proposed "high intensity" uses for numerous sites, including the properties involved in the Conservancy's current submittal (Ex. H at 5). Commission staff also commented on public access issues, including the importance of providing public access to the shoreline and the use of shuttles to assist park users (Ex. H at 12-13).⁵

In connection with the Conservancy's effort to acquire the land interests necessary to implement the Coastal Slope Trail, in 2002 the Coastal Commission included in the certified LCP an element in which specific mitigation funds are to be paid to the Mountains Recreation and Conservation Authority into the "Coastal Habitat Impact Mitigation Fund." In November of 2003, the Conservancy, the MRCA, and the California Coastal Commission signed a Memorandum of Understanding (MOU) regarding administration of this fund.

In June of 2002, this Commission issued its revised draft of the Malibu LCP. In August of 2002, the Commission issued its final draft of the Malibu LCP. On September 13, 2002, the Commission adopted and certified the Malibu LCP.

The Conservancy was well aware of its plans and proposed projects at the time that the Commission was considering the LCP. As a result, its current plan simply does not qualify for an LCP override, a provision that creates a narrow exception for certain public works projects and was not created to allow wholesale revisions of a certified LCP to apply to future development.

⁴ The Conservancy also requested that Chapter 7 of the Malibu Land Use Plan ("Public Works") include SMMC as an agency specifically authorized by the Coastal Act to develop "public works" (Ex. G at 10). That request was contrary to the express language of Public Resources Code §30114) and was rejected by the Commission as well. The Malibu LCP provides that public works includes "all publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district" (LCP, p. 20).

⁵ In November of 2002, the Final EIS for the GMP issued (Exh. D) and, in March of 2003, the final draft of the GMP issued (Exh. D).

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III. It is unfair for the Commission to require the City to process the Conservancy's proposed "override" of a City's LCP, when it has an amendment awaiting certification and the Coastal Act does not authorize the Commission to act unilaterally in this matter.

In June of 2006, SMMC submitted a very similar "Public Works Plan" (PWP) to the Commission. At that point in time, SMMC sought to have the Plan processed under PRC 30605 and 14 CCR 13350, et seq. (public works plans). The PWP was not consistent with the certified LCP, as required by Public Resources Code §30605. The PWP also failed to include certain information required to be included in a public works plan under 14 CCR 13353. In July of 2006, the Commission staff returned the PWP to the Conservancy.

The Conservancy then amended and adopted a revised version of the PWP. As amended, the PWP still was not consistent with the Malibu LCP. Thereafter, the City and the Conservancy agreed to process an LCP amendment and entered into a stipulated injunction to address the interim use of Ramirez State Park; accordingly, the Conservancy rescinded the amended PWP and submitted an application to the City for an LCP amendment. The City designated the submittal as LCP Amendment No. 07-002 and processed it as the "Malibu Parks Public Access Enhancement Overlay."

After a series of hearings, the City granted SMMC's proposed LCP Amendment in large part. However, the City made two primary changes. First, in light of the fact that Malibu residents had suffered two catastrophic fires while the application was pending, the City Council voted to prohibit additional overnight camping in the City (except for SMMC's proposed supervised camping for the disabled at the Ramirez Property, to which there was no objection). Second, if the Conservancy seeks a CDP, the City placed limits on SMMC's use of the Ramirez Property pending SMMC's construction of alternate vehicular access to that site, which the Conservancy had suggested was forthcoming.

On April 15, 2008, SMMC filed its current submittal with the Commission. SMMC's proposed LCP Amendment override takes the language from the City's proposed LCP Amendment and, *inter alia*, does the following:

Adds back the camping provisions, making the provision of camping mandatory, and re-defining the permissible uses in ESHA to allow camping, chemical toilets, grading, and other development;

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Deletes the requirement for alternative vehicular access to SMMC's Ramirez property [note that it is the City's understanding that SMMC granted MRCA \$7 million dollars last year to acquire the property necessary to provide that access];

Deletes the requirement that the streambed modification to Ramirez Creek be subject to a coastal development permit and permits from other agencies. The Commission required that SMMC obtain permits for that modification in 2000. SMMC never did so;

Deletes the requirement for use of permeable surfacing for parking facilities;

Deletes the requirement that parks be closed on Red Flag Days, during Flash Flood/Flood Warnings or when Urban/Small Stream Advisories are issued, and requires only "no camping" on those days;

Increases the proposed intensity of use of the three SMMC properties (i.e., over what SMMC requested of the City and, with respect to Ramirez, over what the previous Commission CDP authorized). Allowed apparently unlimited regional office use for SMMC and MRCA at the Ramirez Property. Ties the revenue from the intrusive "special events" at Ramirez to a "Malibu Coastal Camping program" for disadvantaged youth;

Deletes all references to obtaining coastal development permits and deletes the Malibu LCP requirement of conditional use permits for camping;

Deletes all City participation in the location, design and development of park and trail improvements, including, but not limited to: (a) review (of either proposed or ongoing projects) by the City Environmental Review Board, City Biologist, City Environmental Health, Environmental and Building Safety, (b) the requirement for compliance with the City's Geotechnical guidelines and Building Codes, (c) the requirement for notices to the City Manager concerning special events at Ramirez, and (d) cooperation with City Planning and City Public Works regarding Transportation and Parking Management Plan;

Adds a provision that SMMC's Plan be given the "most liberal construction possible" to ensure that SMMC's public access/recreation opportunities are protected and provided;

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Strikes all references to avoiding intrusive traffic circulation in residential neighborhoods and removes the requirement that SMMC comply with the City's requirements regarding off-site parking;

With respect to offers to dedicate (OTDs), deletes the provision that specified that SMMC/MRCA are independent of the City's CDP review process and that the City's approval of a CDP is not linked to any requirement for an OTD;

Purports to limit open flames, fires or other incendiary sources on public and private property *outside of the park facilities* involved in the Plan;

Purports to create a "sovereign" right of access to Ramirez Canyon Park (presumably up private Ramirez Canyon Road), for certain agencies and persons.

On May 15, 2008, the Commission staff made the preliminary determination that the Conservancy's plan was subject to the LCP override provisions of Public Resources Code §30515. Having delayed certification of the City's LCP amendment, you have provided the City an opportunity to set forth the reasons for its action, apparently pursuant to Public Resources Code §30515. However, it would seem that the action at issue is either the adoption of the LCP that established the existing rules (that action was taken by the Commission) or the action in connection with the LCP amendment, for which no hearing on certification has yet been held, so the action is not yet final. Either way, the preliminary determination appears to create a confused and inconsistent process. Because there is an on-going LCP amendment, procedural fairness and regularity would suggest that the Commission act first on the City's certification request before even entertaining the possibility of "overriding" the City's LCP with respect to the same matters raised by the pending LCP amendment.

The Coastal Act acknowledges that the "duties, responsibilities, and quasi-judicial actions of the commission are sensitive and extremely important for the well-being of current and future generations" (Public Resources Code §30320(a).) Accordingly, the Legislature has mandated:

" [T]he public interest and principles of fundamental fairness and due process of law require that the commission conduct its affairs in an open, objective, and impartial manner free of undue influence and the abuse of power and authority. It is further found that, to be effective, California's coastal protection program requires public awareness, understanding, support, participation, and confidence in the commission and its practices and procedures." (*Ibid.*)

JENKINS & HOGIN, LLP

John Ainsworth
June 27, 2008
Page 16

For these reason, the City respectfully requests that the Commission staff retract its preliminary determination with respect to the Conservancy's proposed override and proceed with the City's request for certification of its LCP amendment.

IV. The Conservancy proposes a Public Works Plan that is not exempt from compliance with CEQA.

Previously, the Conservancy has offered assurances that it would prepare an Environmental Impact Report for this Plan in compliance with the California Environmental Quality Act. The first draft of the 2002 PWP also stated that an EIR would be prepared. The Conservancy changed its position during that process. However, when the Commission returned the PWP to the Conservancy for processing, the Commission advised that "the EIR process must be complete and the result submitted to Commission staff prior to Commission filing of the PWP" (Commission letter to SMMC, dated June 30, 2006, at 2, ¶ 5) The Conservancy amended the scope of work of its consultant, Dudek, to prepare that EIR. Now, the Conservancy apparently has changed course again and claims that (a) the submittal of its "plan" under Public Resources Code §30515 exempts it from compliance with CEQA, (b) makes the Commission the Lead Agency, and (c) entitles the Conservancy to process under the Commission's "functional equivalent" process for LCP Amendments (see "Standard of Review," attached, at 3-4).

As the Conservancy has acknowledged, the current submittal involves a public works plan (PWP). A PWP must be consistent with the certified LCP. The Conservancy's attempt to make the LCP consistent with its plan is backwards. Under the rules which apply to public works plans, SMMC is the lead agency and must comply with CEQA before it submits the PWP to the Commission for processing.

V. Conclusion

It is unfair to the public to allow the procedures intended to foster public participation and to structure the deliberations of public officials on important matters to be turned into a game. As detailed above and in its request for certification, the City scrupulously followed the public hearing process for consideration and adoption of an LCP amendment pursuant to the application of the Conservancy and relating to the policies and implementation measures that will govern the Conservancy's long range plans for its holdings in Malibu. The next step in that process is for the Commission to hold a public hearing to consider the certification of the LCP amendment that resulted from that process. The public and the City has a right to expect that the certification process will follow the procedures established in the Coastal Act.

JENKINS & HOGIN, LLP

John Ainsworth

June 27, 2008

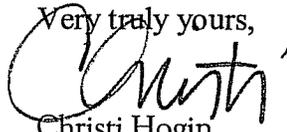
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The Conservancy is unhappy with aspects of the City's decision. We know that. The Coastal Act provides the Conservancy with a fair opportunity to express its concerns, along with all other proponents and opponents of the pending LCP amendment. It is inappropriate for the Commission to allow the Conservancy to derail this process with an intervening application for an override.

As detailed herein, the City contends that the conclusion that the override provisions are even applicable to the Conservancy's proposal is in error because (1) the Conservancy's proposal is not a public works project, (2) even if it were, it does not meet the requirements for an override because the Conservancy anticipated these uses at the time the City's LCP was being adopted and certified by the Commission; and (3) it is unfair to disregard the public process and, in any event, the proposal exceeds the Commission's jurisdiction to adopt policies.

For all these reasons, the City respectfully requests that the Commission staff retract its preliminary determination that the Conservancy's submittal meets the requirements for an LCP amendment override. Please respond to this request within ten days so that the City may pursue any other remedies that may be available to it.

Very truly yours,



Christi Hogin
City Attorney
City of Malibu

cc: Chair Patrick Kruer and the
Members of the California Coastal Commission
Joseph Edmiston, Executive Director
Chair Ronald P. Schafer and the
Members of the Santa Monica Mountains Conservancy
Chair Michael Berger and the
Members of the Mountains Recreation Conservation Authority
Steven R. Orr, Esq. (SMMC special counsel)
Steven H. Kaufmann, Esq. (SMMC special counsel)
A. Catherine Norian, Esq. (MRCA special counsel)

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COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

EXHIBIT A

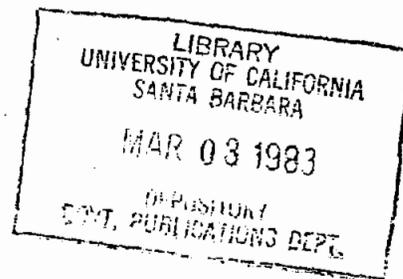
~~California State Planning Commission~~
~~Comprehensive Planning~~
~~[insert page 1]~~
~~Santa Monica Mountains comprehensive plan~~
~~1979. [includes 9 loose items]~~

SANTA MONICA MOUNTAINS COMPREHENSIVE PLAN

Adopted February 1979

Revised for Submission to the Secretary of the Interior, August 1979

Includes 9 loose items



State of California
SANTA MONICA MOUNTAINS
COMPREHENSIVE PLANNING COMMISSION
107 South Broadway, Room 7106
Los Angeles, California
(213/620-2021)

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The Commission expresses deep appreciation to the California Environmental Intern program for support of the study and to James Pepper, Associate Professor of Environmental Planning, University of California at Santa Cruz, for his assistance and encouragement.

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Coastal Zone

The legislation establishing the Commission required it to coordinate planning for the coastal zone "to the fullest extent possible" with that for the Santa Monica Mountains, because the Legislature found the Mountains to be "a single ecosystem in which changes that affect one part may also affect all other parts." Accordingly, the Land Capability Study, the Comprehensive Plan, and the maps for the Plan all include recommendations and data on the mountainous portion of the Malibu Coastal Zone.

The Commission has made these recommendations in the firm belief that public policy should strive for uniform regulations and development standards where the topography and natural constraints are essentially the same in the Mountains as in the Coastal Zone. The Commission, however, has not made recommendations regarding land use for the immediate Coastal Corridor (generally south of the Rancho Topanga-Malibu Sequit boundary) since it is topographically different from the Mountains. The Commission felt that any detailed recommendations for this area would be redundant in view of the continuing coastal planning process. The Comprehensive Plan identifies the Coastal Corridor for statistical purposes only; it does not represent an attempt to redefine the Coastal Zone, nor does it purport to delineate the extent of coastal resources.

Plan Maps

As an aid to the reader, this Plan contains simplified black and white maps (See inside back cover). The official maps detailing Land Use, Parks and Open Spaces, Scenic Parkways and Corridors, Trails, and the Wildlife Network at a scale of 1:24,000 are available for public inspection at the State Building in Los Angeles. These large-scale maps should be consulted to determine the applicability of the Plan to specific areas.

TRAILS ELEMENT

Hiking, horseback riding and bicycling are popular recreational pursuits in the Santa Monica Mountains. The cost of accommodating these pursuits is minimal, both to the visitor and to the land managing agency.

As an alternative to the automobile, a trail and bikeway system can bring the public into the parks and connect the mountain parks with the beaches. Some of the most interesting areas in the mountains, too steep or too fragile for development or roads, can be visited via trail, thus offering recreational opportunity with little impact on the resource.

39 A Coordinated System of Trails

All local and regional jurisdictions in the Santa Monica Mountains should adopt a coordinated system of continuous trails.

This is the first step toward building a trails system. Coordination among the jurisdictions is essential to assure that the trails are continuous and connect major parks, beaches and communities without regard to political boundaries.

40 Capital Improvements and Trail Easements

Capital improvements projects in the Mountains should include trail easements.

Where a local or regional plan specifies trails, any capital improvement project such as roads, flood control channels, major utility lines and fire roads should provide easements for trails. When capital projects are developed, it is usually easy to integrate trails into the initial project design, at little or no cost. To assure this early coordination, local and regional trails master plans should be made available to all agencies involved in capital projects.

41 Trail Corridor Protection

Each jurisdiction should immediately begin to protect trail corridors.

Four methods of acquiring trail easements should be utilized:

1. **Regulation.** Dedication of trail rights should be required as condition for development. The Coastal Commission Guideline for preserving trail access should be applied: "Where trail routes established by customary use of hikers, equestrians, or bicycle riders cross properties proposed for developments, the dedication of trail right-of-way should be required as a condition of approval."
2. **Incentive.** Negotiated density bonus; contracts for lower taxes in exchange for allowing public trail rights.
3. **Donation.** Gifts; acquisition of tax delinquent properties.
4. **Purchase.** Fee, or less-than-fee.

Trails are proposed over private lands surrounding existing and future parks to connect residential communities with the parks and with each other. In the approval of development projects trail easements should be guaranteed as a condition of approval: trail easement dedications can be credited against the recreation contributions required by the Quimby Act.

42 Expansion of Trail System

Opportunities to expand the extent and use of the trail system, should be explored and implemented.

The trails system should be expanded by contracts with owners or private open space lands such as the Boy Scout Camps, the Salvation Army, churches, Nature Conservancy, and others. The proposed trails system map indicates connector trails to areas beyond the Santa Monica Mountains: a route to the Santa Susanna Mountains via the Simi Hills and a link from Griffith Park to Elysian Park are examples.

Certain beaches could be opened to equestrian trail use during low-use seasons (fall, winter, and spring).

43 Citizens Participation

Citizens groups should participate in the planning, development and maintenance of trails.

Park users, particularly children, derive valuable recreational benefits from helping with their parks and trails. Volunteer participation in the building and maintenance of trails may be cost effective; materials and equipment are the primary costs. Agency budgets should ensure funds for citizens participation in all phases--planning, construction, and upkeep.

Objectives for Trails Functions and Design

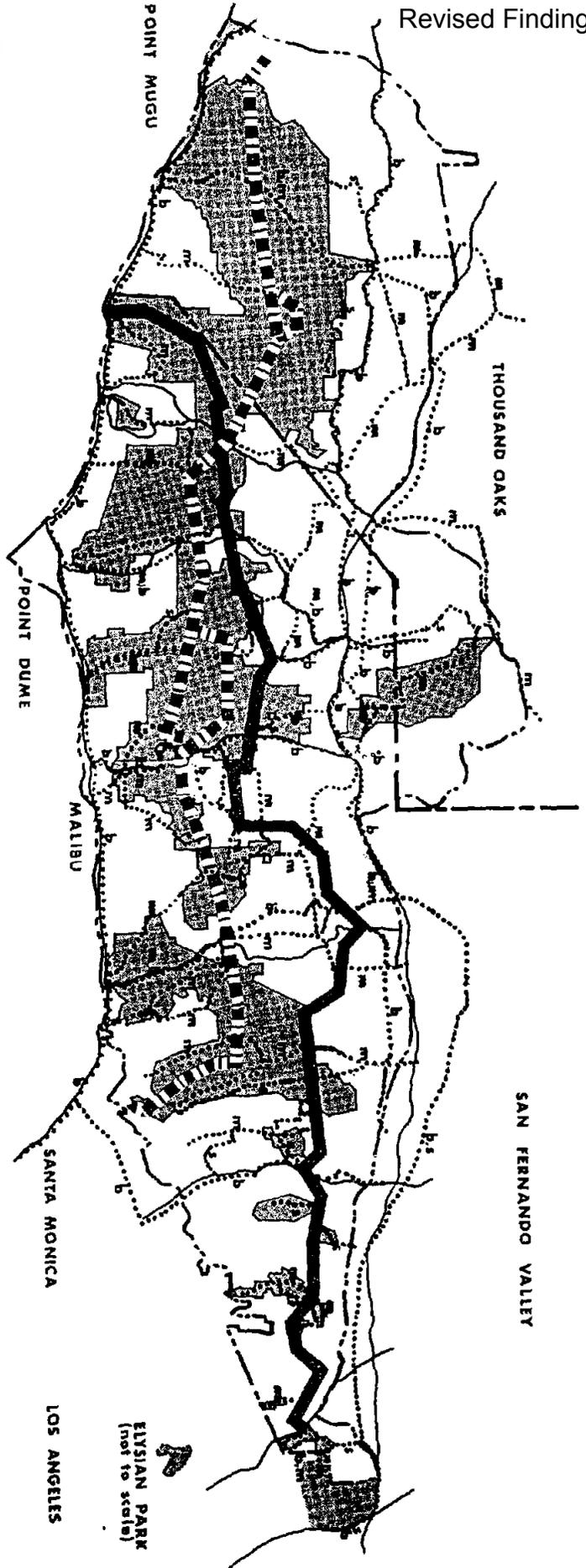
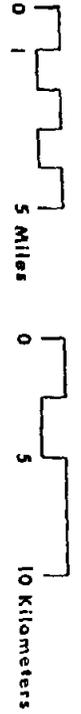
The following functions were considered as objectives when laying out the Trail System Map for the Trails Element. These same functions should be considered when adding bicycle trails and local connecting trails to the system.

A. Trails should function to:

1. Connect residential areas to recreational amenities and link those amenities to each other--mountain parks to beaches, county parks to state parks, etc.
2. Accommodate a variety of recreation needs--hiking, jogging and competition foot races, leisure equestrian use and endurance rides, bird watching, picnicking and sight seeing.
3. In addition, accommodate educational and cultural needs and preserve and highlight historic features.

4. Provide a diversity of emotional and sensual experiences, adventure, and opportunity for the visitor to experience the sights, sounds, smells of the mountains. Afford opportunities for handicapped, elderly, and the very young.
- B. Design criteria should assure that:
1. Trails will be buffered from adjacent development:
 - a. Major Feeder Trails should include a 100 yard or more corridor, where possible, in effect, making the trail a linear park.
 - b. Secondary Trails and neighborhood trails should have easements of at least 20 feet.
 2. Trails will be unobtrusive and compatible with the natural terrain.
 3. The park user should have a wilderness experience where possible.
 4. Trail routing on easements across private lands should be flexible enough to mutually benefit the land owner and the public.
- C. A system of bikeways should:
1. Link populated areas to the Mountains Park, to public and private recreation and open space areas, and to beaches.
 2. Serve as recreation and transportation.
 3. Link schools to communities.
 4. Accommodate all levels of cyclists.
 5. Connect with existing and future bike trails in other areas.
- D. Bikeways design criteria should assure that:
1. Bike paths are separated from automobile and pedestrian traffic and are 8-12 feet wide.
 2. Bike lanes are designated by a stripe on existing and future roads. (Bike lanes are 8 feet maximum width or as narrow as 4 feet where width is restricted such as under a bridge.)
 3. Bike routes are paved, on a wide shoulder, with signs alerting the auto traffic to the cyclists. Shoulders must be clean, smooth, and as wide as possible.

State of California
SANTA MONICA MOUNTAINS
COMPREHENSIVE PLANNING
COMMISSION



COMPREHENSIVE PLAN
MAP No. 6 TRAIL SYSTEM

- MULHOLLAND CORRIDOR (HIKING, EQUESTRIAN, AND BICYCLE FACILITIES)
- BACKBONE TRAIL
- SECONDARY TRAIL
- BICYCLE TRAILS (INCLUDES PATHS, LANES, AND ROUTES)
- MAJOR FEEDER TRAIL
- SMMCPC ACQUISITION PROGRAM

**PHASE ONE ACQUISITIONS
PROPOSED FOR IMMEDIATE STATE PURCHASE**

CAHUENGA PEAK

Acreage: 311 acres

Area with slopes less than 20%: 10 acres

Description: Rolling grasslands and prominent rock outcroppings, many with views of Lake Hollywood. These parcels would extend Griffith Park west to connect the Mulholland Scenic Parkway and open the eastern Mountains to the many persons served by the Hollywood Freeway. The addition would complement the adjacent 105 acres recently authorized for park purchase by the City of Los Angeles Park and Recreation Commission. The Cahuenga Peak acquisition as detailed herein is specifically intended to include that parcel as shown on map #4 and commonly known as the "Sayre property" and "Gibson Property."

Major use: Trail corridor from Mulholland Drive to Griffith Park, landscape and scenic protection.

Ecological significance: Area houses chaparral and grassland habitats.

Relationship to other park units: Directly west of Griffith Park and north of Lake Hollywood and surrounding public lands.

Access: Hollywood Freeway, Barham Boulevard, Mulholland Drive, trails from Griffith Park.

Recommended by: Griffith Park Citizens' Advisory Committee, Friends of the Santa Monica Mountains, Citizens' Advisory Committee to the Santa Monica Mountains Comprehensive Planning Commission.

RUNYAN CANYON

Acreage: 132 acres

Area with slopes less than 20%: 17 acres

Description: This area is sometimes referred to as the Huntington-Hartford Estate, and all references to the Huntington-Hartford Estate in prior Commission documents should be understood to refer to Runyan Canyon. Runyan Canyon reaches from Mulholland Drive to Franklin Avenue in Hollywood, an area of high-density apartments. The small amount of flat land can be used very

Ecological significance: This area was declared a Significant Ecological Area by the Los Angeles County Department of Regional Planning and is in the wildlife network. It consists primarily of chaparral, with some riparian vegetation along canyon bottoms.

Relationship to other park units: Adjacent to Topanga State Park and partly in the Mulholland Scenic Corridor.

Access: Freeway interchange less than 3 miles north of canyon entrance via Reseda Boulevard.

Recommended by: Citizens' Advisory Committee to the Santa Monica Mountains Comprehensive Planning Commission, Los Angeles City Department of Parks and Recreation, Bureau of Outdoor Recreation, Citizens' Advisory Committee on the Mulholland Scenic Parkway, Tarzana Homeowners' Association.

TEMESCAL AREA

Acreage: 154 acres

Area with slopes less than 20%: 30 acres

Descriptions: This consists of two separate areas. The first area is a portion of the Presbyterian Conference Grounds north of Sunset Boulevard in Pacific Palisades, along Temescal Creek. The second area is the ridgeline between Santa Ynez Canyon and Temescal Canyon. The Conference Ground property is highly useable for intensive recreation. This property could be purchased and leased back to the Presbyterian Synod for continued private recreational use, with adequate access for the public, sensitive to the resources of the canyon, through the property. The ridge acquisition has an existing fire road that is currently a widely used trail linking directly into Topanga State Park.

Major use: View protection from Topanga State Park, and trail access to Topanga State Park; recreational uses in the Conference Grounds area.

Ecological Significance: Most of the acquisition is within a Significant Ecological Area as designated by the Los Angeles County Department of Regional Planning and is in the wildlife network.

Relationship to other park units: Conference grounds are directly south of Topanga State Park and ridge acquisition is directly west of Topanga State Park.

Recommended by: Citizens' Advisory Committee to the Santa Monica Comprehensive Planning Commission, Office of Councilman Marvin Braude, Pacific Palisades Homeowners Association, Friends of the Santa Monica Mountains.

STUNT RANCH

Acreage: 416 acres

Area with slopes less than 20%: 30 acres

Major use: Trailhead, outdoor education, landscape and ecological preservation. Portion of area is in the Mulholland Scenic Corridor.

Ecological Significance: Mapped as a Significant Ecological Area by the Los Angeles County Department of Regional Planning, and included in the wildlife network. Contains excellent grasslands, riparian, and oak woodlands with unusual species. Cold Creek is a year-round stream.

Relationship to other park units: South of Calabasas Peak acquisition, north of Backbone Trail and the Nature Conservancy Cold Creek Canyon Preserve.

Access: Mulholland Highway, Stunt Road.

Recommended by: Nature Conservancy

BACKBONE TRAIL RIGHT-OF-WAY FROM SADDLE PEAK TO MALIBU CREEK STATE PARK

Acreage: 768 acres

Area with slopes less than 20%: 18 acres

Description: The Backbone Trail right-of-way from Topanga Boulevard to Saddle Peak is already funded for acquisition and several parcels have been acquired. The proposed acquisition traverses rugged, north slope woodlands with cross canyon views of the scenic backdrop of Malibu Creek State Park and the picturesque community of Monte Nido. Part of the trail passes through a lush riparian woodland south of Piuma Road. Direct access from Piuma and Stunt Roads opens the possibility of shorter, less strenuous hikes through scenic areas. A hostel is planned for Saddle Peak.

Major use: Trail, scenic, landscape, and ecological preservation.

Ecological significance: The right-of-way contains some vital woodlands and chaparral. The site is close to many key ecological areas. Portions have been mapped as part of a Significant Ecological Area by the Los Angeles County Department of Regional Planning and are in the wildlife network. Wildlife includes mountain lions.

Relationship to other park units: Completes the backbone trail right-of-way from Malibu Creek State Park to Topanga State Park. Connects the Malibu Creek State Park area and the Saddle Peak Area.

Access: Piuma Road, Malibu Canyon Road, Cold Canyon Road, Stunt Road.

Recommended by: Citizens' Advisory Committee to the Santa Monica Mountains Comprehensive Planning Commission, Bureau of Outdoor Recreation.

MALIBU CREEK STATE PARK SCENIC ADDITIONS

Acreege: 1,782 acres

Area with slopes less than 20%: 40 acres

Description: These additions, along the southern and western boundary of Malibu Creek State Park, are the minimum necessary to protect the most important scenic areas and watersheds of the Park. The southern ridge route of the Backbone Trail would be included in these purchases, significantly rounding out the Malibu Creek State Park. The Park would increase from 4,071 acres to about 6,034 acres. This acquisition would give public access to the ridgetop from Corral Canyon Road, enabling the public to enjoy outstanding views of coastal and interior areas, including Malibu Creek State Park.

Major use: Landscape, scenic, and ecological preservation. The Backbone Trail passes through this area.

Ecological significance: This is rugged, undisturbed land, with portions declared a Significant Ecological Area by Los Angeles County Department of Regional Planning. It is part of the wildlife network. The primary vegetation is chaparral and wildlife includes mountain lions. This area is essential to protect fragile riparian areas inside the park which contain rare and uncommon plants, including some of the largest ferns in the United States.

Relationship to other park units: Critical scenic areas and watersheds of Malibu Creek State Park.

Access: Corral Canyon Road and trails from Malibu Creek State Park and Backbone Trails.

Recommended by: Citizens' Advisory Committee to the Santa Monica Mountains Comprehensive Planning Commission, Bureau of Outdoor Recreation, California Department of Parks and Recreation.

**PHASE TWO ACQUISITIONS
PROPOSED FOR PURCHASE AS PART OF
FEDERAL OR EXPANDED STATE PROGRAM**

FRYMAN CANYON

Acreage: 89 acres

Area with slopes less than 20%: 2 acres

Description: Fryman Canyon is a small canyon in the eastern portion of the Santa Monica Mountains east of Coldwater Canyon Park. The base of the canyon contains a level area suitable for a trailhead. A fire road crisscrosses the canyon almost to Mulholland Drive. A large portion of the canyon is visible from Mulholland Drive.

Major use: Landscape and ecological preservation and scenic protection.

Ecological significance: This is a steep, chaparral-covered canyon with year-round stream and riparian woodlands.

Relationship to other park units: Directly south of Wilacre Estate in Cross-Mountain Park, part of the Mulholland Scenic Parkway.

Access: Fryman Canyon Road, fire road crisscrosses canyon almost to Mulholland Drive.

Recommended by: Citizens' Advisory Committee to the Santa Monica Mountains Comprehensive Planning Commission, Citizens' Advisory Committee on the Mulholland Scenic Parkway, Office of Councilman Joel Wachs.

SADDLE PEAK AREA

Acreage: 2,394 acres

Area with slopes less than 20%: 10 acres

Description: The Saddle Peak area consists of three separate subareas. The first surrounds Saddle Peak, one of the highest points in the Mountains. It is characterized by steep, rocky ridges with sweeping views of the coastal slopes and the Cold Creek drainage. The second subarea surrounds Calabasas Peak, a northward projection of the Saddle Peak ridge, which rises abruptly from Cold

MALIBU CREEK STATE PARK AREA

Acreage: 6,925 acres

Area with slopes less than 20%: 90 acres

Description: The Malibu Creek State Park Area actually consists of three separate subareas: the first is the lower portion of Malibu Canyon, including Malibu watergap. Though most of this canyon consists of rock-strewn, steep canyon walls, the scenic backdrop of Malibu Canyon Road, there are several acres of flat land at the southern end of the Canyon, approximately three-quarters of a mile north of Pacific Coast Highway. The second subarea consists of the lands surrounding Castro Peak, one of the highest peaks in the Mountains. This area is characterized by steep terrain covered by heavy chaparral, interspersed with spectacular rock outcroppings. It also includes some lands directly south of Mulholland Highway, which are the level flood plains of Triunfo Creek. The third subarea consists of rolling hillsides directly north of Malibu Creek State Park. These hills include watershed areas of the park with lovely examples of Valley Oak Savannah.

Major use: Landscape, ecological, and scenic preservation. Malibu Canyon will serve as a trail link to Malibu Lagoon State Park from Malibu Creek State Park. Areas suitable for intensive recreation lie south of Mulholland and west of Malibu Lake.

Ecological significance: Malibu Canyon has been declared a Significant Ecological Area by the Los Angeles County Department of Regional Planning and is part of the wildlife network. Malibu Canyon contains an excellent riparian woodland and has year-round streams which support trout and steelhead. Wildlife includes mountain lions.

Relationship to other park units: Just north of Malibu Lagoon State Park. East of Solstice Canyon area. Directly west of Saddle Peak area. Surrounds Malibu Creek State Park.

Access: Mulholland Drive, Malibu Canyon Road, Las Virgenes Road.

Recommended by: Citizens' Advisory Committee to the Santa Monica Mountains Comprehensive Planning Commission, and Bureau of Outdoor Recreation.

SOLSTICE CANYON AREA

Acreage: 2,688 acres

Area with slopes less than 20%: 40 acres

Description: Solstice Canyon is one of the few remaining coastal canyons almost free of development. A private road leaves Corral Canyon Road just north of Pacific Coast Highway and provides access to the lower portions of the canyon. The canyon includes the rugged slopes of Castro Peak, yet also includes open meadows and shaded woodlands.

Major use: Landscape and ecological preservation, camping and support facilities in lower canyon, beach-related recreation at coast.

Ecological significance: Most of this area is in the wildlife network. The Solstice Canyon watershed contains excellent and unusual riparian woodlands and has a year-round stream. Golden eagles nest in the canyon and mountain lions are found in the area. Primary vegetation is chaparral and sage.

Relationship to other park units: The Pacific Ocean and public beach are directly to the south. Malibu Creek State Park is directly north and Zuma-Trancas area is directly west.

Access: Pacific Coast Highway, Cortal Canyon Road, Solstice Canyon Road.

Recommended by: Citizens' Advisory Committee to the Santa Monica Mountains Comprehensive Planning Commission.

CHEESEBORO AND PALO COMADO CANYON AREA

Acreage: 4,341 acres

Area with slope less than 20%: 380 acres

Description: The Chesebro and Palo Comado Canyon area is one of the only acquisitions north of the Ventura Freeway. This large area contains one of the best examples of Valley Oak Savannahs in the Santa Monica Mountains. It is directly north of the community of Old Agoura. Palo Comado and Chesebro Canyons include a portion of the Simi Hills, a rugged, boulder-strewn area. The area includes the southern face of Simi Peak, the highest point in the Simi Hills.

Major use: Intensive recreation at lower portion of canyons; primary use in the upper portion is landscape and ecological preservation.

Ecological significance: The southern portion of the canyons has been declared a Significant Ecological Area by the Los Angeles County Department of Regional Planning. The entire area is part of the wildlife network. It is one of the last remaining Valley Oak Savannahs in the Mountains. Mountain lions live here.

Access: Chesebro Road, Ventura Freeway.

Recommended by: Commission staff.

ZUMA-TRANCAS CANYON AREA

Acreage: 8,660 acres

Area with slopes less than 20%: 430 acres

Description: This area consists of a large portion of Zuma and Trancas Canyons, two of the least disturbed canyons in the Mountains. These canyons have steep walls covered with dense chaparral and wooded areas in the canyon bottoms. A substantial portion of flat land, dotted with Live Oak is included at the southern end of Zuma Canyon. The graded areas surrounding Trancas Lake and the Church of Perfect Liberty property provide useable flat land surrounded by rugged ridges.

Major use: Primary use will be ecological preservation. These are two sites suitable for intensive recreation: the Church of Perfect Liberty property and the flat land below Zuma Canyon.

Ecological significance: Zuma Canyon and La Sierra Canyon have been declared Significant Ecological Areas by the Los Angeles County Department of Regional Planning, and are part of the wildlife network. Upper part of Trancas Canyon is also in the wildlife network. Trancas, Zuma, and La Sierra Canyons contain riparian vegetation. All are excellent wildlife habitats, including mountain lion range.

Relationship to other park units: Directly east of large park units around Point Mugu and Leo Carrillo State Parks. Directly south of Saddle Rock Ranch acquisition. Directly west of large park units in the central Mountains. The northern portion is in the Mulholland Scenic Corridor.

Access: Pacific Coast Highway from the south, Mulholland Highway, Encinal Canyon Road, and Westlake Boulevard from the west and north. Mulholland Highway and Kanan-Dume road from the east.

Recommended by: Citizens' Advisory Committee to the Santa Monica Mountains Comprehensive Planning Commission, Bureau of Outdoor Recreation, Citizens' Advisory Committee on Mulholland Scenic Corridor, Western Foundation of Vertebrate Zoology.

EXHIBIT B

National Park Service
U.S. Department of the Interior



**Santa Monica Mountains National Recreation Area
TMP
SMMART Report, September, 1997
(Santa Monica Mountains Area Recreational Trail
Coordination Project)**

SMMART Report: September, 1997

- **Table of Contents, Executive Summary, Project Overview**
- **Report of the Trail Inventory Team**
- **Report of the Missing Link Team**
- **Report of the Trail Camps Team**
- **Report of the Signage Team**
- **Report of the Multiple Use Trail Guidelines Team**
- **Report of the Trail System Team**
- **Public Comments**
- **List of Maps**
- **Appendices**
- **Creating digital copy of the SMMART report is a work in progress. Additional text will be added to the website as it becomes available. Owing to the digital conversion process, the files may contain minor typographic errors, and the document may have a slightly different appearance from the original hard copy.**

**Santa Monica Mountains Area Recreation
Trail Coordination Project**

Project Overview

Skip to 1997 SMMART Report Links

Coordinated planning among the agencies with responsibility for trails and the public who uses and enjoys trails is important to promoting the goals of resource protection and recreation within the Santa Monica Mountains National Recreation Area. The Santa Monica Mountains Area Recreation Trails (SMMART) Coordination Project was intended to be a place to bring together agency representatives, trail users, and interested citizens to act more in concert in planning and managing trails. The goal of SMMART was to find ways to provide a better trail experience to park visitors, to share resources, to explore new opportunities, and to identify action items that could benefit from regional coordination.

SMMART was established to be a coordination project, different from more traditional comprehensive planning processes, such as regional trails plans. We focused on

coordination because that was seen as a more immediate way of enhancing the experience of trail users within the mountains. By bringing trail users and agency personnel together, we hoped to identify common concerns and to suggest creative and pro-active ways to address them. SMART was to be an advisory process, recognizing that some of the suggested changes would require the implementing agencies to subsequently prepare planning documents consistent with their own environmental and public review procedures. We hoped to find ways to work better together and to take a broader view of trails in the mountains and present this information to the agencies for their implementation.

Vicinity

The Santa Monica Mountains form the western backdrop for Los Angeles, juxtaposed with the heavily urbanized Los Angeles basin, San Fernando and Conejo valleys. The mountains stretch 46 miles from Griffith Park above Hollywood to Point Mugu State Park at the Pacific Ocean. Contained within the mountains are rugged open spaces, jagged rock outcroppings, primitive wilderness areas as well as homes, ranches, and communities. In 1978, the United States Congress established the Santa Monica Mountains National Recreation Area (SMMNRA) to "manage the recreation area in a manner which will preserve and enhance its scenic, natural, and historical setting and its public health value as an airshed for the Southern California metropolitan area while providing for the recreational and educational need of the visiting public." (Public Law 95-625).

Today, the National Park Service cooperates with numerous public land management and park and recreation agencies in order to protect the mountains' natural and cultural resources and to provide the public with recreation opportunities. Agencies administering public lands include the California Department of Parks and Recreation (CDPR), the National Park Service (NPS), the Santa Monica Mountains Conservancy (SMMC), the Los Angeles County Parks and Recreation Department, the Los Angeles City Department of Recreation and Parks, the Mountains Recreation and Conservation Agency (MRCA), and the Conejo Open Space and Conservation Agency (COSCA). In addition, many local communities manage trails and open spaces through their parks and recreation departments or their local general plans.

Project History

SMART began with a request from the Santa Monica Mountains National Recreation Area, California Department of Parks and Recreation, and the Santa Monica Mountains Conservancy to the Rivers, Trails and Conservation Assistance (RTCA) Program of the National Park Service to provide technical assistance in coordinating trail planning issues. Their request was supported by letters from several cities and trail organizations. The RTCA Program provides planning, public involvement, and technical assistance to state and local governments and citizens organizations in the context of river, trail and greenway protection efforts.

In March, 1995, over 45 trail managing agencies, trail interest groups, and related associations were invited to attend a workshop to identify coordination needs relating to trails. At this first meeting, we identified almost 50 steps that could be taken to improve trail management and coordination among agencies, trail-related organizations, trail users, and other interested citizens and associations. From this we identified a dozen priority issues we wished to address through the coordination project. These priority issues are described in the next section.

Over the summer, we learned more about each other, the mission and goals of the

organizations we represented, and the mandates and responsibilities of the various government agencies. By fall we established "Action Teams" to take the identified priority items and suggest ways to addressing them. The teams worked through 1996 to research their assigned issue, prepare findings, and develop recommendations. In spring of 1996, a progress report was mailed to over 1,100 people to fill them in on the project and progress made to date. In early 1997, the Action Teams completed draft reports which were compiled into the Draft Summary Report. This report was distributed to approximately 1,300 individuals and organizations. Executive summaries were provided to approximately another 500 organizations and media outlets. Copies were made available in several local libraries and at the offices of the National Park Service, California Department of Parks and Recreation and the Santa Monica Mountains Conservancy.

Two public open houses were held in May to inform the public of the Action Teams' draft recommendations and to receive input. Over 100 written comments were received and were considered by the Action Teams in revising their reports (excerpts from the comments are included in the Public Comments section of this report). This final report, released in the fall of 1997, is being presented to the public land management agencies and local governments for review and implementation.

Project Scope

The first step undertaken by SMMART participants was to identify priority items that could benefit from some regional coordination among agencies, trail-related organizations, and citizens. The following list was developed by participants in March 1995:

- Developing an inventory of trails
 - Identifying locations for trail camp facilities, particularly on the Backbone Trail
 - Renewing a commitment to working with volunteers
 - Developing common standards for multiple-use trails
 - Improving signage for trail uses, wildlife, and degree of difficulty
 - Compile information on historical use of trails
 - Encouraging agencies to commit to cooperating
 - Establishing a multi-agency trail crew
 - Sharing equipment across agencies and among volunteers
 - Determining access for mountain bicycles
 - Establishing priorities for missing trail segments within the trail system
- This list was used to identify the scope of the project and to determine issues to be addressed by subcommittees known as "Action Teams".

Action Teams

Action Teams focused on suggesting improvements related to trails that could be implemented by public trail managing agencies and local governments. The teams were designed to be small, working groups, with balanced representation of agencies and trail users. They were responsible for taking the identified priority items and developing more detailed recommendations. Members of Action Teams came from within the participants attending SMMART meetings. Members were self-nominated. Two teams relating to multiple trail use issues did not accept new members once established in order to preserve a smaller, working group atmosphere and to promote continuity. They were also organized to have balanced representation of trail user interests, although there was some attrition over time.

The Action Teams periodically provided updates at SMMART meetings and presented

early working drafts of recommendations for review, comment and guidance. Six of the original Action Teams brought their work to the stage of being presented to the wider public and to the trail managing agencies. Included in this document are reports from the Trails Inventory, Missing Links, Trail Camps, Signage, Multiple Use Trail Guidelines, and Trail System teams.

Several additional Action Teams were established early on but did not complete their work. Included in Appendix A are summaries of the issue, vision, and suggested actions identified by SMMART participants for the following issues: volunteers, historic trail use, multi-agency trail crew, equipment sharing, and agency cooperation. By including this early work, we hope these issues can be addressed in some future trail planning or coordination process.

Action Team Reports

Each Action Team was responsible for preparing their report in accordance with a given format. The larger SMMART group heard from the teams on a regular basis and provided some direction and input to the team as they went about their work. It was the responsibility of the Action Teams to incorporate public comments into this final report. Below is a summary of the issues addressed and recommendations put forth by each Action Team:

Trails Inventory Team

This report describes the inventory undertaken of trails in the Santa Monica Mountains, the trail features noted, and the progress made towards completion of a regional trails map. It recommends annually sharing Geographic Information System (GIS) data to ensure an up-to-date inventory of trails. The report begins on page 21.

Missing Links Team

This report identifies 50 trail segments as "missing links" within the Santa Monica Mountains trail system. For each segment, the team described the general route of the trail, actions needed to complete the linkage, the jurisdiction(s) with responsibility for implementing these actions. A regional map of the missing links is also provided. The report begins on page 25.

Trail Camps Team

This report identifies locations for 12 trail camps along the Backbone Trail, providing trail users an overnight, backcountry camping experience while using this 65-mile trail. The report also recommends location and operational guidelines for trail camps. The report begins on page 39.

Signage Team

This report identifies signage needs and encourages agencies to undertake a thorough analysis of existing signage to move towards greater consistency in the "look and feel" of signs and in the provision of information needed by trail users. The report begins on page 47.

Multiple Use Trail Guidelines Team

This report recommends trail construction design features for new trails that would accommodate multiple types of users on a common trail, providing a safe and enjoyable trail experience. Definitions and visual examples of these features are provided. The report begins on page 57.

Trail System Team

This team addressed guidance to land managers on how to accommodate multiple types of users within the mountain trail system. This report describes the options reviewed and criteria considered by the team. It includes user statements that describe different perspectives on the issue of multiple use of trails. No recommendations are provided by the team. The report begins on page 73.

Public Involvement

In addition to two years of regular meetings attended by approximately 130 people from government officials, agency representatives, members of trails organizations, and the general public, two public open houses were held in May, 1997. These were attended by about 100 people over the two nights. Additionally, many written comments were received by people not attending the meetings. Copies of the comments and a description of how the team reports were revised from the draft report are included in a final section of the report, beginning on page 97.

Implementation Recommendations

This summary report describes the work that many dedicated individuals produced together through the SMMART project. Much of the report is in the form of recommendations to be implemented by public agencies. These recommendations come from the Action Teams, based consensus reached among team members. Not all the recommendations here received unanimous agreement among the wider group of SMMART participants. This group was made up of diverse interests and tackled, in some cases, what are complicated issues. Where there was not agreement, team reports note differences. We hope this approach will provide implementing agencies a broader understanding of the range of views about issues tackled by SMMART Action Teams. This, in turn, will help ensure implementation takes place with greater sensitivity to the range of interests, views, and positions.

Implementation recommendations made by Action Teams are summarized below. Further information about the recommendations are included in the team reports.

From the Trails Inventory Team

I-1. Agencies should meet annually and share resources to update the Geographic Information System trail map and database. This will ensure that the map is kept current for planning, maintenance and visitor information purposes.

From the Missing Links Team

I-2. Federal, state and local agencies should implement the needed actions for the 50 identified missing links.

I-3. Local agencies should identify and incorporate existing and proposed trails (those included here as well as others) into their local coastal plans and general plans. A comprehensive trail plan should be created by each local jurisdiction in the Santa Monica

Mountains, including an update of the Los Angeles County Trails Master Plan.

I-4. Local agencies can use the permit and land use planning process to reserve sites and secure trail easements. Local agencies should work with the Coastal Commission to accept trail easements secured as "offers-to-dedicate" through the development process.

I-5. The National Park Service and California Department of Parks and Recreation should assist local governments by informing local governments of funding opportunities for trail construction and right-of-way acquisition.

I-6. The National Park Service, California Department of Parks and Recreation and the Santa Monica Mountains Conservancy should help ensure trail segments are linked between jurisdictions to form a continuous trail system.

I-7. While this list of missing links provides a good base of information, there may be many more trails that should be identified by local agencies for public protection.

I-8. The National Park Service should identify priorities for completing these missing links as part of their update of the Land Protection Plan.

From the Trails Camps Team

I-9. Park agencies should provide trail camps along the Backbone Trail approximately every 8 to 10 miles.

I-10. Park agencies should take the necessary steps to implement the needed trail camps along the Backbone Trail, including following the recommended location and operational guidelines.

I-11. Upon completion of the Backbone Trail, park agencies should consider the impact of the trail design, construction standards, facilities, access points, feeder trails, and ancillary camps and campgrounds on the proposed trail camp locations.

I-12. Park agencies should undertake a resource and archeological study on the proposed trail camp sites and modify the proposed locations accordingly, should a negative impact on such resources be identified.

From the Signage Team

I-13. Park agencies should carry out a thorough analysis of existing signs to address consistent signage conventions, coordination among jurisdictions.

I-14. Park agencies should include recommended elements contained in the report in their trail, regulatory and services identification signage.

From the Multiple Use Trail Guidelines Team

I-15. For new trails planned for multiple use, agencies should follow the recommended trail guidelines and design criteria to provide a safe and enjoyable trail experience to anticipated trail users.

I-16. At trailheads, access points, and areas of major use, agencies should construct wider and more accessible trails for the physically challenged and multi-users. Additionally, this

should be an area where there is clear signage with information and guidelines for trail users. At a distance for trailheads, where fewer users can be anticipated, agencies could apply the guidelines contained in the team report for multiple use trails.

From the Trail System Team

No implementation recommendations are provided by the team.



Did You Know?

Unique vistas and cultural significance often draw filmmakers to National Parks. Paramount Ranch is the only place in the National Park System where you can see movie making in action at a historic movie ranch once owned by Paramount Pictures (1927).

Last Updated: January 31, 2007 at 21:45 EST

REPORT OF THE MISSING LINKS TEAM

Purpose

Although over 450 miles of recreational trails exist within the park lands of the Santa Monica Mountains National Recreation Area, needs for trails exist in the areas outside of the established park system. For example, trails provide linkages between parks and from residential areas into parks. Trail linkages enhance the park experience for visitors and help to bring visitors into the parks. Some of these trails are located on privately owned land and their future use may be restricted due to development or fencing of property. Other regional and historical trails have been planned by local, state, or national agencies and jurisdictions and linkages are needed to complete these. If trails are not formalized through right-of-way acquisition or master plan amendments, they may be lost eventually to public use. The goal of this team was to identify these "missing trail links" and to promote their protection by public agencies.

Process

In order to identify the trails which are actively used by the public, we solicited input from fourteen organizations whose members we believed use trails in the Santa Monica Mountains regularly. The organizations included park agencies, environmental organizations and homeowners organizations. A letter was sent to these organizations requesting their input to help identify trails that they felt needed public protection (see Attachment A for a text of the letter).

In 1996, twelve organizations and/or individuals provided comments on trails they wished to have protected. Unless a trail was deemed to be too short to be significant within the region, or the description of the trail route provided was unclear, all recommended trails were included in the list included in this report. Comments concerning desired multiple use trail connections were both referred to the Trail System Team and are included here for consideration by the implementing agencies without recommendation. Additional links were added to the list in response to comments received following the May, 1997, public open houses.

Relationship to Other Trail Plans

It is important to note that Los Angeles County has adopted a Master Plan for trails in the Santa Monica Mountains region. A copy of the map from this plan is included as Map 2. This plan allows the County to acquire easements from property owners developing land on which a master-planned trail is located. Some of the trails listed in our recommendations are included in this plan which we have noted by including the Los Angeles County plan reference. Other links are in addition to the trails already identified in the Los Angeles County trails plan. As the master plan was last updated in 1983, we recommend that it be updated to reflect the current trail needs in the Santa Monica Mountains. Furthermore, we recommend that cities within the region use this plan as a base for developing their own trail plans.

*MISSING LINKS TEAM***Recommendations**

The following is our list of the significant missing trail links in the Santa Monica Mountains. Map 3 - Additional Missing Links of the Santa Monica Mountains, shows the location of each trail on this list by number. While we believe that there are many more area trails that should be identified by local agencies for public protection, this list provides a good base for beginning this process.

For each missing link, we have identified needed actions, ranging from *right-of-way acquisition* to formally open the trail to public use; *trail construction* to build the trail where none currently exists; or a *master plan amendment* to formally include the trail in the park agency or local jurisdiction's land use plan. In some cases numbers are provided in parentheses, these refer to the trail segment's number in the Los Angeles County Trails Master Plan.

Trails in the Los Angeles County Unincorporated Area**1. TOPANGA/HENRY RIDGE TRAIL**

This existing trail connects the Viewridge area with Mulholland Gateway Park. It is located on private property. This trail is identified on the Los Angeles County Trail Plan as the Topanga & Henry Ridge Trail to Serrania Park (Trail #12B).

Action needed: Right-of-way acquisition.

2. SANTA MARIA CANYON TRAIL

This proposed trail would connect the new Summit Valley/Edmund D. Edelman Park with Topanga State Park. This would provide an important link between two major parks in northern Topanga Canyon that are easily accessible to residents of the San Fernando Valley. The land is located on private property. This trail is identified on the Los Angeles County Master Plan as the Santa Maria Canyon Trail (Trail #14).

Action needed: Right-of-way acquisition, trail and trailhead construction.

3. STOKES RIDGE TRAIL

This trail should be extended east of Mulholland Highway to Calabasas Peak Motonway. This trail is identified on the County Trail Plan as the Stokes Ridge Trail (Trail #13).

Action needed: Right-of-way acquisition and trail construction.

4. BRIDGE/SKIP CONNECTOR TRAILS

These existing trails connect the Henry Ridge Motonway to Topanga Canyon Boulevard, traveling east/west through Greenleaf Canyon Road and Will Geer Road.

Action needed: Master plan amendment and right-of-way acquisition

5. MARQUETTE CONNECTOR TRAIL

This existing trail connects a residential neighborhood in Topanga Canyon to the Summit to Summit trail. According to residents, this trail has been used for at least 12 years.

Action needed: Master plan amendment and right-of-way acquisition

6. JANE'S TRAIL

This existing trail provides a connection from Topanga Skyline Drive at Chamera Lane north to the Summit to Summit Motorway. Reports were provided during the public comment period that this trail has been closed to public use.

Action needed: Master plan amendment and right-of-way acquisition.

7. TERRY'S TRAIL

This existing trail connects Tuna Canyon to Kerry Lane in the Fernwood area.

Action needed: Master plan amendment and right-of-way acquisition.

8. FERING TRAIL

This existing trail provides a major connection between Paradise Lane and dirt Mulholland in the Northern part of Topanga Canyon.

Action needed: Master plan amendment and right-of-way acquisition.

9. NICHOLAS FLATS - CHARMLEE CONNECTOR TRAIL

This is a series of three existing trails which connect Nicholas Flats to Charmlee Park. This trail provides major access to the parks for residents and campers using the Decker Canyon City Camp. The trail begins at the southeast gate of Nicholas Flats and follows the fire road east to Decker Canyon Road at the wood bridge. From there, the trail continues east to Charmlee Park.

Action needed: Master plan amendment and right-of-way acquisition.

10. DECKER CITY CAMP TRAIL

This existing trail is used by campers as an alternative to Decker School Road. It begins at the northwest corner of the camp and heads north uphill to Decker School Road.

Action needed: Master plan amendment and right-of-way acquisition.

11. DECKER SCHOOL ROAD-MULHOLLAND CONNECTOR TRAIL

This existing trail is used to access National Park Service lands north of Decker School Road and connects to Mulholland.

Action needed: Master plan amendment and right-of-way acquisition.

12. COLD CREEK TRIBUTARY/GRAND AMERICAN TRAIL

This existing trail was identified by the County as an alternative to the Cold Creek Trail. It is located on private property in the Monte Nido community. A significant piece of this trail was recently acquired by Los Angeles County and the Mountains Restoration Trust, however the complete trail providing a connection to Stunt Road should be protected.

Action needed: Complete right-of-way acquisition.

13. SOLSTICE CANYON TRAIL/BALLER MOTOR WAY

This existing trail is identified as #5 on the Los Angeles County Trail Plan. The trail is a vital North/South link connecting Solstice Canyon Park to Castro Peak, Corral Canyon and the Backbone Trail.

Documentation exists from numerous individuals who state that they have used this trail for many years.

Action needed: Right-of-way acquisition.

14. SOUTH LADYFACE TRAIL

This existing trail would connect the upper part of Kanan Road to Triunfo Canyon by way of Middle Triunfo Canyon.

Action needed: Master plan amendment and right-of-way acquisition.

*MISSING LINKS TEAM***15. UPPER LOBO CANYON**

This existing trail would connect from Western Lobo Canyon to Hidden Highlands Road through the western end of Lobo Canyon. Private roads already exist in the area.

Action needed: Master plan amendment and right-of-way acquisition.

16. UPPER MULHOLLAND TRAIL

This existing trail would provide access to National Park Service property on the north face of Castro Peak along private roads that already exist in the area.

Action needed: Master plan amendment and right-of-way acquisition.

17. PARAMOUNTRANCH WEST

This existing trail would connect from Paramount Ranch to Kanan Road, following the path from the western edge of Paramount Ranch to Kanan Road to Gana Drive.

Action needed: Master plan amendment and right-of-way acquisition.

Trails In Ventura County**18. LAKE ELEANOR TRAIL**

This proposed trail connects the Conejo Open Space Conservation Agency (COSCA) lands in Ventura County. Its proposed route is located on publicly owned land. COSCA has identified this link as a future trail within the Lake Eleanor Open Space area.

Action needed: Trail construction.

Trails in the City of Malibu**19. POINT DUME TRAIL**

A trail is needed to connect the Point Dume area to the Zuma Ridge Trail. This can provide walking or bicycling access to Malibu Park schools. A crossing exists underneath Pacific Coast Highway at the Zuma Creek Bridge to Busch Drive and should be utilized for this purpose.

Action needed: Right-of-way acquisition.

20. FERNHILL TRAIL

This existing trail travels from Fernhill Drive in Point Dume to the Zuma Creek Bridge at Pacific Coast Highway by way of Grey Fox, Dume Drive and Heathercliff Road. It serves as a route for Point Dume area residents to use to exit the Point Dume area to the Santa Monica Mountains. The Coastal Commission has secured some offers-to-dedicate easements from property owners along the route.

Action needed: Accept offer-to-dedicate and complete right-of-way acquisition.

21. CLOVER HEIGHTS TRAIL

This existing trail connects the schools on Morning View Drive (Cabrillo Elementary, Malibu High) near Westward Beach to Harvester Street and upper Malibu park, providing a safer alternative for children currently walking or biking to school. The trail begins at Clover Heights and connects to a fire road that leads to the Equestrian Center (see Missing Link #28). The Coastal Commission has secured some offers-to-dedicate easements from property owners along the route.

Action needed: Accept offer-to-dedicate and complete right-of-way acquisition.

22. CALIFORNIA COASTAL TRAIL

This existing beach route links coastal recreation sites in 15 counties and the cities of San Francisco, Los Angeles and San Diego. It was designed to provide public access to and along California's 1100-mile coast as specified in the California Coastal Plan of 1975. In Malibu, its route is located on public beaches as well as private beaches with easement. Public access is sporadic along the coastline due to development. The trail should connect to the beach path in Pacific Palisades.

Action needed: Increase number of access ways to beach and improve signage along route of trail.

23. NICHOLAS RIDGE MOTORWAY

This existing trail follows the fire road from the Nicholas Flats southeast gate towards the ocean. It connects to the Malibu Riding and Tennis Club and Pacific Coast Highway. Access trail to Nicholas Flats, which is part of the Leo Cabrillo State Beach area.

Action needed: Right-of-way acquisition.

24. DECKER-EDISON CONNECTOR TRAIL

This existing trail is used by local residents to cross from the Encinal Canyon area to the Los Alisos Canyon area. It starts at the north end of Decker Edison Road and heads west downhill to Decker Road.

Action needed: Right-of-way acquisition.

25. DECKER CANYON-BEACH CONNECTOR TRAIL

This existing trail is used to access the beach from the upper Decker Canyon area. It begins at Decker Edison Road and enters Charmlee Park.

Action needed: Right-of-way acquisition from Decker Edison Road to Charmlee park.

26. CHUMASH INDIAN TRAIL

This trail should travel from the Zuma/Trancas Canyon park land to Surfwood past Seaview. It runs through the Javid subdivision and the Coastal Commission has secured some offers to dedicate along the trail route.

Action needed: Accept offer-to-dedicate and complete right-of-way acquisition.

27. BEACH ACCESS TRAILS

All trails on Los Angeles County's trail master plan should be extended from PCH to the beach to provide for beach - mountain access. Examples include Tuna Canyon Trail, Malibu Creek Trail, Trancas Canyon Trail.

Action needed: Right-of-way acquisition, trail construction

28. MALIBU EQUESTRIAN CENTER TRAIL

The Coastal Commission required this trail dedication as a condition to the building of the Equestrian Center. This trail should travel north from the Center and connect to the Zuma Ridge Trail and the Coastal Slope Trail. From the south, the trail should extend to the Zuma Creek Bridge at Pacific Coast Highway. We believe that the Coastal Commission has secured offers-to dedicate along the route of the trail between Harvester and Cuthbert in the gully, however the trail continues between Harvester and the school. This trail keeps people from using Busch Road. Equestrian-friendly road shoulders are also needed along the streets surrounding the Equestrian Center. These improved shoulders should run along Seastar, Phillip, Harvester, Busch and Clover Heights (see Missing Link #21) to the Center. Another shoulder should follow Busch to the fire road to the Coastal Slope Trail,

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and from Morning View to Merritt, Busch and Phillip. These improved shoulders would increase safety for riders traveling to and from the Equestrian Center.

Action needed: Accept offer-to-dedicate, complete right-of-way acquisition and improve road shoulders.

29. IZUMI CONNECTOR TRAIL

This existing trail connects the Coastal Slope trail to Escondido Beach through Escondido Creek under PCH. We believe that the Coastal Commission has secured some offers-to-dedicate along the trail route.

Action needed: Accept offer-to-dedicate, complete right-of-way acquisition.

30. WINDING WAY CONNECTORS

These existing routes from Via Escondido and Via Tapia serve as connectors to the Winding Way Trail which connects to the Coastal Slope. Road shoulders also need to be improved to accommodate equestrians along Via Escondido, Via Tapia and Winding Way Road. The Winding Way Trail also needs to be maintained.

Action needed: Acquire trail right-of-ways and improve road shoulders.

31. SWEETWATER MESA TRAIL

This existing trail connects park land (Adamson picnic ground) to the Coastal Slope Trail. The Coastal Commission has required easements for this trail, it parallels Serra Road.

Action needed: Accept offers-to-dedicate and complete right-of-way acquisitions.

Trails in the City of Los Angeles**32. LOS ANGELES RIVER/ANZA CONNECTOR**

This proposed trail would connect from the new Valley Circle Interchange bridge of the 101 Freeway to the Los Angeles River and proposed route of the Juan Bautista de Anza National Historic Trail (see Missing Link # 37). A 10 foot wide equestrian trail built onto the bridge should continue northeast along Arroyo Calabasas flood control channel and connect to Bell Creek and the Los Angeles river. This connector would link Los Angeles County and three cities: Calabasas, Hidden Hills, and Los Angeles. The Los Angeles City plan shows a future trail along Arroyo Calabasas.

Action needed: Right-of-way acquisition and flood control channel improvements to create a useable trail.

33. SUNSET BOULEVARD CONNECTOR

Complete the sidewalk on Sunset Boulevard between Los Lions and Pacific Coast Highway.

Action needed: Road improvements.

Trails in Santa Monica Mountains Conservancy Lands**34. SUMMIT VALLEY/EDMUND D. EDELMAN PARK**

Trailheads and trails are needed in this park that was recently acquired by the Conservancy. Trailheads need to be protected from the public roads into the park. New trails are needed to connect Summit Valley and Viewridge, and thru the parkland east of Viewridge, south of Topanga Canyon Boulevard. The Conservancy should review the comments made by Viewridge Owners for Community and the Environment for more information.

Action needed: Trail and trailhead construction.

Trails Which Cross Jurisdictional Boundaries

35. *SUMMIT TO SUMMIT MOTOR WAY*

This is an existing dirt road connecting Old Topanga Canyon Road and Topanga Canyon Boulevard. It is mostly in Los Angeles County (unincorporated), with a small segment in the City of Calabasas.

Action needed: Right-of-way acquisition.

36. *CALABASAS PEAK MOTORWAY*

This is an existing fire road between Old Topanga Canyon Road and Stunt Road. It is located on private property. This trail is identified on the Los Angeles County Trail Plan as part of the Calabasas/Cold Creek Trail (Trail #9), and is in the jurisdictions of Los Angeles County and the City of Calabasas.

Action needed: Right-of-way acquisition and ensure open linkage between Calabasas Peak Motorway and Summit to Summit Motorway.

37. *JUAN BAUTISTA DE ANZA NATIONAL HISTORIC TRAIL*

This is a proposed trail that has been recognized by the United States Congress as a National Historic Trail. The trail represents the route taken by Anza in 1775-76 when he led a contingent of colonists from what is now Mexico to found a colony for Spain in San Francisco. In the Santa Monica Mountains National Recreation Area, the trail route travels through the City of Los Angeles, the County of Los Angeles, Hidden Hills, Calabasas, Agoura Hills, Westlake Village, Thousand Oaks and Ventura County. The route is on mostly private property, though it does cross some park lands. The National Park Service guides the preservation and development of the trail, although its right-of-way must be acquired by local jurisdictions. This is the same alignment as that proposed in the National Park Service's *Juan Bautista de Anza National Historic Trail: Comprehensive Management and Use Plan/Final Environmental Impact Statement* (April, 1996).

Action needed: Right-of-way acquisition and trail construction.

38. *COASTAL SLOPE TRAIL*

Segments of this trail exist, but large parts need to be built. This proposed trail route crosses both private property and park land areas and is a major connector trail. This trail would connect the Malibu Creek State Park, Charmlee Park, Leo Carillo State Beach, Point Mugu State Park. It is identified on the County Trail Plan as the Coastal Slope Trail (#21). In Malibu, lateral connectors are needed from Solstice Canyon to the Coastal Slope Trail and from behind Pepperdine University and Malibu Country Estates to parallel Puerco Canyon to Coastal Slope. Other connector trails need to be preserved throughout the length of the trail. In Escondido Canyon, a slide exists that has caused the trail to be damaged. In Ramirez Canyon, west of the bridge to the Streisand Center, portions of the trail have been damaged due to water and need to be repaired and graded. Clear signage is needed along the trail path to inform trail users of the proper route. The trail route is in the jurisdictions of the Coastal Commission, Los Angeles County, Ventura County, Malibu, National Park Service and California Department of Parks and Recreation.

Action needed: Right-of-way acquisition and trail construction.

39. *DECKER CONNECTOR TRAIL*

This existing trail begins at the north end of Decker Edison Road and connects to the Nicholas Flats/Charmlee Connector Trail. This trail is in the jurisdictions of Los Angeles County and the

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City of Malibu.

Action needed: Right-of-way acquisition

40. SWEETWATER TRAIL

This proposed trail would connect Sweetwater Canyon to Pacific Coast Highway and the Coastal Slope Trail. The route crosses land owned by the Mountains Restoration Trust and private property in the City of Malibu.

Action needed: Right-of-way acquisition and trail construction.

41. BACKBONE TRAIL LOOP

This is the last missing link of the Backbone Trail to complete its 60 mile length. Additional missing connector links are included here to connect the National Park Service properties at Circle X Ranch, a proposed campground on the east side of the intersection of Decker/Mulholland, the Arroyo Sequit Park, Malibu Springs and Leo Carillo State Park to Circle X. It would link two existing campgrounds and one proposed camp for a three-four day hike. It also connects to existing and proposed segments of the Backbone Trail to encompass Arroyo Sequit Park, Malibu Springs and Leo Carillo into the system for backbone Trail users. It provides unsurpassed views of south/southeastern Boney Ridge. It also connects into existing equestrian trails. Its route is on both private and public lands, in the jurisdictions of Los Angeles County, Ventura County, City of Malibu, the National Park Service and State Parks.

Action needed: Complete right-of-way acquisition and trail construction.

42. RANCHO SIERRA VISTA CONNECTOR TRAIL

This proposed trail would connect the National Park Service lands of Rancho Sierra Vista and Circle X Ranch. Its route would cross private property in Ventura County. Some segments of this trail do exist, but completion is necessary for this connection between two major park lands.

Action needed: Right-of-way acquisition and trail construction.

43. LAKE SHERWOOD/OLD BONEY TRAIL

This existing trail connects the Lake Sherwood area to the Boney Wilderness. It crosses privately owned land in both Ventura and Los Angeles Counties.

Action needed: Right-of-way acquisition.

44. PARAMOUNT RANCH CONNECTOR TRAIL

This proposed trail would connect the Old Agoura Equestrian Park to Paramount Ranch. A trail exists from the equestrian park to the Whizin's Mall, but from the mall a trail is needed to Paramount Ranch. Equestrians are currently using road shoulders with heavy vehicular traffic. This area is in the jurisdictions of Agoura Hills and Los Angeles County.

Action needed: Right-of-way acquisition and trail construction.

45. ESCONDIDO FALLS TRAIL

The Escondido Falls are well-known as a jewel of the Santa Monica Mountains Recreation area. The Escondido Falls Trail is existing and shown as #18 on the Los Angeles County Trail Plan. Part of the trail is within the Escondido Canyon Park which is maintained by the Conservancy. However, the section of the trail leading directly to the falls is in private ownership. Above the falls, trails cross Escondido Drive to the Edison-owned property east of Escondido Creek. Below the falls, a historic trail exists on private property and extends to Latigo Canyon Road. This area is in the jurisdictions of the Santa Monica Mountains Conservancy, Los Angeles County and the City of Malibu.

Action needed: Acquire rights-of way for the trails which connect to Escondido Falls and for the portion of the Escondido Falls Trail which leads from the Conservancy property to the falls.

46. WESTLAKE CONNECTOR TRAIL

This trail would extend an existing trail through the City of Westlake Village along Lindero Creek and along the edge of the golf course south of the 101 Freeway to Lakeview Canyon Road where there is a trail bridge over the freeway. This would connect Los Angeles County's trail system to Conejo Recreation and Park District's system.

Action needed: Master plan amendment by Westlake Village, right-of-way acquisition, and trail construction.

47. CHATEAU CALABASAS CONNECTOR

This existing trail connects from Mulholland Highway to Calabasas Peak Motonway. This trail provides access to unique rock formations and trail access for the community of Calabasas Highlands to the Calabasas Peak Motonway. Most of this trail will soon be in public ownership.

Action needed: Complete right-of-way acquisition.

48. HIDDEN HILLS CONNECTOR

This proposed trail would connect from the Valley Circle Interchange bridge as a spur off the Los Angeles River/Anza Connector (see Missing Link #32). It would extend west beside the frontage road as short distance to the City of Hidden Hills.

Action needed: Trail construction.

49. ZUMA RIDGE/WESTLAKE CONNECTOR

This existing trail is an important connection for Westlake Village and Agoura through Triunfo Canyon. It would connect Triunfo Canyon in Westlake Village to Triunfo Canyon Road in Agoura.

Action needed: Right-of-way acquisition.

50. HOT SPRINGS/RESER VOIR CONNECTOR

This existing trail provides access to Westlake Reservoir from Seminole Hot Springs using Lobo Vista to Western Lobo Canyon to Kanan Road to the Hot Springs.

Action needed: Master plan amendment and right-of-way acquisition.

There is much local agencies can do to preserve and enhance the trail system in the Santa Monica Mountains. Existing and proposed trail routes should be identified and incorporated into their local coastal plans and general plans. Local agencies are also empowered through the permit and land use planning process to reserve sites and secure trail easements. Local agencies should work with the California Coastal Commission to accept the trail easements that the Coastal Commission has secured as offers-to-dedicate through the development process. A comprehensive trail plan should be created by each local government jurisdiction in the Santa Monica Mountains.

The National Park Service and California Department of Parks and Recreation Department should also assist these local governments in achieving their trail goals. The park agencies should inform the local governments of grant applications and funding opportunities for the purchase of trail easements or land sections. The agencies should also help ensure that trail segments are linked between jurisdictions to form a continuous trail system.

MISSING LINKS TEAM

We encourage agencies to conduct outreach to real estate agents to inform them about offers-to-dedicate, historic trail use and responsibilities for disclosure to potential buyers.

Los Angeles County is home to over 9 million people, most of whom are within an hour's drive of the Santa Monica Mountains. An integrated trail system linking the beaches to the mountains and the large park areas together would clearly enhance the recreational opportunities available and positively impact the area's lure as a tourist destination. We did not develop priorities for the identified actions needed to complete these Missing Links. We recommend that Santa Monica Mountains National Recreation Area do so as part of their Land Protection Planning process.

Links Referred to Agencies for Consideration Without Recommendation

The following missing links were suggested by the public following the May, 1997, public open houses, but were beyond the scope of the team as we did not address questions of linkages relating to providing access to different types of trail users. The following list of trail connections were suggested by the public indicating a desire to connect from one area to another while using mountain bicycles. Agencies might consider these requested linkages and determine whether or not such linkages can appropriately and safely be provided. These suggested linkages are provided for informational purposes and are organized by managing agency. They are not shown on the Additional Missing Links Map.

Santa Monica Mountains National Recreation Area

Public comments requested a connector trail from Rancho Sierra Vista to Circle X Ranch outside of the Boney Wilderness area. This might require some right-of-way acquisition in Ventura County and additional trail construction. Additional linkages requested were to connect Leo Carrillo Beach Campground to Malibu Springs, to Circle X Ranch, and to the Backbone Trail. Another connection requested was from Bonsall to Zuma Canyon.

California Department of Parks and Recreation

Public comments requested linkages be provided into Point Mugu State Park from Pacific Coast Highway from the La Jolla campground to Overlook Trail, easing traffic at Sycamore Canyon parking lot and trailhead. Public comments also requested access to Hidden Point and La Jolla loop trails.

At Malibu Creek State Park, public comments requested linkages from Agoura Hills/Malibu Lake area from Mulholland Drive/Cornell Road. Also requested was use of the Tapia Spur Trail to provide access from Malibu Canyon Road into Malibu Creek State Park.

At Topanga State Park, public comments requested connections from Rogers Road to Rustic Canyon as a means of reducing traffic on the Chicken Ridge section of the Rogers Road Trail and thereby reducing conflicts in this steep section of trail. Additional connections were into Topanga State Park from Pacific Coast Highway to provide access to the Trailer Canyon fire road.

There were also comments requesting the Backbone Trail be opened from Stunt Road to Piuma and in the Hondo Canyon area.

Implementation Recommendations

I-2. Federal, state and local agencies should implement the needed actions for the 50 identified missing links.

I-3. Local agencies should identify and incorporate existing and proposed trails (those included here as well as others) into local agencies' coastal and general plans. A comprehensive trail plan should be created by each jurisdiction in the Santa Monica Mountains, including an update of the Los Angeles County Trails Master Plan.

I-4. Local agencies should use the permit and land use planning process to reserve sites and secure trail easements. Local agencies should work with the Coastal Commission to accept trail easements secured as "offers-to-dedicate" through the development review process.

I-5. The National Park Service and the California Department of Parks and Recreation should assist local governments by informing them of funding opportunities for trail construction and right-of-way acquisition.

I-6. The National Park Service, California Department of Parks and Recreation and the Santa Monica Mountains Conservancy should help ensure trail segments are linked between jurisdictions to form a continuous trail system.

I-7. While this list of missing links provides a good base of information, there may be more trails that could be identified by local agencies for public protection.

I-8. The National Park Service should identify priorities for completing these missing links as part of their update of the Land Protection Plan.

Team Members

Laura Fay, Supervisor Zev Yaroslavsky 's Office, Co-Chair; *Neil Braunstein*, California Department of State Parks, Co-Chair; *Ruth Kilday*, Mountains Conservancy Foundation; *Susan Heeley*, Santa Monica Mountains Trails Council, Malibu Trails Association, Equestrian Trails Inc.; *Nancy Hafner*, Santa Monica Mountains Conservancy; *Bertha Ruiz*, Los Angeles County Department of Parks and Recreation.

EXHIBIT C

**National Park Service
U.S. Department of the Interior**



Santa Monica Mountains National Recreation Area TMP Conceptual Trail Policy Alternatives

September Public Scoping Meetings Maps and Graphics

Draft Trail Map Alternatives

Each alternative is split into three sections of the Santa Monica Mountains National Recreation Area. Each alternative also includes a map that highlights changes from Current Conditions.

Maps are in PDF format. Each map is approximately 5-10 megabytes. Each alternative and the Current Conditions map are blanketed by a numbered reference grid. When mailing your comments on the alternatives, please to reference the alternative and the grid number.

*Due to the size of the files, it is best to save the files to your disk before opening them. PC users just need to right-click and select "Save Link As", Mac users can just drag and drop the files.

Use this **Legend** to help identify the trails.

Draft Trail Map Alternatives

Draft Trail Map Features - Summary

Each alternative is split into three sections of the Santa Monica Mountains National Recreation Area. Each alternative also includes a map that highlights changes from current conditions.

Current Conditions

**Map 1 (West)
Map 2 (Middle)
Map 3 (East)**

Low Use Alternative

**Map 1 (West)
Map 2 (Middle)
Map 3 (East)
Change**

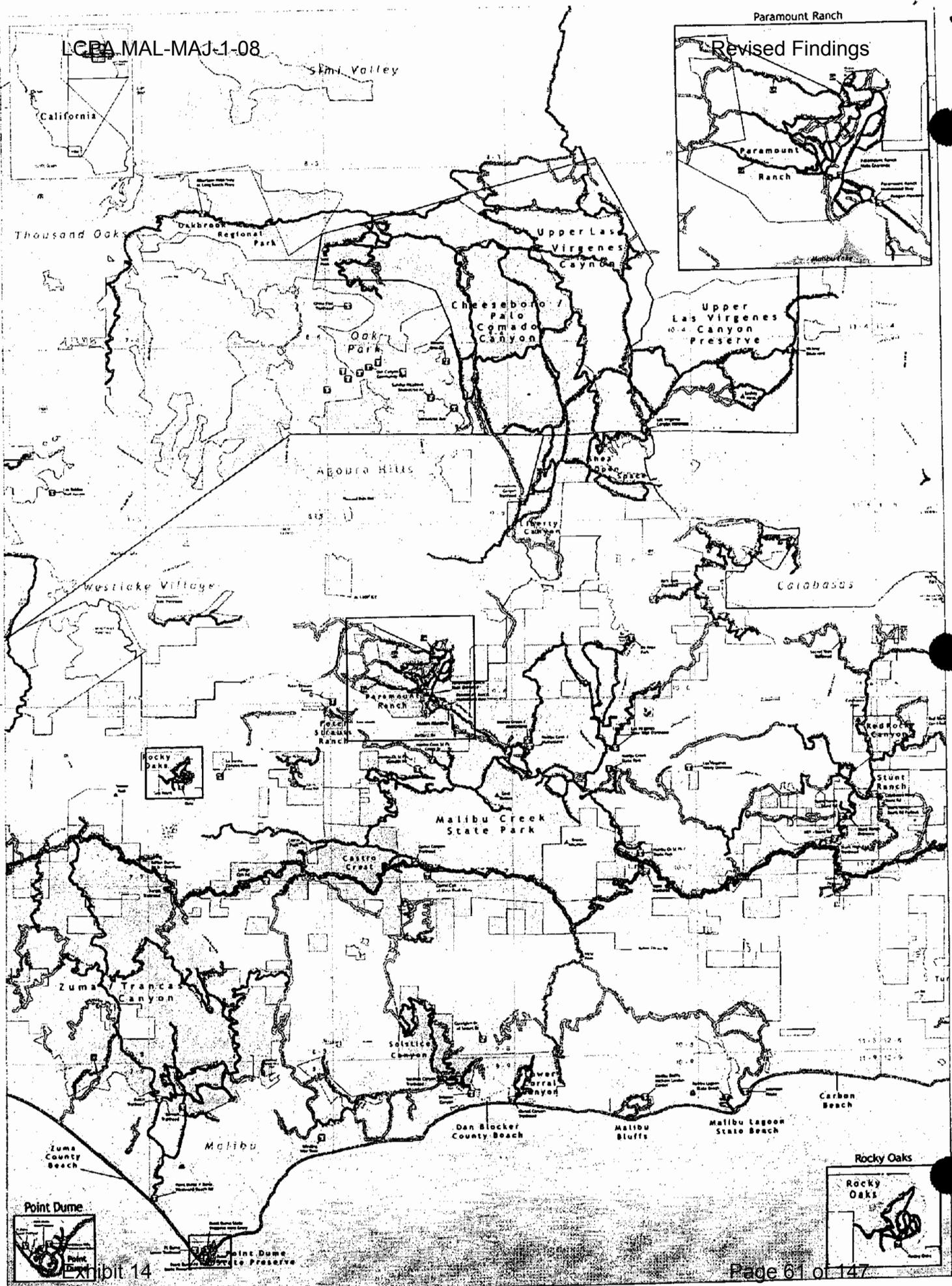
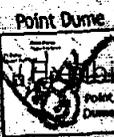
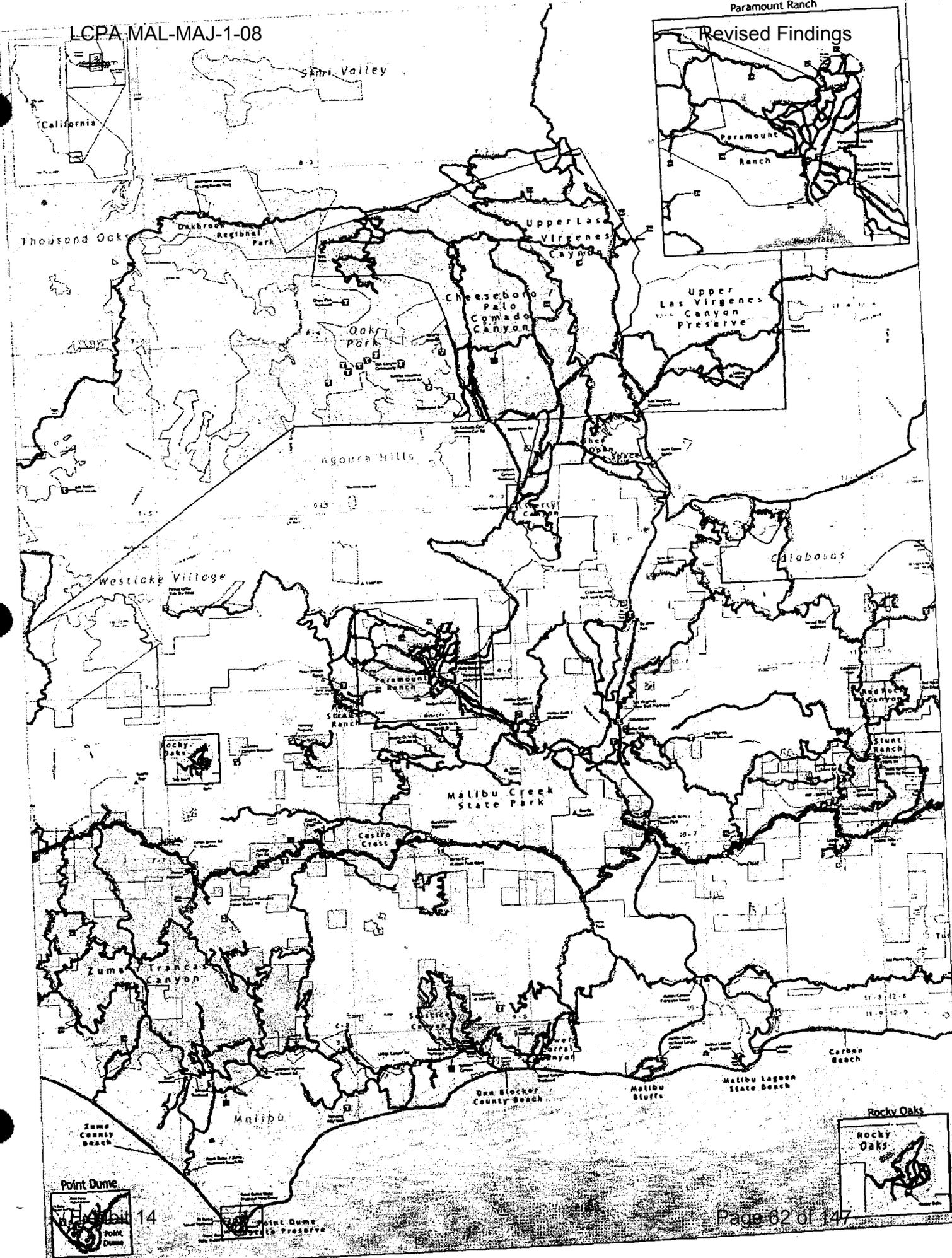


Exhibit 14



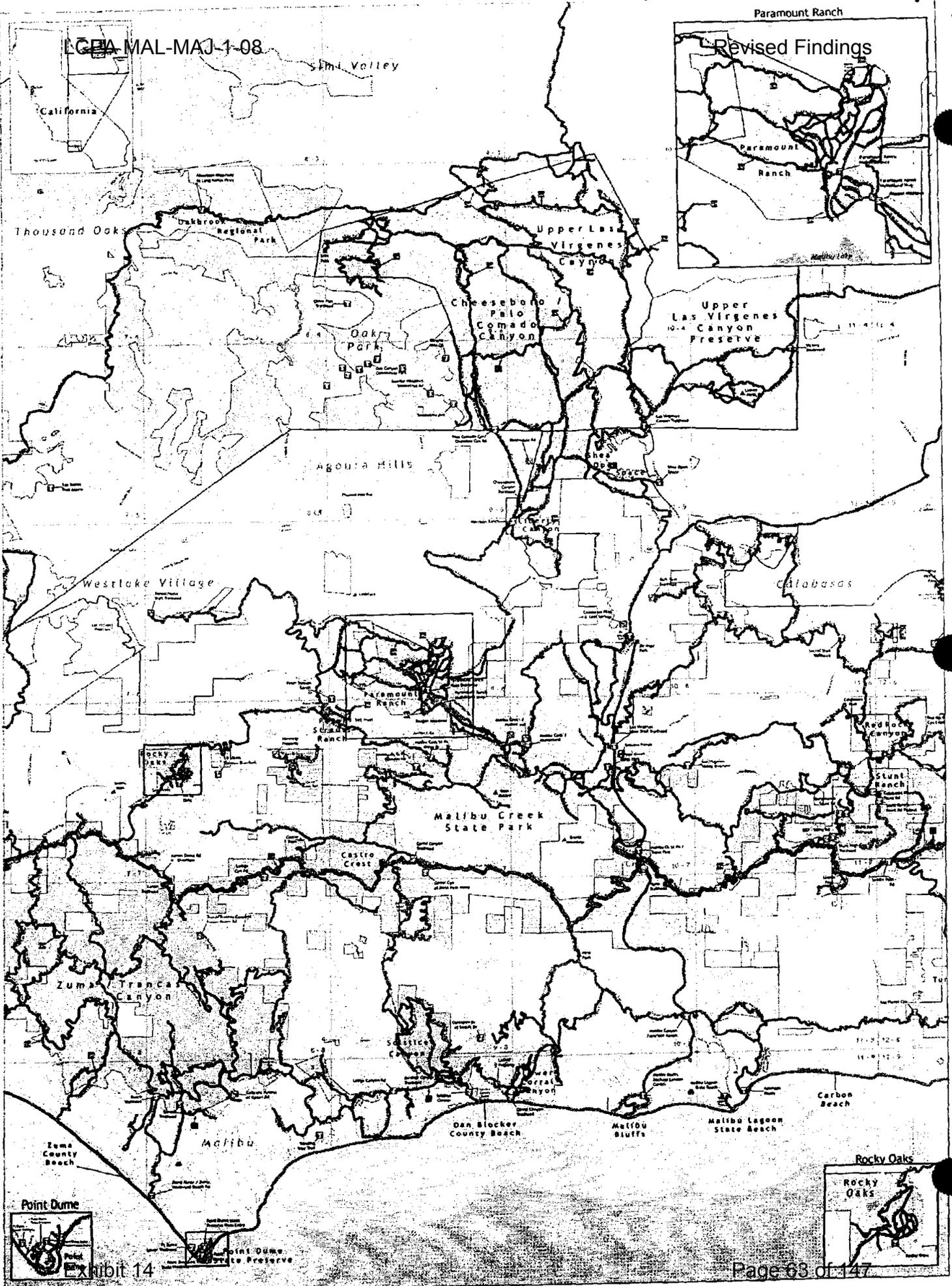
Revised Findings



14

Point Dume
Point Dume
Point Dume Preserve





Point Dume



Exhibit 14



Rocky Oaks



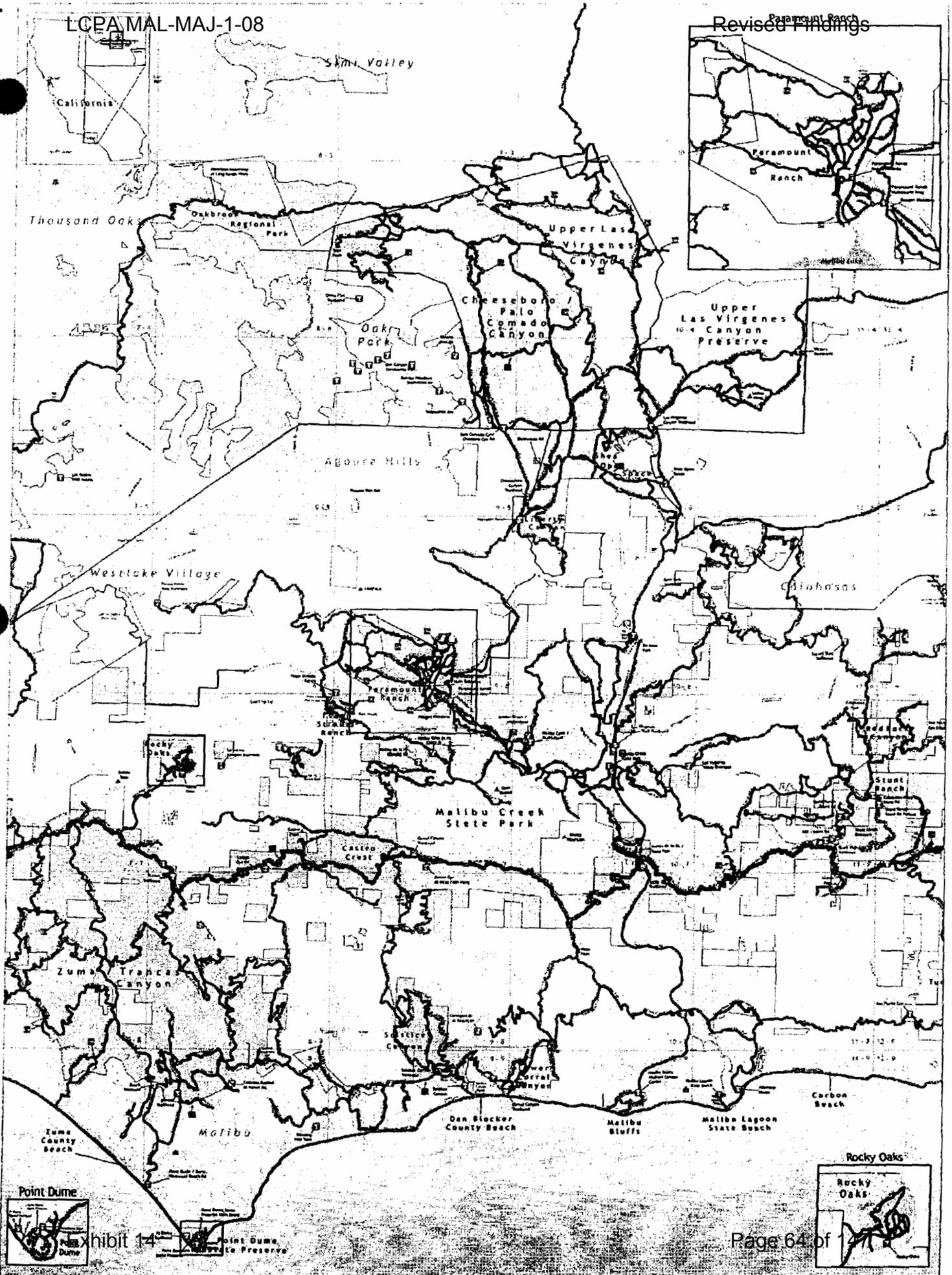


EXHIBIT D

General Management Plan

Santa Monica Mountains National Recreation Area **~ California ~**

March 5, 2003

United States Department of the Interior – National Park Service
California State Parks
Santa Monica Mountains Conservancy

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Summary



The Santa Monica Mountains National Recreation Area is a cooperative effort by the National Park Service, California State Parks, and the Santa Monica Mountains Conservancy, as well as private landowners and city and county governments.



SUMMARY

The Santa Monica Mountains National Recreation Area (national recreation area or NRA) is one of the world's largest urban recreation areas. The Mediterranean-type ecosystem of this open space preserve northwest of Los Angeles offers visitors a multitude of natural, cultural, and recreational experiences. Its more than 150,000 acres of mountains, valleys, and coastline are surrounded by a megalopolis of 17 million people, yet 90 percent of the land is free of development.

The national recreation area is home to significant archeological and cultural sites and provides a haven for more than 450 animal species. More than 20 federal or state-listed threatened or endangered plants and animals find protection here. Another 46 animal and 11 plant species are federal or state species of concern. At least 1,000 archeological sites are within the NRA boundaries. Three structures are listed on the National Register of Historic Places, and more than 73 archeological/historic sites are potentially eligible for listing on this register.

The U.S. Congress created the Santa Monica Mountains National Recreation Area in 1978 and granted the National Park Service the authority to promote a level of shared management for the park. The National Park Service, California State Parks, and the Santa Monica Mountains Conservancy jointly administer the public parklands within the national recreation area, and are referred to as the administering agencies in this document.

When the national recreation area was established in 1978, the state of California was the largest public landowner, with more than 28,000 acres of land in four major parks. Federal land acquisition began in 1980 with an authorization of \$155 million.

The area's first *General Management Plan* (GMP) was completed in 1982. In the last few years these administering agencies have joined together to assess the 1982 management plan and review the mission and purpose of the national recreation area. Although many of the issues and goals for the national recreation area remain the same, the magnitude of

View of
Santa Monica
Mountains
(NPS photo).

area. The mountain and coastal interface provides a unique recreational experience. The Point Mugu area was also an important trade route for Native Americans and has numerous associated archeological sites. There are beach and canyon campgrounds, a group campground area, picnic facilities, and hiking, mountain biking, and horseback riding trails.

- Leo Carrillo State Park – Habitat here varies from significant tide pools to upland vegetative habitats, and it is one of the best areas for viewing wildflowers in the western part of the national recreation area. It is also a monarch butterfly migration area. There are beach and canyon campground facilities (including group camping). A large archeological village site is near the beach.
- Point Dume State Beach – This promontory defines the northern end of Santa Monica Bay and provides spectacular views of the entire coastal corridor of the national recreation area. The unit is divided into a popular recreational beach area (on the up-coast end) operated by the County of Los Angeles, and a natural preserve that includes the promontory, natural upland habitat, tide pools, a remote beach, and a seal haul-out area.
- Malibu Creek State Park – This area has a variety of habitats, perennial creeks, pools, lakes, valley oaks, lush riparian areas, and views of rugged mountains. Malibu Canyon is a prominent feature of the area. At its deepest, it is about 1,900 feet deep. Malibu Creek State Park has been used for many movie and television locations. It was a significant interface site between the two Native American Indian groups, the Gabrielino/Tongva and the Chumash. There is a Chumash village site here as well as several historic

structures. Campground and picnic facilities are scattered throughout this state park, as are numerous hiking trails. This site also serves as headquarters for the Angeles District of the California State Parks.

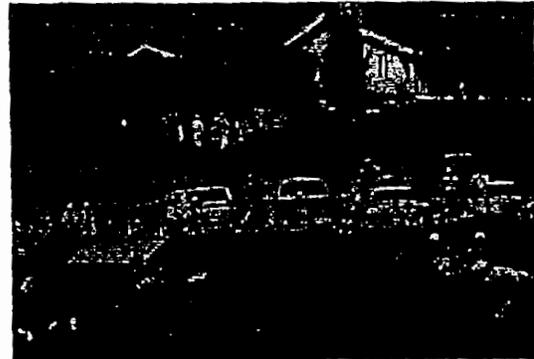
- Malibu Lagoon State Beach – is one of the two significant lagoons in southern California. It is a habitat for steelhead trout and tidewater goby and is a major bird flyway. The beach area operated by the County of Los Angeles is considered superior for surfing. The Adamson House features the best surviving example of the Malibu Tile Industry. There was a Chumash village site that was a regional capital before the Spanish settled here.
- Topanga State Park – This area is the largest contiguous block of natural habitat in the eastern part of the Santa Monica Mountains and has some of the most significant marine and plant fossils in the Santa Monica Mountains. There are hiking and horse trails, a small picnic area, and a flat area for informal sports. The first archeological site recorded in Los Angeles County is here as well.
- Will Rogers State Historical Park – At the southern end of the Santa Monica Mountains, adjoining Topanga State



Malibu Creek State Park Campground (NPS photo).

SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA—GMP

Park, is the ranch created by humorist Will Rogers. The large equestrian ranch, listed on the National Register of Historic Places, includes numerous historic structures and site features. Structures include the main ranch house, stables, hay barn, and other outbuildings. Historic site features include the polo field, riding area, roping corral, pastures, historic trees, and an extensive system of rock walls and stone drainage channels. The unit provides a trailhead to Topanga State Park trails and to the Backbone Trail, as well as facilities for boarding horses, riding, and polo events.



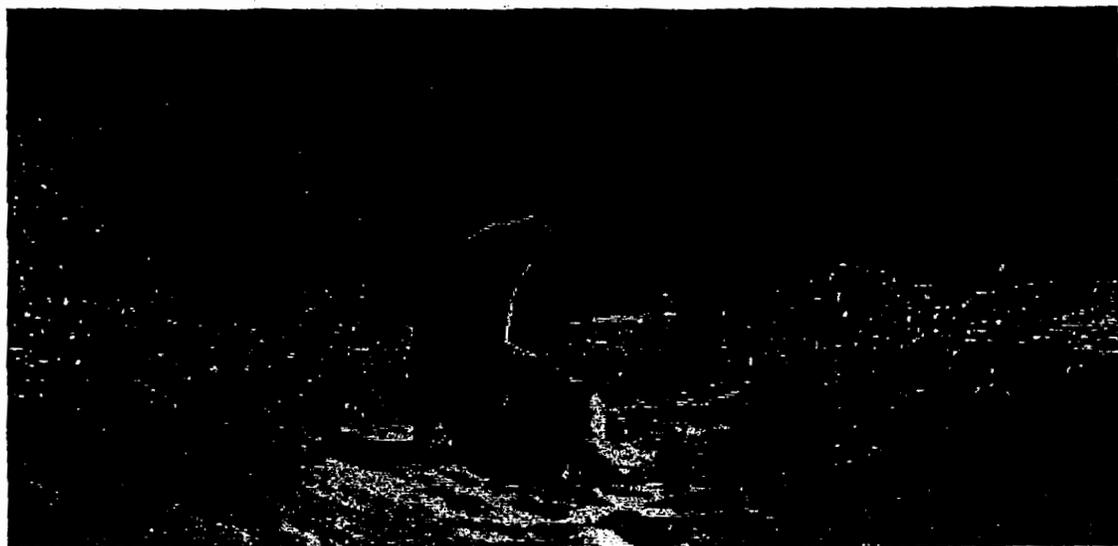
Will Rogers house and polo grounds (NPS photo).

Santa Monica Mountains Conservancy Lands

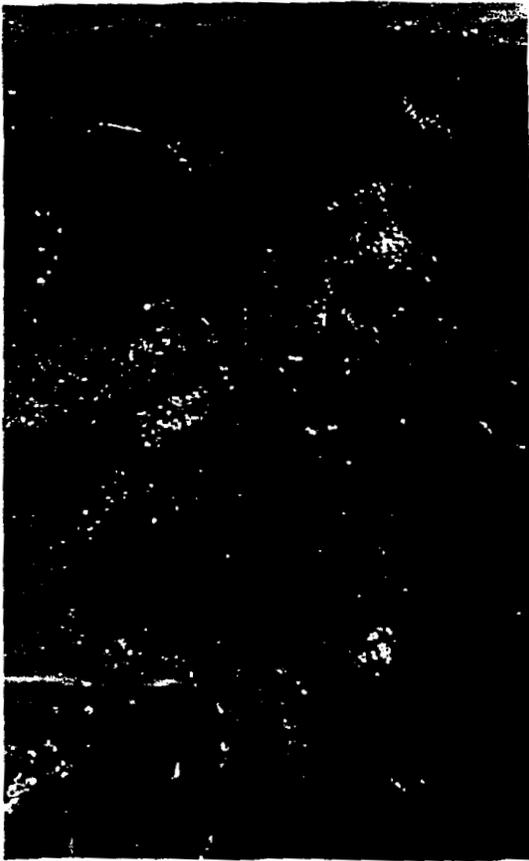
Santa Monica Mountains Conservancy was created in 1979 (as the successor agency of the Santa Monica Mountains Comprehensive Planning Commission) to complement the zoning power of local governments and the acquisition of lands by the federal government in the Santa Monica Mountains Zone. The conservancy relies on

the *Santa Monica Mountains Comprehensive Plan* (1979), which is compatible with the goals of the national recreation area, to determine which land should be acquired. The conservancy also reviews the consistency of local government actions with the 1979 *Comprehensive Plan* as they determine their eligibility for NPS- or SMMC-managed grant programs. Headquarters for the conservancy is at the Ramirez Canyon Park in Malibu.

The primary responsibility of the agency is to acquire land and turn it over to the appropriate land management agencies. The conservancy is not a park management



California Sea Lion (NPS photo).



Rock outcrops (NPS photo).

agency, although it has acquired many key park and recreation parcels in the mountains, totaling 5,079 acres. The conservancy has also developed a series of scenic overlooks along the Mulholland scenic corridor and has been very supportive of the purposes of the national recreation area.

The Mountains Recreation and Conservation Authority is the land management arm of the conservancy; it was created under a joint powers agreement in cooperation with several local park agencies. Through the assistance of its joint powers authority, the conservation authority operates the following conservancy lands in the national recreation area:

- Coldwater Canyon – Once the mountain patrol headquarters for the Los Angeles

Fire Department, it is now an environmental education center with 7 miles of nature trail and environmental displays.

- Corral Canyon – This is the largest undeveloped canyon in the Santa Monica Mountains. It represents a conjunction of coastal and mountain habitats and accesses part of the Pacific Coast Trail network running east/west through the Santa Monica Mountains.
- Cross-Mountain Parks – Several pockets of open space within surrounding urban residential development in the eastern portion of the Santa Monica Mountains provide views and hiking trails. These natural oases contain riparian forests, oak woodlands, and chaparral.
- Franklin Canyon Ranch – Cooperatively administered by the National Park Service and the Santa Monica Mountains Conservancy, this open space is a natural canyon in the heart of an urban area that features trails (including one fully accessible) and the William O. Douglas Outdoor Center. It is a site for filming with its picturesque springs, creek, and lake. The ranch still contains portions of the water delivery system to Los Angeles from the Owens Valley Aqueduct designed by Mulholland, and is potentially eligible for the national register.
- Fryman Canyon – A wayside overlook on Mulholland Drive provides spectacular views of Los Angeles, Hollywood, the San Fernando Valley, the Santa Susanna Mountains, and the west end of the San Gabriel Mountains. There is a mountain trail connecting to Coldwater Canyon and Wilacre Park, offering an opportunity to experience a chaparral wilderness hiking experience.

MANAGEMENT AREAS

The general management plan includes five separate and distinct management areas that have been mapped and uses prescribed. The mapping is based on a general scale and does not imply that actions will be taken on private lands. This management plan has no binding authority over these lands. It suggests a future condition that would be compatible with the NRA's mission statement. Figure 4 illustrates the plan's management areas and facilities. The five management areas described include:

- low intensity areas
- moderate intensity areas
- high intensity areas
- scenic corridor areas
- community landscape areas

The management areas outline the existing and desired resource conditions and visitor experiences that should be achieved and maintained over time in a specific area. The management areas provide a critical foundation for all subsequent decision-making in the national recreation area and are the core of this general management plan. They are depicted in Table 2, Management Areas.

Under the plan, about 80 percent of parkland is designated as low intensity.



Moderate intensity areas (15 percent) will act as a buffer around urban areas and scenic corridors in some instances. Only designated trails are multiuse. Small pockets of concentrated high intensity activities are located in nonsensitive or previously developed areas (5 percent).

Low Intensity Areas

As stated above, approximately 80 percent of the national recreation area is designated low intensity. Facilities will be maintained in a relatively primitive manner to preserve the visitor experience. The only modifications to this environment within the NRA boundary will be for the purposes of protecting the resources from the impacts of use. Wildlife corridors will be identified and protected. Natural processes will be allowed to continue unimpeded except when active manipulation to manage for native biological diversity or rare, threatened, or endangered species of communities is deemed appropriate. Historical and ethnographic resources will be preserved and protected. All disturbed lands (except those with significant cultural resources) will be cleared of debris and restored to their natural state.

A boundary adjustment study will be done for the following areas to protect wildlife habitat and corridors: the western escarpment

Scenic brook in the national recreation area (NPS photo).

of the Santa Monica Mountains (to buffer some of the impacts of the CSUCI [California State University at Channel Islands] expansion and associate development on the western edge of the national recreation area), the area around Las Virgenes Reservoir, and a portion of Ladyface.

Agreements will be pursued with other land management agencies to ensure that the area north of the national recreation area into the Conejo Valley and from Simi Hills to Santa Susanna Pass will be protected as a critical wildlife corridor and open space.

NPS parklands north and west of Circle X Ranch will be inventoried for potential addition to the National Wilderness Preservation System.

Land prone to repeated hazards due to natural disasters will be proposed to the Federal Emergency Management Agency for accelerated acquisition.

Lagoons, coastal wetlands, estuaries and marine interface areas will receive focused protection and management through the use of general agreements with land use regulatory agencies, research agencies, and university research. Estuaries and lagoons will be restored to their natural state. Steelhead trout reintroduction will be attempted in Solstice Creek and perhaps Malibu Creek and Arroyo Sequit. Nonhistoric trails and recreation will be relocated away from sensitive areas. Lagoons, coastal wetlands and interface areas will receive focused attention.

Simi Hills will be managed to maximize biological habitat while preserving ethnographic historic sites and cultural landscapes. Pictographs will be in low intensity areas and will be interpreted at visitor centers and at exhibits in high intensity areas.

Watersheds and coastal resources will be protected and preserved through watershed management practices and improvements.

Specific goals of the "Santa Monica Mountains National Recreation Area Water Resources Management Plan" include acquiring baseline watershed and coastal resources data, protecting and restoring existing water resources where appropriate, maintaining information and data on water resources for use by other agencies, managing water resources for educational/recreational activities, and protecting public health by identifying and mitigating sources of pollution and other degradation in cooperation with appropriate regulatory bodies.

The National Park Service will develop agreements with other land management agencies and Caltrans to maintain open space in critical wildlife habitat linkage areas. The level of monitoring for the use of these wildlife connections will be increased.

A portion of the 1,200-mile Juan Batista de Anza National Historic Trail through the Simi Hills/NPS lands will be marked with commemorative signs.

An archeological district of the national recreation area will be documented and nominated to the national register.

Sensitive historic and ethnographic resources will be protected and preserved. Alien plant species will be eradicated, where appropriate, and habitat for animal and plant populations will be maintained and restored. Highly sensitive areas will be protected.

Moderate Intensity Areas

About 15 percent of the area within the NRA boundary is designated moderate intensity. Boundary adjustment studies will be done for the area north and east of Hidden Valley, the southeastern part of Ladyface, Las Virgenes Reservoir, Marvin Braude Mulholland Gateway Park, and Stone Canyon.

With more than a thousand archeological sites documented within the NRA boundary,

SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA—GMP

Table 2

MANAGEMENT AREAS				
Five Management Areas	Resource Management, Character & Condition	Visitor Experience & Activities	Development	Management Activities
Low Intensity Areas	<ul style="list-style-type: none"> • Preserve natural and cultural resources of area. • Protect resources from impacts of visitors and facility development. 	<ul style="list-style-type: none"> • Allow quiet enjoyment of natural sights and sounds. • Restrict activities to horseback riding, mountain biking, and hiking on designated trails. • Provide accessibility for persons with disabilities to buildings, programs, parking, trails, and restrooms. • Use by day only. • Allow no pets. 	<ul style="list-style-type: none"> • Protect resources and public safety. • Allow development harmonious with natural setting. • Prohibit motorized equipment in designated wilderness areas. 	<ul style="list-style-type: none"> • Protect resources. • Restore disturbed lands, estuaries, and lagoons to their natural state. • Close/revegetate some fire roads. • Close or reroute some nonhistoric trails. • Monitor resource deterioration. • Allow compatible scientific research. • Manage fire to minimize landscape disturbance.
Moderate Intensity Areas	<ul style="list-style-type: none"> • Preserve natural and cultural resources of area. • Allow harmonious development with natural settings. • Provide only essential visitor services and facilities. • Preserve/rehabilitate historic structures. 	<ul style="list-style-type: none"> • Expect higher visitation/frequent encounters with people. • Limit activities to hiking, horseback riding, and mountain biking on designated trails. • Provide guided walks or self-guided trails. • Allow low impact camping and picnicking. • Provide accessibility for persons with disabilities to buildings, programs, parking, trails, and restrooms. • Permit commercial filming. • Allow pets on leashes in designated areas. 	<ul style="list-style-type: none"> • Provide essential visitor services (restrooms, water, trailhead parking). • Build boardwalks to protect resources where necessary. • Build picnic areas/equestrian access sites. • Limit campground development. • Put utilities underground. • Restrict utility and fire roads for administrative use. 	<ul style="list-style-type: none"> • Protect resources. • Restore disturbed lands, estuaries, and lagoons to their natural state. • Manage visitor use/recreational activities. • Maintain trails with motorized equipment. • Provide law enforcement. • Close or reroute some trails. • Maintain utility corridors/put utilities underground. • Manage fire to minimize landscape disturbance. • Minimize impacts from search and rescue missions/fire suppression.
High Intensity Areas	<ul style="list-style-type: none"> • Expect frequent sights and sounds of people and development. • Protect resources from impacts of visitors with higher degree of infrastructure and facility development. • Harmonize facility development with natural and cultural settings. 	<ul style="list-style-type: none"> • Expect higher visitation/frequent encounters with people and vehicles. • Develop parking areas for beaches or frequently used trails. • Provide structured interpretive and education programs or self-guided activities. • Create more interpretive exhibits. • Increase visitation to historic structures and cultural landscapes. • Provide accessibility for persons with disabilities to buildings, programs, parking, trails, and restrooms. • Allow overnight camping, including group camping. 	<ul style="list-style-type: none"> • Provide full visitor services (restrooms, water/potable water, trailhead parking, visitor orientation). • Encourage harmonious development to protect resources. • Use gravel, compacted gravel/soil or pavement for trails. • Build boardwalks as needed. • Use pavement or gravel for trailhead parking. • Develop campgrounds, interpretive overlooks, waysides, exhibits, self-guided interpretive trails, and appropriate public transportation areas (park-and-rides). 	<ul style="list-style-type: none"> • Protect resources. • Restore disturbed lands, estuaries, and lagoons to their natural state. • Manage visitor use/recreational activities. • Maintain trails with motorized equipment. • Close, reroute, or revegetate some nonhistoric trails. • Close/revegetate nonessential roads. • Maintain utility corridors/put utilities underground. • Manage fire to minimize landscape disturbance. • Minimize impacts from search-and-rescue missions/fire suppression.

(cont'd) Table 2

MANAGEMENT AREAS				
Five Management Areas	Resource Management, Character & Condition	Visitor Experience & Activities	Development	Management Activities
High Intensity Areas (cont'd)		<ul style="list-style-type: none"> Allow picnicking, swimming, surfing, kayaking. Permit commercial filming. Allow pets on leashes in designated areas. 		<ul style="list-style-type: none"> Permit emergency response staging.
Scenic Corridors	<ul style="list-style-type: none"> Support lowering speed limits throughout the national recreation area. Promote traffic safety consistent with the character of the national recreation area. Limit the expansion of roadways. 	<ul style="list-style-type: none"> Design interpretive program to be used in a "windshield" tour. Provide waysides at existing and proposed scenic pullouts. Provide shuttle system. 	<ul style="list-style-type: none"> Develop additional scenic pullouts. Remove streetlights, overhead powerlines, and exotic landscape material. Replace street lights with directed, low level lighting. 	<ul style="list-style-type: none"> Deemphasize the use of private vehicles by providing a wider range of transportation alternatives. Work collaboratively with CALTRANS on decisions affecting the roadways and right-of-ways in the national recreation area. Educate the public about benefits of using transportation alternatives.
Community Landscapes	<ul style="list-style-type: none"> No management of resources would take place in these areas, but residents are encouraged to maintain the character of these areas. 	<ul style="list-style-type: none"> Visitor experience throughout the recreation area would be enhanced by retaining the unique features of the architecture and landscape in these areas. 	<ul style="list-style-type: none"> No development by NPS, CSP, or SMMC. 	<ul style="list-style-type: none"> NPS, CSP, and SMMC would provide local decision makers with the resource data and technical assistance to maintain the unique character.

a nomination package will be submitted to the National Register of Historic Places to designate an archeological district.

The Backbone Trail will be completed with eight additional group or multiday



Boney Mountains (NPS photo).

individual campsites along the length of the trail, as suggested by the "Santa Monica Mountains Area Recreational Trails (SMMART) Coordination Project Report." As part of the Backbone Trail, a bicycle trail reroute around the Boney Mountain Wilderness will be constructed.

Existing facilities and trails will be analyzed for impacts; if damage is occurring, the trail will be redesigned.

A trail management plan will be prepared to address trail management, improvement needs, use conflicts, missing trail links, trail camps, and other appropriate trail amenities. Trails will be managed and improved in a sustainable manner that protects natural,

cultural, and scenic resources and provides for growing visitation. The Backbone Trail will be completed, and an accessible trail will be developed at Liberty Canyon.

A facility will be located at Rancho Sierra Vista to provide more educational programs concerning contemporary and traditional Native American Indian culture. Programs will also be offered to interpret ranching history in the area.

High Intensity Areas

Approximately 5 percent of area within the NRA boundary is designated high intensity. Resource-compatible recreation will be encouraged (hiking, wildlife observation), and environmental education programs will be increased.

The California State University Channel Islands campus at the mouth of Long Canyon near the western corner of the national recreation area will provide facilities for the northwest environmental research and education programs. An effort will be made to work cooperatively with the University and local planning jurisdictions to plan growth and protect the historic character and natural resources of the setting. A research and information center is planned for this complex.

Joint administration of NPS and CSP operations will occur where feasible. Both agencies will share a common vision and a visitor/operations center that consolidates all resources, fosters cooperation, and increases efficiency.

Information management and telecommunication technology will be used to promote rapid, reliable, and efficient internal NRA operations. Achieving sustainability in all NRA operations and development of NRA-related facilities will result in cost savings and reduced impacts on NRA resources.



Malibu area (NPS photo).

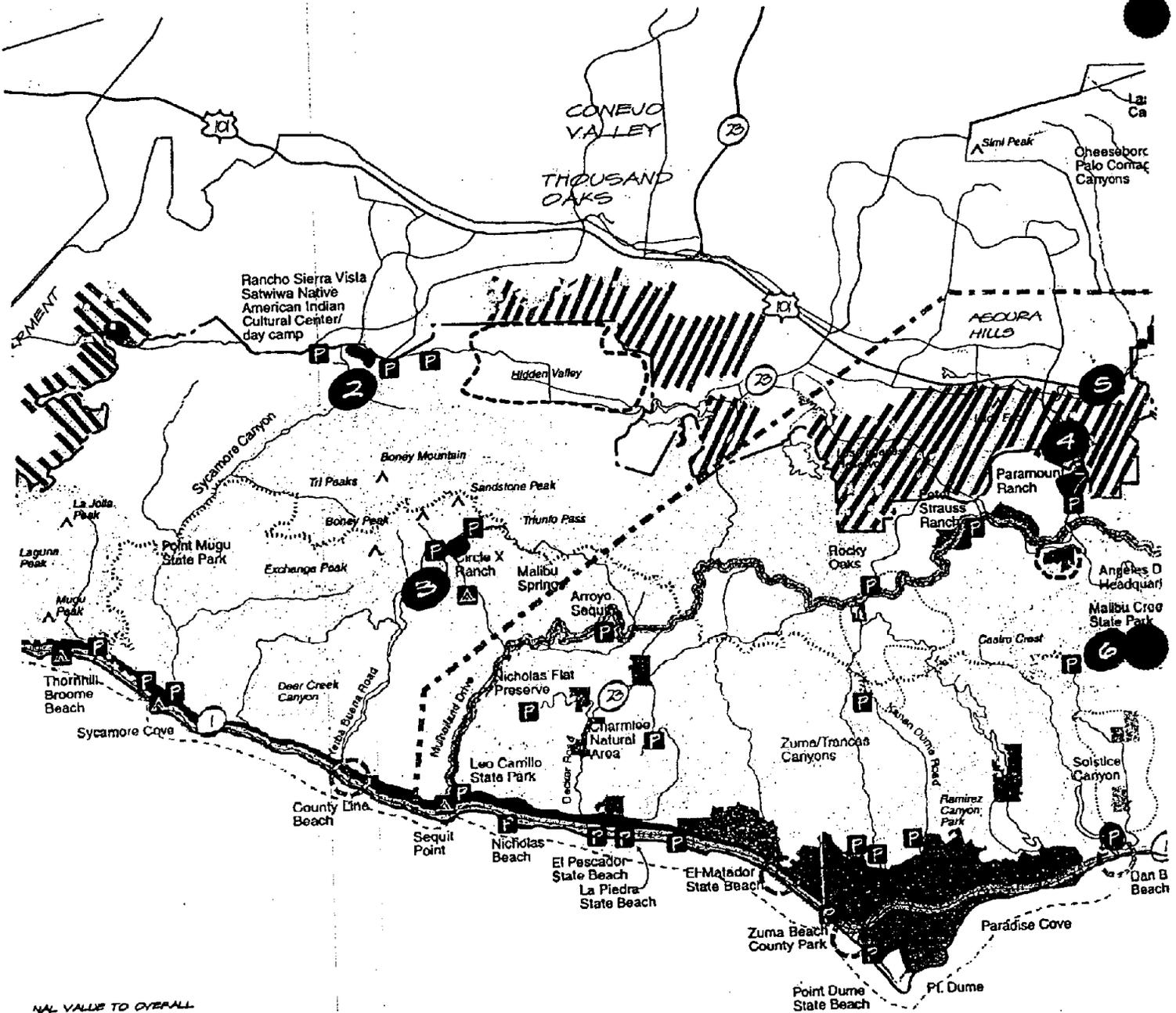
The National Park Service will enter into a general agreement with Caltrans to support the concept of encouraging use of other mass transit options instead of enlarging the Pacific Coast Highway or any other state routes through the national recreation area.

Future "gateway" transportation visitor centers will be designed to ease traffic problems at parking lots and to encourage ridership of recreational shuttle buses. Information will be available about transportation alternatives, and how to make transit connections to regional transit service.

The National Park Service will provide transportation education as part of the regular interpretive programs, indicating how alternative transportation is good for the national recreation area and the region.

Visual and recreational elements of Mulholland Drive and Highway will be promoted and preserved. Support will be given for limiting roadway expansion and improved management of the Pacific Coast Highway. Transportation education will be provided. Alternative fuels will be used.

The National Park Service will enter into a general agreement with the surrounding communities and other regional agencies to explore possible transit options to serve the national recreation area and expanding existing service to include regular transit service on weekends. The National Park Service will support



NATURAL VALUE TO OVERALL THAT WOULD PROTECT SPACE

D FOR BOUNDARY STUDY

MANAGEMENT AREAS:

LOW INTENSITY AREA

Emphasis would be on natural and cultural resource preservation and a sense of being immersed in a natural and wild landscape away from the comforts and conveniences of "civilization." The sights and sounds of nature in this area would be more prevalent than that of humans. There would be no overnight uses. Hiking, biking, and horseback riding would only be on designated trails.

MODERATE INTENSITY AREA

Emphasis would be predominantly on the natural environment, but there would also be a sense of being near the familiarity, comforts, and convenience of "civilization." Facility development would harmonize with the natural setting and be based on the principles of sustainable development as described under the parkwide goals. Hiking, biking, and horseback riding on designated trails, low-impact camping, and self-guided and guided interpretive walks would be acceptable activities. Moderate use areas would act as an insulating buffer around urban development.

HIGH INTENSITY AREA

Emphasis would be on natural and cultural setting surrounded by the sounds of the national park system development within an urban setting. There would be frequent visitors, and park staff, horseback riding on designated trails, picnicking, and community events.

TRAIL
 W CENTER
 SOLID FREQUENCY ZONE
 DIRECTION OF THE INTERFACE ZONES

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EXHIBIT E

LCPA MAL-MAJ-1-08

<http://www.epa.gov/fedrgstr/EPA-IMPACT/2000/December/Day-14/i31915.htm> Revised Findings
Last updated on Wednesday, October 10th, 2007.



Federal Register Environmental Documents

You are here: [EPA Home](#) [Federal Register](#) [FR Years](#) [FR Months](#) [FR Days](#) [FR Documents](#) Draft Environmental Impact Statement/General Management Plan; Santa Monica Mountains National Recreation Area, Los Angeles and Ventura Counties, CA; Notice of Availability

Draft Environmental Impact Statement/General Management Plan; Santa Monica Mountains National Recreation Area, Los Angeles and Ventura Counties, CA; Notice of Availability

[Federal Register: December 14, 2000 (Volume 65, Number 241)]
[Notices]
[Page 78186]
From the Federal Register Online via GPO Access [wais.access.gpo.gov]
[DOCID:fr14de00-105]

DEPARTMENT OF THE INTERIOR

National Park Service

Draft Environmental Impact Statement/General Management Plan;
Santa Monica Mountains National Recreation Area, Los Angeles and
Ventura Counties, CA; Notice of Availability

SUMMARY: Pursuant to section 102(2)(c) of the National Environmental Policy Act of 1969 (Public Law 91-190, as amended), the National Park Service, Department of the Interior, has prepared a draft environmental impact statement assessing the potential impacts of the proposed General Management Plan (GMP) for Santa Monica Mountains National Recreation Area. This conservation planning and environmental impact analysis effort to date has identified and analyzed five alternatives (and appropriate mitigation strategies) for the management and use of the Santa Monica Mountains National Recreation Area over the next fifteen to twenty years.

Proposal and Alternatives: The draft environmental impact statement (DEIS) includes five alternatives, including the "no action" (existing conditions) alternative. The No Action Alternative assumes that physical facilities would remain largely unchanged and staffing and operational funding would remain relatively constant over the next fifteen to twenty years. The Preferred Alternative incorporates the exceptional elements of all of the alternatives to provide protection of significant natural and cultural resources while promoting compatible recreation and educational opportunities. The Preservation Alternative emphasizes the preservation of all natural and cultural

LOPA MALANA JEN 08 Revised Findings
 exhibits would provide visitors with alternative experiences and information. Visitor disturbance would be reduced while visitor appreciation for the resource would increase. The Education Alternative would promote strong environmental and cultural education programs that reach the public and especially the school systems. The Recreation Alternative maximizes recreation with any new park development in non-sensitive areas.

Comments: Printed or CD-ROM copies of the DEIS are available for public review at Park Headquarters, as well as at many public libraries and federal offices in southern California. In addition the document is posted on the internet at www.nps.gov/samo. Inquiries and requests for copies may also be directed to: Superintendent, Santa Monica Mountains National Recreation Area, 401 W. Hillcrest Drive, Thousand Oaks, California, 91360. The telephone number for the park is (805) 370-2300. Interested individuals, organizations, and agencies wishing to provide information or suggest issues and concerns to be addressed in future land management are encouraged to address these to the Superintendent, Santa Monica Mountains National Recreation Area. All written comments must be postmarked not later than February 28, 2001.

If individuals submitting comments request that their name or/and address be withheld from public disclosure, it will be honored to the extent allowable by law. Such requests must be stated prominently in the beginning of the comments. There may also be circumstances wherein the NPS will withhold a respondent's identity as allowable by law. As always: NPS will make available to public inspection all submissions from organizations and businesses; and, anonymous comments may not be considered.

Public Meetings: Five public meetings will be held in the vicinity surrounding the park. The particular locations selected for these meetings were determined based upon responses received from the public during the scoping process. The meetings scheduled are: February 5, 2001 (Calabasas/Agoura Hills); February 6, 2001 (Santa Monica); February 7, 2001 (Los Angeles); February 8, 2001 (Malibu); February 9, 2001 (Thousand Oaks). Confirmed details as to specific locations and times will be announced in local newspapers, available at the internet site identified above, or can be obtained by calling the park at (805) 370-2341.

Decision: After the formal DEIS review period has concluded, all comments and suggestions received will be considered in preparing the final EIS. Currently the final EIS is anticipated in the fall of 2001; its availability will be similarly announced in the Federal Register. Subsequently a Record of Decision would be executed no sooner than 30 (thirty) days after the release of the final EIS. The official responsible for approval of the DEIS/GMP is the Regional Director, Pacific West Region; the official responsible for implementation of the approved GMP is the Superintendent, Santa Monica Mountains National Recreation Area.

Dated: December 4, 2000.

James R. Shevock,
 Acting Regional Director, Pacific West Region.
 [FR Doc. 00-31915 Filed 12-13-00; 8:45 am]
 BILLING CODE 4310-70-P

LCPA MAL-MAJ-1-08

	2007	2006	2005	2004	2003	2002	2001	2000	Revised Findings
Notices For	1998	1997	1996	1995	1994				1999

EXHIBIT F

Summary



The Santa Monica Mountains National Recreation Area is a cooperative effort by the National Park Service, California State Parks, the Santa Monica Mountains Conservancy, as well as private land owners, and city and county governments.



S U M M A R Y

The Santa Monica Mountains National Recreation Area (SMMNRA) is one of the world's largest urban recreation areas. The Mediterranean-type ecosystem of this open space preserve northwest of Los Angeles offers visitors a multitude of natural, cultural and recreational experiences. Its more than 150,000 acres of mountains, valleys and coastline are surrounded by a megalopolis of 17 million people, yet 90 percent of the land is free of development.

The SMMNRA is home to significant archeological and cultural sites and provides a haven for more than 450 animal species. More than 20 federal or state-listed threatened or endangered plants and animals find protection here. Another 46 animal and 11 plant species are federal or state species of concern. At least 1,000 archeological sites are located within the recreation area boundaries. Three structures are listed on, and more than 73 archeological/historic sites are potentially eligible for listing on, the National Register of Historic Places.

The U.S. Congress created the SMMNRA in 1978 and granted the National Park Service the authority to promote a level of shared management for the park. The National Park Service, California State Parks and the Santa Monica Mountains Conservancy jointly administer the public parklands within the SMMNRA, and are referred to as the administering agencies in this document.

When the recreation area was established in 1978, the state of California was the largest public landowner, with over 28,000 acres of land in four major parks. Federal land acquisition began in 1980 with an authorization of \$155 million.

The area's first *General Management Plan* (GMP) was completed in 1982. In the last two years these agencies have joined together to assess the 1982 GMP and review the mission and purpose of the recreation area. While many of the issues and goals for the SMMNRA remain the same, the magnitude of use has changed dramatically and environmental impacts must be examined.

▲ View of
Santa Monica
Mountains
(NPS photo).



PURPOSE OF AND NEED FOR THE GMP/EIS

The purpose of this general management plan (GMP) is to provide an updated framework for the collective management of the Santa Monica Mountains National Recreation Area (SMMNRA). Three park agencies serve as the recreation area's principal administrators: the National Park Service (NPS), California State Parks (CSP), and the Santa Monica Mountains Conservancy (SMMC). Accompanying the plan is an environmental impact statement (EIS) to assess its potential environmental consequences, as required by law.

The administration of the SMMNRA is an experiment in cooperative park management. In 1978, Congress directed the National Park Service to serve as the lead coordinating agency for the cooperative administration of this complex national recreation area. This cooperative effort was formalized in a 2000 Agreement, signed by the National Park Service, the California Department of Parks and Recreation, and the Santa Monica Mountains Conservancy.

Passage of the National Parks and Recreation Act of 1978 directed the National Park Service to prepare and revise general management plans for the preservation and use of each unit of the national park system. The act stipulated that a plan should be prepared every 15 to 20 years. The last general management plan for the SMMNRA was released in 1982. Fifteen years of additional population growth, a greater knowledge of the area's resources, and evolving land use patterns have created a need for a new general management plan to protect the resources of the SMMNRA while addressing new obstacles and opportunities. The difficulty of managing the recreation area's special resources within an urban setting, especially considering the diversity of its sites and uses, magnifies the need for a new vision for the future. It is crucial to anticipate more visitations by the region's disproportionately large and diverse population, and to consider different types of recreational uses.

▲ View of Malibu
Canyon Road
(NPS photo).

*Santa Monica Mountains National Recreation Area
GMP/EIS*



Ridge line development in the Santa Monica Mountains (NPS photo).

This GMP/EIS, therefore, embodies a commitment to the people of Los Angeles and the Nation that a coordinated system of management would be redefined and updated to continue the preservation and promotion of the unique variety of land uses in the Santa Monica Mountains National Recreation Area. This document fulfills Congressional intent for SMMNRA that:

"The Secretary of the Interior shall manage the recreation area in a manner which will preserve and enhance its scenic, natural and historic setting and its public health value as an air shed for the Southern California metropolitan area while providing for the recreational and educational needs of the visiting public."

This document proposes five alternative plans that would achieve these actions. Following the required federal oversight, National Environmental Policy Act (NEPA) review, and public participation processes to determine the appropriate actions, one alternative plan is ultimately selected for further development and implementation.

All reasonable efforts are made within this proposal to make facilities, programs and services of the SMMNRA accessible to and usable by all people, including those with disabilities. To achieve this, the National Park Service, California State Parks and the Santa Monica Mountains Conservancy would continue to develop strategies to ensure the continued preservation and enhancement

*Purpose and Need
Planning Process*

of the recreation area's scenic, natural and historic setting. The strategies would ensure that all new and rehabilitated buildings, facilities and programs, including those offered by concessionaires and interpreters, would be designed and implemented in conformance with applicable rules, regulations and standards.

Planning Process

Planning provides an opportunity to create a new vision and to define a park's role in relation to its national, historic and communal settings. The planning process is designed to provide decision-makers with adequate information about resources, impacts and costs. Analyzing the SMMNRA in relation to its surrounding natural, historic, and communal setting, as well as future challenges, helps park managers and staff understand how the park could interrelate with neighbors and others in systems that are ecologically, socially and economically sustainable. Decisions made within this planning context are more likely to be successful over time and promote more efficient use of public funds.

The planning process begins by defining the mission statement and purpose of the park, including which goals would fulfill that mission, and descriptions of resource conditions, visitor uses and management actions to best achieve those goals. After goals are established, the treatment and use of park resources is considered, based on scientific, technical and scholarly analyses that employ current scientific research as well as applied and accepted professional practices in park management. The planning analysis is tiered, focusing first on the park as a whole (on a global, national and regional context), environmental impacts to the park, and then on site-specific details. Management

alternatives are generated based on the goals and analyses. The alternatives are then scrutinized with respect to their consistency with the park purpose and mission, the impact on park resources, the quality of the visitor experience, the short and long term costs, and environmental consequences that extend beyond park boundaries. The planning process for SMMNRA is illustrated on Figure 1.

A "core" planning team was assembled in the spring of 1997. It was comprised of the superintendent, deputy superintendent, and chief of resource planning from the National Park Service, the district superintendent from the Angeles District of the California State Parks, the chief of their Southern Service Center, and the executive director and chief of planning of the Santa Monica Mountains Conservancy. This group met separately and together with the staffs of their agencies to gather input from those who work in the SMMNRA on a daily basis. The "core" team again met in August of 1997 and April 1998 with representatives from over 70 state, federal and local agencies and municipalities for ideas on the future of the SMMNRA.

Throughout the planning process, the SMMNRA has requested input from the public at critical stages. Public participation in planning ensures that the SMMNRA fully understands and considers the public's interests in the park as part of their national heritage, cultural traditions, and community surroundings. The GMP/EIS effort began in 1997 when the planning team met to familiarize team members from outside the park with the resources, discuss issues and the scope of the plan, and create the SMMNRA mission statement. In August 1997, a meeting was held with more than 70 public agencies associated with land management within the SMMNRA boundary, to discuss the issues and future of the park. In early September 1997, the public was

*Santa Monica Mountains National Recreation Area
GMP/EIS*

formally notified of the planning effort and introduced to the planning process through publication of *Newsletter One*. Subsequent newsletters kept the public informed of progress. Two additional newsletters and two series of five public meetings each were conducted in preparation of this plan. The public participation process is detailed later in the "Consultation and Coordination with Others" section of this document.

Relationship to Other Planning Documents

The general management plan seeks to define *why* a park was established and what resource conditions and visitor experiences should be achieved and maintained over time to conserve that original purpose. The plan considers various approaches to park use, management and development, some of which may represent competing interests for the same resource base. Ultimately, the GMP/EIS serves to define a series of *desired outcomes or conditions*. The plan covers a broad area, a wide range of programs and concerns, addresses an array of resources, and must, therefore, function at a general level.

The more specific actions required to attain the goals and outcomes defined in the GMP/EIS are accomplished through *implementation plans*. These plans apply to specific program areas, projects or operational and development strategies for specific areas of the park. Because planning is an ongoing and continuous process, the GMP/EIS must be viewed as a dynamic document. A number of plans already completed would remain in effect, and this GMP/EIS reflects those still deemed to be useful. Future implementation plans would use the goals and conditions defined in this GMP/EIS as their starting point. Implementation plans for actions with potential to affect the environment would require formal analysis of alternatives in

compliance with the National Environmental Policy Act and related legislation, including the National Historic Preservation Act.

Other Planning Documents Still Current

Table 3 contains a list of specific plans developed by NPS to date and can be found in the Appendix. Plans determined to still be current are indicated in that table. Among the implementation plans current and particularly useful in the development of this GMP/EIS are: *SMMNRA Land Protection Plan (NPS)*, *Resource Management Plan (NPS)*, *Water Resources Management Plan (NPS)*, *Business Plan (NPS)*, *Development Concept Plans (NPS)*, *Museum Management Plan (NPS)*, and California State Parks *General Plans*.

Implementation of the GMP/EIS

While the SMMNRA general management plan and accompanying environmental impact statement represent the ultimate vision of the National Park Service, California State Parks and the Santa Monica Mountains Conservancy, the actions called for in this joint plan would be accomplished over time. Budget restrictions, requirements for additional data, legal compliance and/or competing SMMNRA priorities prevent immediate implementation of many actions. The GMP/EIS is not an implementation plan but a framework for management and implementation plans. Major or costly actions could be implemented 10 or more years following the finalization of the document.

In the implementation of this GMP/EIS, the NPS, CSP and SMMC have limited authority over privately held lands, but would attempt to guide the decisions of other public agencies toward consistency with the joint

*Santa Monica Mountains National Recreation Area
GMP/EIS*



Point Mugu State Park (NPS photo)

superior for surfing. The Adamson House features the best surviving example of the Malibu Tile Industry. There was a Chumash village site here that was a regional capital before the Spanish settled here.

- **Topanga State Park** – This area is the largest contiguous block of native habitat in the eastern part of the Santa Monica Mountains and has some of the most significant marine and plant fossils in the Santa Monica Mountains. There are hiking and horse trails, a small picnic area and a flat area for informal sports. The first archeological site recorded in Los Angeles County is here as well.
- **Will Rogers State Historical Park** – At the southern end of the Santa Monica Mountains, adjoining Topanga State Park is the ranch created by humorist Will Rogers. The 186.5 acre equestrian ranch,

listed on the National Register of Historic Places, includes numerous historic structures and site features. Structures include the main ranch house, stables, hay barn, and other outbuildings. Historic site features include the polo field, riding area, roping corral, pastures, historic tree plantings, and an extensive system of rock walls and stone drainage channels. The unit provides a trailhead to Topanga State Park trails and to the Backbone Trail, as well as facilities for boarding, riding, and polo events.

- **Santa Monica Mountains Conservancy**
Santa Monica Mountains Conservancy was created in 1979 as the successor agency of the Santa Monica Mountains Comprehensive Planning Commission and to complement the zoning power of local governments and the acquisition of lands by the federal government within the Santa Monica

The Park

Mountains Zone. The SMMC relies on the *Santa Monica Mountains Comprehensive Plan* (1979), a plan that is compatible with the goals of the recreation area, to determine which land should be acquired. The SMMC also reviews the consistency of local government actions with the comprehensive plan as they determine their eligibility for NPS or SMMC managed grant programs.

The primary responsibility of the agency is to acquire land and turn it over to the appropriate land management agencies. The SMMC is not a park management agency, although it has acquired many key park and recreation parcels in the mountains, totaling 5,200 acres. The SMMC has also developed a series of scenic overlooks along Mulholland Scenic Corridor and has been very supportive of the purposes of the national recreation area. The Mountains Recreation and Conservation Authority (MRCA) is the land management arm of the SMMC created under a Joint Powers Agreement in cooperation with several local park agencies.

Headquarters for the SMMC is at the Ramirez Canyon Park in Malibu. Through the assistance of its joint powers authority, the MRCA operates the following SMMC lands within the national recreation area:

- **Coldwater Canyon** – Once the mountain patrol headquarters for the Los Angeles Fire Department, it is now an environmental education center with seven miles of nature trail and environmental displays.
- **Corral Canyon** – This is the largest undeveloped canyon in the Santa Monica Mountains. It represents a conjunction of coastal and mountain habitats and accesses part of the Pacific Coast trail network running east/west through the Santa Monica Mountains.
- **Cross-Mountain Parks** – Several pockets of open space within surrounding urban residential development in the eastern portion of the Santa Monica Mountains provide views and hiking trails. These natural oases contain riparian forests, oak woodlands and chaparral
- **Franklin Canyon Ranch** – Cooperatively administered by the NPS and the Santa Monica Mountains Conservancy, this open space is a natural canyon in the heart of an urban area that features trails (including one fully accessible) and the William O. Douglas Outdoor Center. It is a site for filming with its picturesque springs, creek and lake. The ranch still contains portions of the water delivery system to Los Angeles from the Owens Valley Aqueduct designed by Mulholland, and is potentially eligible for the National Register.
- **Fryman Canyon** – A wayside overlook on Mulholland Drive provides spectacular views of Los Angeles, Hollywood, the San Fernando Valley, Santa Susanna Mountains and the west end of the San Gabriel Mountains. There is a mountain trail connecting to Coldwater Canyon and Wilacre Park, offering an opportunity to experience a chaparral wilderness hiking experience
- **Mission Canyon** – Part of the original Mulholland Scenic Corridor Park sites, it was formerly attached to the Nike missile site, and was a landfill for 20 years, serving the San Fernando Valley. The canyon is just west of the San Diego Freeway and south of Mulholland Drive.
- **Red Rock Canyon** – Large, beautiful eroded boulders of sandstone and conglomerate rock fill this canyon. The Santa Monica Mountains Conservancy has converted a pre-existing Boy Scouts of America building into a wilderness training and education center.
- **San Vicente Mountain Park** – This 10.23-acre park was also the former site of a Nike missile tracking station in the 1950s

Santa Monica Mountains National Recreation Area
GMP/EIS

PUBLIC ACCESS**► Vehicles**

The existing traffic conditions on the major routes tend to degrade the visitor experience to the recreation area. The current traffic volumes on most major roads within the SMMNRA are near or exceeding their capacity during daily peak travel periods. Traffic projections indicate that volumes on these roads would continue to increase as a result of anticipated growth in the greater Los Angeles area. As a result, traffic conditions on the major roads within the recreation area are anticipated to continue to deteriorate. The large traffic volumes create congestion, wildlife mortality, poor air quality, traffic-related noise, and the need for larger transportation facilities.

The majority of visitors use their private vehicles to access the area. This private vehicle use is creating transportation problems that are impacting the overall visitor experience and management of the SMMNRA. Traffic congestion, large traffic volumes on the roads within the SMMNRA, and the conflict between visitors and recreation area commuters reduces the quality and appeal of the visitor experience.

There are currently few transportation alternatives available to visitors. There is also a lack of public information about these alternative transportation options. Even if other mass transit options were available, most of the existing visitor facilities within the recreation area are not equipped to accommodate large transit vehicles.

Additionally, the appearance of the roadside environment in many areas detracts from the scenic quality of the recreation area and the visitor experience. In particular, street lighting, intrusive development and overhead power lines are considered unsightly.

In summary, most of the major routes through and near the SMMNRA are currently operating at or near capacity Highway 101

and the eastern portion of PCH are heavily congested during the commuter hours of the typical weekday. Pacific Coast Highway is also heavily loaded on most days during the summer and most weekend days during the rest of the year. The east-west corridors through the area carry relatively high speed, bumper-to-bumper traffic during the morning and evening peak periods. The combination of high speed and high vehicle density resulting from commuter traffic imposes driving pressures on recreational visitors to the recreation area. Most drivers consider driving under these conditions as stressful and undesirable.

► Pedestrians, Mountains Bikes, Equestrians

There are several formal trailheads or parking areas throughout the SMMNRA (see Figure 4, the existing conditions and recreation opportunities map) which become quite crowded on weekends and in the summer months. Beach parking is particularly difficult during these periods, with informal off-road parking evident along PCH. Pedestrian safety is an issue as there are very few crosswalks and traffic is moving at high speeds. There are several paths that are marked as public access to the beach but have no formalized parking and are marked as "No Parking" zones.

Pedestrian access to the mountain hiking and biking trails is not so treacherous. While informal off-road parking has developed near hiking trails, in most places traffic is not heavy. Many "social trails" have been created out of neighborhoods and back yards causing a confusing trail network throughout the mountains. This has created erosion and damage to vegetation.

EDUCATIONAL PROGRAMS

Interpretive tours and programs have increased in recent years through the combined efforts of the National Park Service, California State Parks, the Santa Monica Mountains Conservancy and

Affected Environment
Impact Topics - Visitor Experience

natural and cultural history of the region while noting features and programs of individual state park units. The intent of the program is to inspire optimism, concern, and a sense of responsibility for California's future. The following educational themes identify the program's focus:

- Incorporate California's natural and cultural heritages into the students' lives by introducing the resources into their sense of self and place
 - Encourage teachers and students to get out into the SMMNRA.
 - Focus on the larger social and cultural patterns on the land in California so that a foundation is built to understand landownership, public trusts, public lands and governmental stewardship.
 - Stress the issue of biodiversity throughout the state.
 - Touch on current issues of habitat restoration, ecosystems, and archeological site management
- ▶ **Santa Monica Mountains Conservancy**
Education programs include:
- **The Recreational Transit Program (RTP)** -- provides low-cost bus transportation for people who otherwise would not have access to a mountain park or beach. Target populations often do not have a reliable transportation source, and public transportation routes bypass most of these natural areas. The RTP provides the critical link for tens of thousands of city dwellers to attend programs offered by NPS, California State Parks, the Santa Monica Mountains Conservancy, the Sierra Club, and over a dozen non-profit program providers and docent groups throughout the SMMNRA. In 1998-99 more than 27,000 people visited the mountains on RTP buses.



Educational program at Rancho Sierra Vista/Satwiwa (NPS photo)

This program is funded by a grant from the city and county of Los Angeles transportation funds.

- **The Temescal Canyon Field Science Program** -- is a three-day/two-night environmental education program funded by the Los Angeles Systemic Initiative through Los Angeles Unified School District. It has been in operation more than four years, and over 5,500 students have taken part in the program. The curriculum is designed to immerse students in the natural world through a combination of hands-on, experiential science activities and sensory experiences, and meets California Science Framework standards. This program is located in Temescal Gateway Park.
- **Our Junior Ranger Program** -- provides a series of eight sessions teaching participants about the natural and cultural resources a park has been set aside to preserve. Youth have an opportunity to work closely with our ranger staff who serve as mentors and educators, passing on to the Junior Rangers the skills, knowledge, and motivation to become stewards of

*Santa Monica Mountains National Recreation Area
GMP/EIS*

the parks once they have completed their training

- **The Earth Adventure Program** – offers three options to groups and individuals:
- **Overnight Earth Adventure Camp** – provides young people the ability to participate in the time-honored tradition of camp, with an emphasis on exploring the natural world of our local mountains. The curriculum is specifically designed for at-risk children with little or no experience with the natural world, and offers a unique combination of environmental science, experiential learning and leadership activities. This program is located in Temescal Gateway Park and is available for three-days/two-nights, five-days/four-nights, or weekend sessions.
 - ✓ Earth Adventure Day Camp – provides an environmental science-based program for parents looking for a meaningful alternative to childcare during winter and summer breaks.
 - ✓ Earth Adventure Field Trips – offers groups a three-hour interpretive program in the Santa Monica Mountains focusing on the natural and cultural resources in the various recreation areas.
 - ✓ The William O. Douglas Outdoor Classroom (WODOC) – offers school programs on weekdays and public programs on the weekends. All programs are free of charge and are staffed by WODOC's volunteer docents. WODOC programs operate under the management of the SMMC and the Mountains Recreation and Conservation Authority and are funded through a line item expenditure from the National Park Service.
- **The Ramirez Canyon Park Outreach Program** – targets seniors and the disabled from disadvantaged areas of the region. Within the unique setting

of Ramirez Canyon Park, which includes Americans with Disabilities Act (ADA) accessible garden paths, a public access trail, a native plant demonstration garden, picnic areas and a proposed creekside overlook, participants are provided docent-led interpretive programs discussing historical, ecological and architectural information on the SMMNRA. The outreach program is supported by funding generated by the Streisand Center Garden Tour Program, which continues to draw an audience that normally would not venture into a typical "mountain" park, to learn about the canyon and its broader relationship to the SMMNRA.

Impact Topics - Land Use and Socioeconomic Environment

Land Use

This section presents information regarding current and designated land uses for the SMMNRA and the surrounding jurisdictional areas.

EXISTING AND DESIGNATED LAND USES

The SMMNRA is located within both Los Angeles and Ventura Counties. The boundary of the SMMNRA also lies within or adjacent to the cities of Agoura Hills, Calabasas, Los Angeles, Beverly Hills, Malibu, Thousand Oaks, and Westlake Village. Figure 13 illustrates the SMMNRA boundary relative to these cities. The SMMNRA encompasses a total of approximately 130,000 acres of land. Rural and urban residential development are, along with committed public and private open space, the dominant land uses within the area. A significant portion of the area has been preserved for the purpose of environmental protection, recreation, and

*Environmental Consequences
No Action Alternative*

- historic characteristics of the Leo Carrillo State Park property. Specifically, an inventory, evaluation, and impact assessment program would be carried out by a qualified state park or NPS archeologist, followed by mitigation if necessary. Mitigation measures would include avoidance or archeological data recovery.
5. **The California State Parks Headquarters would remain in its current location.** – The headquarters are in a house that was originally constructed for the film *Mr. Blandings Builds His Dream House* (1948). This structure is potentially eligible for inclusion on the National Register of Historic Places. The California Department of Parks and Recreation would assess potential impacts and recommend treatment measures for cultural/historic resources according to departmental policy, the *California Public Resources Code*, the California Environmental Quality Act, and the *Secretary of Interior's Standards for Historic Properties*.
 6. **The Santa Monica Mountains Conservancy offices would remain in their current location.** – No potential impact to historic properties exists based on the proposed action; mitigation measures are required. This building is not eligible for the National Register of Historic Places. Therefore, modifications are not subject to the National Historic Preservation Act (NHPA).
 7. **Construct an accessible trail at Liberty Canyon.** – Construction might directly affect historic or archeological resources located in the project area through disturbance of archeological sites, erosion, or other areas. These impacts could be considered moderate if sites with high archeological value are extensively affected. If resources are identified, the following mitigation measures are recommended:
 - ✓ A cultural resources inventory, evaluation and assessment program, followed by mitigation through avoidance or data recovery, if necessary, would precede plan implementation.
 - ✓ Concerned American Indian groups would be consulted prior to plan finalization, to assist in determining appropriate mitigation measures. Monitoring of ground disturbance would take place in the vicinity of known or suspected archeological resources.
 8. **Continue mammal tracking.** – Mammal tracking by recreation area researchers has caused the creation of new trails, which was unforeseen and therefore not previously incorporated into management plans. These new trails provide access to areas that previously were largely inaccessible, some of which contain cultural resources. Accessibility to these areas would increase the potential for impacts due to vandalism, looting, and inadvertent damage such as trampling, although these impacts are negligible because they occur in localized areas that are centered around previously disturbed sites. The following mitigation measure is recommended:
 - ✓ Trails created by mammal tracking activities that intersect constructed trails would have posted signs educating or restricting use by visitors.
 9. **Overnight use would be allowed at Leo Carrillo State Park, Pt. Mugu State Park, Circle X Ranch, Malibu Creek State Park, and Topanga State Park.** – Circle X Ranch, Malibu Creek State Park, and Leo Carrillo State Park are in the vicinity of known historic Native American Indian settlements. Overnight use of these areas might increase the potential for impacts

EXHIBIT G

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May 20, 2002

Ms. Sara Wan
Chairperson
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, California 94105-2219

**Comment Letter on Initial Draft City of Malibu
Local Coastal Program Land Use Plan**

Dear Ms. Wan:

The Santa Monica Mountains Conservancy (Conservancy) offers the following comments on the January 10, 2002 Initial Draft City of Malibu Local Coastal Program (LCP) Land Use Plan (LUP). The Conservancy is one of the principal natural resources state agencies in the Santa Monica Mountains and is responsible for implementing the Santa Monica Mountains Comprehensive Plan pursuant to Division 23 of the Public Resources Code. Since 1980, the Conservancy has protected over 50,000 acres in the Santa Monica Mountains zone. We understand that the Implementation Program is being developed and we look forward to providing input on that process.

In this letter, we address the areas of our core competence including parks, trails, public access, and protection of open space and wildlife habitat. With respect to these areas, in general, the Conservancy supports many of the policies in the Initial Draft LUP (discussed below), including many of those found in Chapter 2-Public Access and Recreation, the Land Resources Section in Chapter 3, and Chapter 6-Scenic and Visual Resources.

We also recommend the following modifications to the plan:

Chapter 2-Public Access and Recreation

In light of the tremendous and increasing use of the public areas in the Santa Monica Mountains and the Malibu coastal beaches, it is critically important to keep public access areas open so any one area is not overused. It is also crucial to provide adequate trails to maximize this access. The Conservancy supports many of the public access and recreation policies to increase public access to parks and other public lands. The Conservancy supports protecting, and where feasible, expanding or enhancing recreational opportunities as a resource of regional, state and national importance (Policy 2.1); and siting and

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designing new development to minimize impacts to public access and recreation along the shoreline and trails, and requiring the dedication of access or trail easements for impacts to trails or prescriptive rights (Policy 2.5 and 2.50). We also support encouraging efforts to obtain public and private funding to purchase parcels and/or easements to complete gaps in the public trail system (Policy 2.54). Purchasing areas is the preferred way to implement open space preservation and trail connections, as opposed to land use regulation. We also support restricting landscaping, and any other barriers or obstructions placed by private landowners within existing road rights-of-way where such areas would otherwise be used for public parking (Policy 2.32). We have seen along Mulholland Highway (in Los Angeles County) that public rights-of-way have been encroached upon and public access has been compromised.

The Conservancy also supports Policy 2.33, giving priority to the development of visitor-serving and commercial recreational facilities designed to enhance public opportunities for coastal recreation, and Policy 2.34, protecting to the maximum feasible extent, lower cost visitor-serving and recreation facilities, including overnight accommodations. The Santa Monica Mountains National Recreation Area (SMMNRA) is one of the most heavily used National Recreation Areas in the United States. Under current conditions, there is an insufficient amount of public accommodations for people using the SMMNRA. The City has an important role to play in providing these facilities.

Policy 2.41 should be amended by replacing the word "may" with "shall." This policy should read in part:

For any project where the LCP requires an offer to dedicate an easement for a trail or for public beach access, a grant of easement shall be recorded instead of an offer to dedicate and easement...

We agree that "Public accessways and trails to the shoreline and public parklands shall be permitted in all land use and zoning designations." (Policy 2.7). This policy also states, in short, that where there is an existing, but unaccepted and/or unopened public access Offer-to-Dedicate, construction of necessary access improvements shall be permitted to be constructed, opened and operated for its intended use. This policy should be clarified to allow this construction in not only unaccepted and/or unopened Offers-to-Dedicate, but also in accepted Offers-to-Dedicate, opened Offers-to-Dedicate, and to existing parkland.

Policy 2.28 prohibits gates, guardhouses, barriers, or other structures within private street easements if they would affect public access where prescriptive rights exist. The following

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language should be added to Policy 2.28, "However, this policy does not apply where public agencies own private street easements."

The intent of Policy 2.21 is unclear. It states that developments designed or sized to serve a larger market than park users shall be prohibited in public beaches and parks. Would this policy prohibit a proposed or existing destination restaurant on the Malibu Pier (on California Department of Parks and Recreation parkland)?

Please clarify where the "LCP-mapped access or trail alignments" (Policies 2.5, 2.50) and the "LCP Hiking and Equestrian Trails Map" (Policy 2.46) can be found.

In Policy 2.47, please replace "Santa Monica Mountains Coastal Conservancy" with, "Santa Monica Mountains Conservancy, California Coastal Conservancy."

The Initial Draft LUP should be amended to emphasize that a public agency is the preferred entity to accept Offers to Dedicate easements. Public agencies do not answer to the desires of a private Board of Directors, have a responsibility to serve the public, and may be in existence in the future longer than private associations. The following text should be added to the end of Policy 2.47:

Unless a non-profit trust or association chooses to accept a trail dedication offer and can demonstrate the capacity to maintain it in perpetuity, the dedication should be made to a public agency.

In addition, Policy 2.42 should be amended to read as follows (changes are underlined):

For all offers to dedicate an easement that are required as conditions of Coastal Development Permits approved by the City, the dedication should be made to a public agency. The City also has the authority to approve a private association that seeks to accept the offer. The City may approve any private association that submits a management plan that indicates that the association will open, operate, and maintain the easement in accordance with terms of the recorded offer to dedicate the easement. Notwithstanding any provision of this policy, however, any government agency may accept an offer to dedicate an easement if the agency is willing to operate and maintain the easement.

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Policy 2.48 should be amended to include the following language [the suggested addition is underlined]:

A strategic plan for the acceptance, construction, and operation of existing recorded trail easement offers which have not been accepted by a public agency or private association should be developed in coordination with the Santa Monica Mountains Conservancy and the California Coastal Conservancy...

Appropriate management agencies to take responsibility for trail maintenance of the California Coastal Trail (Policy 2.59) could include the Santa Monica Mountains Conservancy, the Conservancy's joint powers partner, the Mountains Recreation Conservation Authority (MRCA), and/or the National Park Service. The MRCA would also be an appropriate entity to accept offers to dedicate easements for shoreline access (Policy 2.72). (The area south of Pacific Coast Highway is outside the zone of the Conservancy.) (For clarification, this comment, or any comments in this letter, should not be interpreted to mean that the Conservancy is recommending the formation of a new joint powers agency, for example, to manage trails.)

Regarding Policies 2.79-2.81, the Conservancy supports the relocation of the ballfields from Malibu Bluffs State Park. The ballfield property was acquired with public funds for State Park purposes.

Specific Park Management Issues (Chapter 2)

The Conservancy fully supports Coastal Act Section 30210 to provide maximum public access and recreational opportunities, consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse. We manage our open space lands to that end. The Conservancy believes that certain park management actions should be ultimately left to the appropriate resource or park agency to interpret. Our agency has considerable experience managing and operating parks. We may propose to impose certain restrictions on trail use after careful consideration of numerous factors such as public safety and protection of natural resources. For example, we might propose to close a trail if hazards deem the trail unsafe. We make numerous park management and operations decisions every day and obtaining permits for a large number of those decisions would likely create an unjustifiable burden on public resources. These basic park management and operations decisions should be determined by the park agency, without the need to obtain a coastal development permit.

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Specifically, in reference to public beaches and parks, Policy 2.17 states that: "Limitations on time of use or increases in use fees or parking fees, which effect the intensity of use, shall be subject to a coastal development permit." This sentence should be replaced with the following:

Nothing shall prohibit normal opening/closing hours for parks. Standard park operations, such as establishing/modifying hours for parks and changing parking fees, shall be determined by the park agency based on park needs, and shall not require a coastal development permit.

In addition, Policy 2.53 refers to the need to obtain a coastal development permit for limitation on access to trails (e.g., for restoration purposes). The last sentence of this policy should be replaced with:

Nothing in this policy shall restrict normal maintenance and operations of parks and trails. Limitations on trail access shall be determined by the park agency responsible for the trail, and shall not require a coastal development permit.

Also, Policy 2.19 states that a coastal development permit shall also be required for temporary events that have the potential to result in significant adverse impacts to public access and/or coastal resources. Public parklands frequently host events, which by the nature of the event, affect public access. Under this policy, would a coastal development permit be required for a wedding at Adamson House (on California Department of Parks and Recreation parkland), because it may affect parking for beach users? We recommend that the following language should be added to this policy:

For park events hosted by park agencies (e.g., camps, trails maintenance days for volunteers, nature education activities, festivals, weddings, etc.), a conditional use permit shall not be required.

We are concerned that Policy 2.27 could be interpreted in the worst-case scenario to mean that public parking would be allowed in all areas of public parks. The following language should be added:

However, within parks, the park management agency shall have the discretion to determine restrictions for public parking, taking into account

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factors such as aesthetics, public safety, natural resource protection, and overall park resources.

In light of these above-mentioned comments, please note that the Conservancy is willing to work with local municipalities, including the City of Malibu, to formulate and implement practical park management guidelines and rules.

Malibu Lagoon, Malibu Creek, and Surrounding Area

Malibu Creek and Lagoon contain ecological resources of Statewide significance. Lower Malibu Creek was designated as a Significant Watershed in the 1986 LUP and it is State parkland. Protection and restoration of open space and habitats in the Malibu Creek watershed is crucial with respect to water quality, recreation, and habitat for numerous protected and sensitive species. The Conservancy supports restoration of Malibu Lagoon on State parkland as well as restoration of connections to historic and current wetlands in the immediate surrounding area. Specifically, if a Civic Center Specific Plan is developed, it should include measures to restore historic wetland habitat and to protect existing open space (Civic Center Policies 5.16-5.18).

In addition, land use designations within the lower Malibu Creek watershed should not be up-zoned to allow additional development in natural vegetation areas, areas that contain significant ecological resources, or in the historic floodplain. Additional development in these areas would permanently damage the ecological resources of the creek, and would likely fuel public pressure to further armor the creek. Specifically, there is no justification for upzoning to RR1 (Rural Residential, 1 du/acre) areas along and adjacent to Malibu Creek which were designated as M2 (Mountain Land, 1du/20 acres) in the 1986 LUP.

The proposed CG (Community General) designation west of and adjacent to the creek, within the floodplain, is also problematic. Malibu Creek State Park extends along Malibu Creek and must be correctly reflected as Public Open Space throughout the entire park boundary on Land Use Map 3, rather than as RR1, as is currently shown in part of the park boundary. Also, the proposed upzoning to RR1 (from 1du/2 acres and 1du/5 acres) on the hillsides north of the Civic Center, west of the creek is inappropriate. These proposed designations are incompatible with the existing topography, watershed, and viewshed.

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Designation of Environmentally Sensitive Habitat Areas (ESHAs) (Chapter 3)

The City of Malibu supports immensely valuable ecological resources and functions. Careful scrutiny of development and other activities within the City is warranted. The Santa Monica Mountains support the best example of Mediterranean habitat in the world with a full range of predators. The City of Malibu has recognized the importance of its resources in its Draft General Plan Draft Environmental Impact Report:

The City has a variety of unique natural resources due to this juxtaposition between the mountains and the ocean. These resources include canyon and coastal topography; a variety of terrestrial, freshwater aquatic and marine habitats; and rare, threatened and endangered species of plants and wildlife. The City of Malibu is an important part of, and occupies the majority of the coastal portion of, the Santa Monica Mountains National Recreation Area (SMMNRA). The SMMNRA was established partly to protect the unique plant and animal associations characteristic of the region's Mediterranean climate. (Malibu 1995)

Coastal sage scrub, in particular, merits increased protection. This plant community has been recognized as very threatened in southern California by the California Department of Fish and Game¹. It has been reduced greatly in its range and continues to be under tremendous development pressure. Of the many habitat types found in the Santa Monica Mountains area, coastal sage scrub provides unique and valuable habitat value partially due to its location to the coast. Coastal sage scrub also supports a suite of sensitive species (Malibu 1995; Witter 2001). Its value as habitat is also particularly susceptible to degradation from a host of factors associated with development – such as increases in non-native invertebrates, domestic pets, non-native and invasive plants, and changes in fire frequency. As the urban/natural edge increases from additional development, these impacts become cumulatively more detrimental. The designation of ESHAs should ensure that they are large enough to minimize these cumulative adverse impacts.

The designation of ESHAs in Malibu should be tailored to meet the objectives of protecting core habitat and maintaining connectivity between core habitat areas. Coastal sage scrub and chaparral are functionally connected to riparian areas in Malibu. The current ESHAs (from the 1986 LUP) cannot function ecologically as stand-alone units. An ecologically

¹ See sensitivity rankings, "Sensitivity of Top Priority Rare Natural Communities in Southern California," determined by the California Department of Fish and Game.

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functional ESHA must maintain a critical mass in size, including ample buffer and connectivity to the natural area. These riparian buffers include coastal sage scrub and chaparral. Unless the new Initial Draft LUP provides a strong mechanism to protect riparian buffer areas, it will fail to protect the existing ESHAs. The ESHAs should be expanded from the 1986 designations so that they are large enough to maintain connectivity and to maintain predators and key indicator species.

The boundaries for ESHAs must be determined based on the best available science. Public agencies should invest significant resources to map legitimate areas to connect large enough units that are biologically functional. To this end, the Conservancy recommends that sufficient state funding be provided for an independent analysis of the ESHAs.

Environmental Review Board (Chapter 3)

The composition of the Environmental Review Board (ERB) (Policies 3.36-3.39) is critical to its effectiveness. We believe a minimum of half of the members should be professional ecologists from government agencies or universities. The ERB should include one dozen members, but only require six members to be present for meetings. This arrangement guarantees a functional minimum of members but allows other members to weigh in on key projects. A constraints analysis should be required for ERB review for any project within an ESHA.

Additional Comments on Chapter 3- Land Resources Section

Policy 3.5 and 3.7 identify a process for excluding an area from an ESHA if it determined that it does not meet the definition of ESHA. The LCP should clearly state whether a LCP amendment is needed, or the City would make that determination.

The following should be added as a policy to the ESHA Protection section (p. 50):

There may be situations where unacceptable impacts to critical ESHA resources would result from a proposed development that would normally be permitted in an ESHA pursuant to the LCP. The ERB and City Biologist shall have the authority to require project modifications or alternatives to avoid unacceptable impacts to critical ESHA resources, or to deny the project. If a project is denied, efforts to obtain public and/or private funding for the purchase of parcels and/or conservation easements within ESHAs should be actively pursued.

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The following should be added as a policy to the ESHA Protection section (p. 50): "Efforts to obtain public and/or private funding for the purchase of parcels and/or conservation easements within ESHAs should be encouraged." A mechanism to obtain funds for this purpose should be explicitly included in the Implementation Program.

The policies regarding ESHA protection should be clarified to ensure that necessary park facilities and activities are allowed in ESHAs. Policy 3.9 specifically notes that public accessways and trails are considered resource dependent uses (thus, they are allowed in ESHAs). Policy 3.10 allows non-resource dependent uses in ESHAs, provided that a finding can be made that otherwise a taking of private property would ensue. This does not apply to public agencies. Park facilities and activities such as nature centers, ranger stations, and camps should be allowed in ESHAs in order to maximum public access and education and to protect those resources. It is critical that these basic park needs are allowed in order for us to effectively manage our parks.

For example, the Conservancy's Corral Canyon Park provides important inland recreational resources, and recreational facilities and uses should specifically be identified in the LUP as allowed uses at Corral Canyon Park.

We support the intent of Policy 3.59:

All new development shall include mitigation, for unavoidable impacts to ESHA from the removal, conversion, or modification of natural habitat for new development, including required fuel modification and brush clearance.

However, numerous issues must be clarified regarding acceptable mitigation including: the method (e.g., preservation, restoration, or enhancement), plant communities, assurances for permanent protection of mitigation sites, and impact to mitigation ratios. We recommend that mitigation guidelines be developed in consultation with various regulatory and park agencies, including the Santa Monica Mountains Conservancy.

A simple accounting system should be established and administered by the City of Malibu to document losses of plant communities resulting from development. This is an important tool to monitor the effectiveness of a jurisdiction's land protection policies and programs.

Policy 3.62 regarding requirements to replace native trees that are impacted from new developments should be clarified. The Conservancy recommends that onsite locations for replacement trees be required unless it can be demonstrated to the ERB, or the City

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Biologist (if the impact site is not within an ESHA), that an offsite location would have more ecological value. Maps (at 100 scale) must be developed and updated by the City to document the locations of tree replacement. This is the only way to adequately track the success of restoration and preservation of planted trees. Any restoration plan should be consistent with the coverage and monitoring requirements outlined in Policy 3.47.

The Mountains Recreation and Conservation Authority (MRCA), the joint powers partner of the Conservancy, would be an appropriate entity to administer the proposed in-lieu fee mitigation fund for impacts to native trees from new development (Policy 3.63). The MRCA currently manages a riparian habitat in-lieu fee program in conjunction with the U.S. Army Corps of Engineers and the California Department of Fish and Game.

Chapter 4-Shoreline/Bluff Structures and Hazards

We concur with Policy 4.49 if the following language (underlined) is added:

Development adjacent to parkland shall be sited and designed to allow required fire-preventative brush clearance to be located outside park boundaries unless no alternative feasible building site exists on the project site and the project applicant agrees to pay for required fuel modification within the parkland. A natural vegetation buffer of sufficient size should be maintained between the necessary fuel modification area and public parkland.

The cost of fuel modification for private development should not be borne by the taxpayers.

Chapter 5-New Development

The Conservancy supports the Lot Retirement Program and Transfer of Development Credit Program, including the requirement to record an offer to dedicate an open space easement (Policy 5.28). The Conservancy concurs with Policy 5.35 which states in part that "A land division shall not be approved if it creates a parcel that would not contain an identified building site." We also support the requirement to cluster development to minimize site disturbance, minimize fuel modification, and maximize open space (Policy 5.36).

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Chapter 6-Scenic and Visual Resources

We support several policies in this chapter including Policy 6.21 which ensures that exterior lighting be concealed so that no light source is directly visible from public viewing areas.

In general, we support the intent of Policy 6.4: "New development shall not be visible from scenic roads or public viewing areas." We recommend the following text be added: "Park-related new development that would enhance the visitor experience shall be allowed."

The Conservancy also generally supports Policy 6.8 which requires that structures be set below the ridgeline. The following language should be added:

However, it may be appropriate in some cases to allow some intrusion of the development into an ESHA, in order to protect critical viewshed from public viewing areas, such as Scenic Roads.

Chapter 7-Public Works

In the Introduction to this chapter (p. 120, 1st paragraph), the Santa Monica Mountains Conservancy and Mountains Recreation and Conservation Authority should be identified along with the other agencies listed that finance public recreation facilities.

Policy 7.2 states that publicly financed recreational facilities and access improvement projects shall be permitted consistent with the policies contained in the Access and Recreation section of the LCP. Is this directly referring to Chapter 2-Public Access and Recreation of the LUP? If it refers to a separate set of policies, we request a copy of those policies.

Suggested Changes to Land Use and Parklands Maps

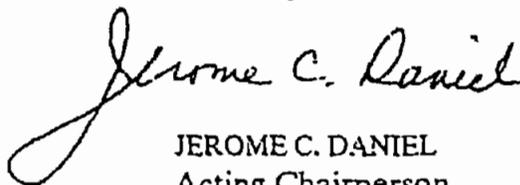
On the Park Lands Map 2, the shape of the Conservancy's Escondido Canyon Natural Park is incorrect. On Park Lands Map 3, Solstice Canyon Park, Corral Canyon Park, and Department of Water and Power property should be identified. California Department of Parks and Recreation property should be shown along Malibu Creek. On Park Lands Map 4, recent acquisitions in Tuna Canyon by MRCA and by Mountains Restoration Trust should be depicted. (Land Use Map 4 should also reflect these areas as Public Open Space.)

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On Land Use Map 3, the Department of Water and Power property should not be designated as RR20 (at the west end of the figure). It should be designated Public Open Space. In addition, the Public Open Space designation reflecting California Department of Parks and Recreation property along Malibu Creek must be expanded to accurately reflect the park boundaries.

Thank you for the opportunity to comment on this document. Please direct any questions and all future correspondence to Paul Edelman, Deputy Director for Natural Resources and Planning, at the above address and by phone at (310) 589-3200, ext. 128.

Sincerely,



JEROME C. DANIEL
Acting Chairperson

Literature cited

Malibu, City of. 1995. Draft Environmental Impact Report for the City of Malibu General Plan. August.

Witter, Marti. 2001. September 13 Letter from Marti Witter, Ph.D. of National Park Service to John Allen of California Coastal Commission.



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Revised Findings

June 24, 2002

Ms. Sara Wan
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 California Coastal Commission
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 San Francisco, California 94105-2219

Comment Letter on Draft City of Malibu Local Coastal Program Local Implementation Plan

Dear Ms. Wan:

The Mountains Recreation and Conservation Authority (MRCA) offers the following comments on the June 2002 Draft City of Malibu Local Coastal Program (LCP) Local Implementation Plan (IP). The MRCA, the joint powers partner of the Santa Monica Mountains Conservancy (Conservancy), is composed of the Conservancy, Conejo Recreation and Park District, and Rancho Simi Recreation and Park District. Please note that the points outlined in this letter are almost identical to those items raised in the Conservancy's June 24, 2002 letter on the IP.

Due to the short time period available to comment, our comments in this letter are limited. MRCA supports the comments in the May 20, 2002 Conservancy letter on the January 10, 2002 Initial Draft City of Malibu LCP Land Use Plan (LUP) (enclosed). Many of the Conservancy's comments have not been reflected in the IP. (For example, MRCA, rather than the Conservancy, would be the appropriate entity to accept the in-lieu fees for impacts to native trees, IP, p. 138.) Some of those comments are restated and emphasized in this letter. The MRCA respectfully requests that you reconsider the Conservancy's previous comments (enclosed), and consider the following comments, for incorporation into the LUP and IP.

1. **Public agencies should be preferred over private associations for acceptance of public access easements.** See the Conservancy's May 20, 2002 letter (p. 3). For example, Item D (IP, p. 197) should be amended to state (underlined text indicates suggested changes):

For all offers to dedicate or to grant an easement that are required as conditions of Coastal Development Permits approved by the City, the City shall approve a government agency that seeks to accept the offer or the grant of easement. Any government agency may accept an offer to dedicate or grant of an easement if the agency is willing to operate and maintain the easement. The City may approve any private association that submits a plan that indicates that the

A public entity of the State of California exercising joint powers of the Santa Monica Mountains Conservancy, the Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District pursuant to Section 6500 of seq. of the Government Code

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association will open, operate, and maintain the easement in perpetuity and in accordance with the terms of the recorded offer to dedicate or grant of easement...

2. **Current and anticipated essential park operations should be explicitly identified as Permitted Uses for Parks.** Table B of the IP identifies permitted uses allowed in the proposed City of Malibu Zoning Districts. The Conservancy's and MRCA's parks are (or should be) identified as Public Open Space (OS). Some land uses that are part of critical park management and operations activities are identified as "Not permitted (prohibited)" in the OS zoning district. The IP should clarify that critical park activities (e.g., related to interpretation, rehabilitation/restoration, protection of park resources, administration, etc.) may be allowed in OS.

For example, prohibiting residential uses appears to prohibit park staff from living at the parks. The MRCA agrees that private residential uses should not be allowed in OS. However, limited ranger/park staff residences should be allowed in OS. In addition, plant nurseries and greenhouses should be allowed in OS so that park agencies can have native plant facilities on parks to implement habitat restoration. However, private retail nurseries should not be allowed. Professional offices directly related to park operations (e.g., park administrative offices) should also be allowed. Other park uses that appear to be prohibited, but which should be allowed in OS include: retail (e.g., nature stores), visitor-oriented goods (e.g., camp stores), live entertainment (e.g., for parties), and government facilities.

"Parks, beaches, and playgrounds" have been identified as Permitted Uses in the OS zoning. "[A]ssociated parks operations and facilities" should be added to this list of Permitted Uses in OS. Table B and/or the text of the IP should be clarified by including the following language:

Any of these permitted park uses in OS should be necessary for park agency operations (e.g., related to interpretation, rehabilitation/restoration, protection of park resources, administration, etc.), protective of any sensitive resources to the maximum extent feasible, and consistent with other park management agencies.

3. **Additional permits or a Local Coastal Plan amendment should not be required to acquire land for parks in areas not zoned Public Open Space.** If a park agency such as the MRCA acquires land for open space and wildlife habitat preservation in an area that is not zoned OS, it appears that a coastal development permit (CDP) (and conditional use permit [CUP]),

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or a LCP amendment, is required. This would create an unjustifiable burden on park agencies. For example, under the current list of Permitted Uses, "Parks, beaches, and playgrounds" are permitted in several zones other than Public Open Space, if a CDP and a CUP are obtained. "Wildlife preserve" is currently allowed only in Public Open Space and one other zoning district, and prohibited in all other zoning districts. Parks and associated uses and facilities should be allowed in all zoning districts.

4. **Park facilities and activities should be explicitly allowed in ESHAs.** Many, if not all, of the MRCA's and the Conservancy's parks and open space lands in the City of Malibu are located in ESHAs, as shown on the draft ESHA maps. Park facilities and activities such as nature centers, ranger stations, and staff residences should be allowed in ESHAs (see the Conservancy's May 20, 2002 letter, p. 9). In the Supplemental Findings section (IP, p. 129), a separate finding should be listed which states that additional park uses may be approved or conditionally approved in ESHAs if they are determined to be essential to park agency operations (e.g., related to interpretation, rehabilitation/restoration, protection of park resources, administration, etc.), consistent with other park management agencies, protective of any sensitive resources to the maximum extent feasible, and it has been demonstrated that there is no feasible alternative to ensure public safety.
5. **A coastal development permit should not be required allow temporary park events, to alter parking or park usage fees, and to change hours of operations at parks.** The Conservancy recommended that coastal development permits (CDPs) not be required for temporary park events, changes in park fees, changes in park hours of operations, and temporary trail closures (see May 20, 2002 letter, p. 5). MRCA concurs that a CDP should not be required for these activities. These decision should be left to the park agencies. The MRCA is willing to work with local municipalities, including the City of Malibu, to formulate and implement practical park management guidelines and rules.
6. **Clarification is needed regarding what permits are needed to construct trails.** Trails are identified as a Conditionally Permitted Use in environmentally sensitive habitat (IP, p. 125). The IP needs to be explicit about what steps the MRCA or the Conservancy would need to take in order to construct trails on park property. Current California Coastal Commission (CCC) regulations appear to allow for limited trail construction without a CDP.

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7. **Some parking requirements do not appear to be appropriate for parks.** For example, requiring paving (IP, p. 92) and landscaping (p. 93) may not be appropriate in some parks, where the goal is to retain the most natural environmental possible.
8. **Public park signs should be designed and approved by the relevant public park agency.** According to the IP, signs for public uses are exempt from obtaining a sign permit (IP, pp. 99-100), but the design of such signs shall conform to standard directional sign specifications promulgated by the Director and approved by the Planning Commission. That level of micro-management of park operations by the Commission or Planning Director is unwarranted.
9. **The roles and authority of the Environmental Review Board (ERB) need to be clearly identified in the Implementation Plan.** It is inappropriate to use the term "or" in the proposed language in the IP which states that (*italics added*) the ERB, *or* qualified biologist, *or* environmental specialist (or resource specialist) would review projects in or adjacent to an ESHA (IP, p. 220, 123). The IP should state that the ERB should review all projects in ESHAs and their recommendations should be incorporated into conditions of approval. (The language relating to ERB review in the LUP [LUP, p. 56; Policies 3.36-3.39] is more appropriate than that proposed in the IP.) Also stated in the Conservancy's May 20, 2002 letter, the majority of the ERB should be comprised of resource management professionals from government agencies or universities.
10. **Flexibility should be allowed regarding methods to preserve open space required as part of coastal development permits.** Open space deed restrictions (or in some case open space easements) are proposed to be required for habitat mitigation areas (p. 130-132) and for donor sites as part of the Transfer of Development Credits Program (p. 156). The methods to preserve the mitigation areas should include the option to (a) dedicate land in fee simple to an appropriate conservation agency, or (b) record overlapping conservation easements in favor of the City of Malibu and an appropriate conservation agency. Appropriate conservation agencies could include the Conservancy, MRCA, State Parks, and/or National Park Service.
11. **The MRCA supports the fund for construction and maintenance of new public beach accessways.** Fees would be collected as part of approvals of new non-visitor serving commercial development or office building development, and deposited in a fund administered by the MRCA to finance

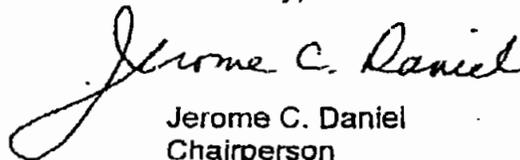
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construction and maintenance of new public beach accessways in the City of Malibu (IP, p. 204). The MRCA supports the memorandum of understanding with the CCC to use Malibu Access Special Deposit Funds for new beach access.

12. **The MRCA supports many of the ordinances and requirements in the Implementation Plan.** These include, but are not limited to: minimizing the removal of native vegetation as part of fuel modification (p. 80); requiring fire-resistant materials, and incorporating alternative fuel modification measures to minimize the total area modified (p. 82); ensuring that required fuel modification areas do not extend into ESHAs (p. 127); and requiring performance bonds for habitat restoration areas, and requiring legal preservation of mitigation land (e.g., recording an open space deed restriction over the restored site) prior to issuing coastal development permits (p. 131). In addition, it is appropriate that numerous findings are required prior to permitting land divisions, including the finding that the land division does not create any new parcels without an identified building site located outside of an ESHA, and the finding that the land division is consistent with all scenic and visual resources policies of the LCP (pp. 245-247).
13. **The majority of the application requirements for Coastal Development Permits are relevant and appropriate.** These include the requirement to include all pre-existing dedications and easements (IP, p. 216) that already constrain development on a subject parcel. Also required is a quantification of impacts to native plant communities.

Thank you for the opportunity to comment on this document. Please direct any questions and all future correspondence to Paul Edelman, Deputy Executive Officer, at the above address and by phone at (310) 589-3200, ext. 128.

Sincerely,



Jerome C. Daniel
 Chairperson

cc: CCC, So. Central Coast District (Gary Timm)
 California Department of Parks and Recreation (Suzanne Goode)
 City of Malibu (Katie Lichtig)
 National Park Service (Woody Smeck, Superintendent)
 Res. Cons. Dist. of the Santa Monica Mountains (Rosi Dagit)

EXHIBIT H

CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000
 SAN FRANCISCO, CA 94105-2219
 VOICE AND TDD (415) 904-5200



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STAFF RECOMMENDATION

ON CONSISTENCY DETERMINATION

Consistency Determination No.	CD-025-02
Staff:	KS-SF
File Date:	3/26/2002
45th Day:	5/10/2002
60th Day:	5/25/2002
Commission Meeting:	5/10/2002

FEDERAL AGENCY: National Park Service

PROJECT LOCATION: The Santa Monica Mountains National Recreation Area (Exhibits 1-3)

PROJECT DESCRIPTION: Draft General Management Plan for the Santa Monica Mountains National Recreation Area (SMMNRA)

SUBSTANTIVE FILE DOCUMENTS: See page 12.

EXECUTIVE SUMMARY

The National Park Service has submitted a consistency determination for a Draft General Management Plan for the Santa Monica Mountains National Recreation Area. The purpose of the management plan is to provide guidance in managing the 150,000 acres of the Santa Monica Mountain region, and some 69,099 acres of protected parkland. The Santa Monica Mountains Comprehensive Planning Act (enacted in 1978) mandated that a comprehensive plan be created for the preservation and management of the recreation area. Through a collaborative effort of the National Park Service, California State Parks, and the Santa Monica Mountains Conservancy, the first management plan was released in 1982.

The National Parks and Recreation Act further stipulated that the plan should be updated every 15 to 20 years. While the GMP represents the ultimate vision of these three agencies, that they would accomplish over time. The enabling legislation for the SMMNRA envisioned a cooperative effort among state, local governments, and the Park Service, to preserve the significant scenic, recreational, educational, scientific, natural and cultural benefits of the Santa Monica Mountains and the adjacent coastline.

The Plan is not a specific plan, but a framework for management and implementation. The Park Service could undertake some actions over a period of ten years following the finalization of the EIS. Although the California State Parks intends to use the GMP, it would act as an advisory document and would not replace current or future state park individual and general plans, which will continue to be the primary long-range planning documents for individual State park units in the Santa Monica Mountains.

The proposed Draft General Management Plan is consistent with the Coastal Act mandate to protect environmentally sensitive habitat areas, marine resources, wetlands, and other coastal waters. The proposal is consistent with the public access and recreation policies of the Coastal Act (Sections 30210-30214), because the Park Service will manage the habitat areas in a manner balancing public access and recreation needs with the need to protect sensitive wildlife resources. Finally, the Plan would support other Coastal Act goals, including protecting scenic public views, cultural resources, and water quality. Therefore, the proposal is consistent with Sections 30210-30214, 30230, 30231, 30240, 30244, and 30251 of the Coastal Act.

STAFF SUMMARY AND RECOMMENDATION

I. **Project Description.** The National Park Service submitted a consistency determination for the Draft General Management Plan (GMP) for the SMMNRA. The Santa Monica Mountain region in southern California includes some 150,050 acres, 69,099 acres are protected parkland (Exhibits 1-3). Ninety percent of the area within the SMMNRA is not developed. The recreation area extends from the Hollywood Bowl on the east, 46 miles west to Point Mugu, and averages seven miles in width. To the north, the recreation area is bordered by Simi Valley, the San Fernando Valley.

The Pacific Coast Highway crosses the recreation area to the south and includes Topanga, Malibu and Pacific Palisades. In the east the area begins just north of Hollywood with small undeveloped canyons. To the west, in Topanga State Park, the mountains reach a width of 8 miles, most of which is within the city limits of Los Angeles. Further to the west, the area is less developed, ending at Point Mugu State Park, the area's only designated wilderness. The Santa Monica Mountain Zone (SMMZ), comprising an additional 75,000 acres, was established through 1978 legislation, and extends beyond the boundaries of the national recreation area to include the entire Santa Monica Mountain Range.

The purpose of the GMP is to update the previous management plan, which was released in 1982. Fifteen years of additional population growth, a greater knowledge of the area's resources, and

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evolving land use patterns have created a need for a new management plan to protect the resources of the SMMNRA, while addressing new obstacles and opportunities. The plan seeks to define why a park was established, and what resource conditions and visitor experiences should be achieved and maintained over time to conserve that original purpose. The plan considers various approaches to park use, management and development.

Congress established the Santa Monica Mountains National Recreation Area in 1978 as a cooperative effort to preserve the scenic, natural, and historic, as well as public health values of the Santa Monica Mountains. The area is nationally significant in that it is one of the greatest mainland Mediterranean ecosystems in the National Park System. The area is home to 26 distinct natural communities, including freshwater aquatic habitats, and two of the last salt marshes on the Pacific Coast. Within the SMMNRA exists habitat for more than 450 animal species, and more than 50 threatened or endangered plants and animals, representing one of the highest concentrations of such rare species in the United States.

**Land Ownership Within the
Santa Monica Mountains National Recreation Area Boundary¹**

Ownership/Geographic Area	Total Acreage	% of SMMNRA
Private Land	76,017	54
State of California Parkland	33,271	22
National Park Service	21,832	14
Los Angeles County Land (non-parkland)	3,258	3
Mountain Resources Conservation Authority/ Santa Mountains Conservancy	7,392	4
City of Los Angeles Land (non-parkland)	2,009	2
Miscellaneous Public Land	1,463	.83
COSCA Open Space	96	.66
Federal Lands (non-parkland)	936	.63
Mountain Restoration Trust	1,292	.61
Los Angeles County Parkland	968	.56
City of Los Angeles Parkland	447	.31
Other State Lands (non-parkland)	328	.21

More than 1000 archeological sites exist within the park's boundaries reflecting human habitation in the mountains dating back to 10,000 years. Seventy-three sites of significance are potentially eligible for listing on the National Register of Historic Places. Native American Indians have a long and deeply spiritual history of interaction with the Santa Monica Mountains, and they value many parts of the park especially as places to seek spiritual renewal, conduct traditional ceremonies, and to gather plants for traditional purposes.

¹ Draft General Management Plan/EIS, Santa Monica Mountains National Recreation Area, U.S. Department of the Interior – National Park Service (2002)

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National Park Service

The National Park Service oversees the SMMNRA, and has direct responsibility for about 15 percent of the land within the boundary. The NPS is a partner, sharing stewardship with the public, other agencies and private landowners. NPS units of the SMMNRA include: the Zumas-Trancas Canyon, Paramount Ranch, Rancho Sierra Vista/Satwiwa, Arroyo Sequit, Circle X Ranch, Rocky Oaks, Castro Crest, Cheeseboro Canyon and Simi Hills, Solstice Canyon and the Peter Strauss Ranch.

California State Parks

The California Department of Parks and Recreation manages 33,271 acres within the recreation area including: Point Mugu State Park, Leo Carrillo State Beach, Point Dume State Beach, Malibu Creek State Park, Malibu Lagoon State Beach, Topanga State Park and Will Rogers State Historical Park.

Santa Monica Mountains Conservancy (SMMC)

Created in 1979, the primary responsibility of the SMMC is to acquire land and turn it over to the appropriate land management agencies. The SMMC is not a park management agency, although it has acquired some 5,200 acres of key park and recreation parcels in the mountains. The Mountains Recreation and Conservation Authority (MRCA) is the land management agency of the SMMC, created under a Joint Powers Agreement in cooperation with several local park agencies. The MRCA operates the following SMMC lands within the recreation area: Coldwater Canyon, Corral Canyon, Cross-Mountain Parks, Franklin Canyon Ranch, Fryman Canyon, Mission Canyon, Red Rock Canyon, San Vicente Mountain Park and Temescal Canyon Gateway Park.

Management Alternatives

The National Park Service, California State Parks and the Santa Monica Mountains Conservancy have developed several management alternatives in the Draft GMP. All of the alternatives consider five separate and distinct management areas (low-moderate-high intensity development and use, and scenic corridor and community landscape) as well as resource management, visitor experience and development and public agency management activities.

Preferred Alternative

Although individual alternatives were evaluated in the GMP, the NPS states that some actions would occur regardless of the selected preferred alternative. The concept of the *Preferred Alternative* incorporates a designated low intensity use for some 80% of the parkland, with moderate intensity areas acting as buffers around urban areas and scenic corridors. Smaller pockets of high intensity activities would be located in non-sensitive or previously developed areas.

Low Intensity

Under the preferred alternative approximately 80% of the park would be designated low intensity, and facilities would be maintained in a relatively primitive manner. Watersheds and coastal resources would be protected and preserved through coordinated watershed management, and lagoons, coastal wetlands and marine interface areas would receive protection and management. Steelhead trout re-introduction would be initiated in Solstice Canyon, and habitat enhancement would take place in Malibu Creek and Arroyo Sequit watersheds.

Moderate Intensity

The preferred alternative states that 15% of the area within the park boundary would be designated as moderate intensity. This portion of the alternative includes boundary adjustment studies for Las Virgenes Reservoir, Ladyface, Marvin Braude Mulholland Gateway Park, and Stone Canyon to protect critical open space and preserve wildlife corridors. A nomination package would also be submitted to the National Register of Historic Places to designate and archeological district with the park.

High Intensity

The remaining 5% of the area within the park boundary would be developed under the high intensity option and would include the following facilities and actions:

- (1) The Mugu Lagoon Visitor Education Center will be located at the western most end of the park off the Pacific Coast Highway. A proposed education center would be constructed in an already disturbed area, and a boardwalk around the lagoon would expand visitor access to the lagoon.
- (2) Circle X Ranch would become a primitive overnight camp with expanded facilities for group camping. The upper levels of the camp would be redesigned and developed, and the facilities would offer improved access to backcountry recreation trails.
- (3) Lco Carrillo State Beach Campground would be rehabilitated to integrate the campground with the natural riparian process. Interpretive information describing the riparian setting would be included as part of a public education program at the campground.
- (4) Paramount Ranch would include facilities for a film history and education center, and museum.
- (5) White Oak Farm at the intersection of Mulholland Highway and Las Virgenes Canyon Road would offer interpretive and educational programs.
- (6) The barn at Rancho Sierra vista would be adaptively reused for environmental education.
- (7) A Scenic Coastal Boat Tour would offer visitors options to view the coastline and mountain scenery looking landward. Access would be located at the Santa Monica and Malibu Pier.
- (8) A Visitor Education Center is planned for Malibu Bluffs, which would serve as a staging area and orientation for park facilities such as Adamson House, Malibu Lagoon and Malibu Pier.

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(9) A jointly operated Administration, Environmental and Education Center located at the Gillette Ranch site would house the NPS and State Parks operations, curatorial and management functions. Existing buildings would be adapted for classroom use.

(10) The Marion Davies Home near the Santa Monica Pier would function as a visitor orientation and eastern gateway to the SMMNRA, where interpretive exhibits depicting the evolution of the southern California coastal culture, and the history of the Pacific Coast Highway and Historic Route 66 would be displayed.

(11) A Visitor information Site at Los Angeles International Airport would provide information on the Santa Monica Mountains NRA and serve as a retail outlet for park merchandise.

While the purpose of the General Management Plan is to provide guidance in the management of the SMMNRA, the planning process considers the overall goals and vision of the park in relation to its national, historic and communal settings.

The mission of the Santa Monica Mountains National Recreation Area is to protect and enhance, on a sustainable basis, one of the world's last remaining examples of a Mediterranean ecosystem and to maintain the area's unique natural, cultural and scenic resources, unimpaired for future generations. The SMMNRA is to provide an inter-linking system of parklands and open spaces that offer compatible recreation and education opportunities that are accessible to a diverse public. This is accomplished by an innovative federal, state, local, and private partnership that enhances the region's quality of life and provides a model for other parks challenged by urbanization.

A further discussion of the Park Service's interim goals and summary of alternatives can be found in the General Management Plan's summary of alternatives, which more fully describes the environmental consequences and proposed mitigation measures for five alternatives considered in the EIS.

The interim goals of the SMMNRA General Management Plan include:

Resource Protection and Habitat Enhancement

To protect and enhance species, habitat diversity and natural processes within the SMMNRA; restore native plant species and plant communities such as coastal sage scrub, coastal live oak woodland, and valley oak savannas; enact programs to remove and control the encroachment of exotic flora and fauna into natural ecosystems; maintain and improve water quality through the management of riparian communities, estuaries and coastal waters; minimize development of open space and cultural landscapes within the recreation area and to promote and perpetuate biological diversity through development density strategies.

Land Use and Ownership

Apply sustainable designs to minimize impacts; use resource conservation, recycling, energy efficient and ecologically responsible materials and techniques for construction; and discourage the use of public funds for reconstructing facilities destroyed by natural processes in zones of high hazard such as floods, fires, earthquakes and geologic hazards.

Visitor Experience

Manage trails and scenic corridors to provide non-motorized access to diverse points of opportunity for recreation, interpretation, and appreciation involving natural and cultural resources; enhance the visitor experience to provide a safe and conflict free environment among competing recreational uses; and make facilities, programs and services of the recreation area reasonably accessible to all people, including those with disabilities.

Education and Interpretation

Provide an educational outreach program developed in partnership with the local educational system; place interpretive information at appropriate locations through out the recreation area describing the area's cultural and natural features, visitor facilities, activities and services; and provide an educational outreach program describing the functions, opportunities and values of the SMMNRA ecosystem.

Access and Transportation

Promote the development of efficient transportation systems to the SMMNRA from locations through out southern California and within the park; limit expansion of existing roadways within the SMMNRA; protect park resources by reducing the number of vehicles on roads within the NRA; and De-emphasize the use of private vehicles by providing alternate transportation modes; explore the feasibility of a shuttle system within the park.

Scenic Corridors

Support lower speed limits and the development of additional scenic pullouts an routes designated as scenic corridors; evaluate the options of a greenway trail system that connects vehicle pullouts, and promotes pedestrian and bicycle use; and support the removal of street lighting and overhead power lines where feasible.

II. Procedures. As currently submitted the General Management Plan includes proposals at varying levels of specificity. This consistency determination evaluates all these in as much detail as is presently available. Future site-specific implementation planning on SMMNRA lands within coastal zone boundaries or affecting the coastal zone will be accompanied as needed by consistency or negative determinations that provide additional details for each proposal.

Such a procedure is encouraged by the Coastal Zone Management Act (CZMA), which requires "phased federal consistency review" in cases where federal decisions to implement an activity are also made in phases. Section 930.36 (d) of the CZMA implementing regulations provides:

(d) Phased consistency determinations. ... In cases where federal decisions related to a proposed development project or other activity will be made in phases based upon developing information that was not available at the time of the original consistency determination, with each subsequent phase subject to Federal agency discretion to implement alternative decisions based upon such information (e.g., planning, siting, and design decisions), a consistency determination will be required for each major decision. [15 CFR Section 930.36(d)]

Thus, the National Park Service's consistency determination is for a document generally describing the overall management goals for the recreation area. Because many of the activities identified in the management plan are still at the conceptual stage, additional Commission consistency review may be required after completion of final management plans, and/or area- or project-specific plans.

Historically, when the Commission has reviewed these types of conceptual or management plans, the Commission's usual practice has been to review the plan at a general level, noting potential problem areas and projects or activities which would be likely to affect the coastal zone if implemented. The benefits of this type of phased review are that: (1) it provides the Park Service, in advance of specific project or plan implementation, notice of what issues are likely to arise under the CCMP; and (2) it provides the Commission with an overall planning context within which to review specific plans or projects subsequently proposed. The Commission can also ease its administrative burden by identifying at the more general planning stage those projects or activities that do not affect the coastal zone, or where effects are sufficiently minor to allow authorization through the negative determination procedure.

At this time, the Commission is not aware of future acquisitions, proposals, or activities that would definitely trigger the need for further consistency determinations. Rather, in this instance, the Commission is requesting that the Park Service continue to coordinate the implementation of its management plan with the Commission, to enable further Commission review of specific plans and activities. To ease in the administrative burdens, the proposals/specific plans may be consolidated into a single (or groups of) consistency determination(s). Also, some of these proposals/specific plans may pose only minor issues may be reviewed administratively through the negative determination process. The Park Service should continue to consult with the Commission staff on the most appropriate form for review.

III. Status of Local Coastal Program. The standard of review for federal consistency determinations is the policies of Chapter 3 of the Coastal Act, and not the Local Coastal Program (LCP) of the affected area. If the LCP has been certified by the Commission and incorporated into the CCMP, it can provide guidance in applying Chapter 3 policies in light of local circumstances. If the LCP has not been incorporated into the CCMP, it cannot be used to guide the Commission's decision, but it can be used as background information.

The SMMNRA falls under the jurisdiction of three LCPs. The Ventura County LCP has been certified by the Commission, but it has not been incorporated into the CCMP. In 1987, the Commission certified the

1986 Land Use Plan (LUP) component for Los Angeles County. The LUP covered the portions of the Santa Monica Mountains within Los Angeles County. The LCP for Los Angeles County was never completed. Los Angeles County is preparing a new LCP for the remaining unincorporated area of the Santa Monica Mountains. The Coastal Commission is in the process of drafting the LCP for the City of Malibu. Neither of these LCPs have been certified.

IV. Federal Agency's Consistency Determination. The National Park Service has determined the project consistent to the maximum extent practicable with the California Coastal Management Program.

V. Staff Recommendation. The staff recommends that the Commission adopt the following motion:

MOTION: I move that the Commission concur with consistency determination CD-025-02 that the project described therein is fully consistent, and thus is consistent to the maximum extent practicable, with the enforceable policies of the California Coastal Management Program (CCMP).

STAFF RECOMMENDATION:

Staff recommends a YES vote on the motion. Passage of this motion will result in concurrence with the determination and adoption of the following resolution and findings. An affirmative vote of a majority of the Commissioners present is required to pass the motion.

RESOLUTION TO CONCUR WITH CONSISTENCY DETERMINATION:

The Commission hereby agrees with the consistency determination by the National Park Service, on the grounds that the project described therein is fully consistent, and thus is consistent to the maximum extent practicable, with the enforceable policies of the CCMP.

VI. Findings and Declarations:

The Commission finds and declares as follows:

1. Environmentally Sensitive Habitat and Coastal Waters. The Coastal Act provides:

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.

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.

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.

The goals of the SMMNRA General Management Plan are consistent with the provisions of Sections 30240(a), 30230, 30231 and 30233 of the Coastal Act. The Park Service states that:

The preferred alternative includes the provision of proposed boundary changes and future studies to create additional resource protection along the north-central borders of the park, and to determine recommended boundary adjustments north of Cheeseboro and Palo Comado Canyons.

Undisturbed vegetation and wetlands would be avoided, and new development would be sited in previously disturbed areas to minimize potential impacts. New developments would be excluded from existing wildlife corridors, and degraded habitats within conserved linkage areas would be restored. The feasibility of retrofitting wildlife underpasses, where primary roads intersect with wildlife movement areas within the park will be considered in the NEPA/CEQA environmental documents that will address habit linkages within their sphere of influence.

Under the preferred alternative approximately 80% of the park would be designated low intensity, and facilities would be maintained in a relatively primitive manner. Watersheds and coastal resources would be protected and preserved through coordinated watershed management, and lagoons, coastal wetlands and marine interface areas would receive protection and management. Steelhead trout re-introduction would be initiated in Solstice Canyon, and habitat enhancement would take place in Malibu Creek and Arroyo Sequit watersheds.

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Erosion control measures such as sediment retention basins, silt fencing, and slope stabilization techniques would be implemented. A construction storm water management plan would be prepared for all activities affecting one or more acres to minimize soil disturbance. Additionally, a qualified geologist would conduct geo-technical and geologic hazard investigations prior to construction.

Impacts

The Park Service states that planned facility development would have a negligible to minor impact on some wildlife species, and there is minimal potential for decreases in the habitat available for endangered, threatened, rare or sensitive species of wildlife under the preferred alternative. In the same analysis of potential impacts, the Service states that visitor uses, such as hiking, horseback riding, and mountain biking would have direct and indirect, adverse effects on all classes of wildlife and wetlands, and that the impacts and mitigation measures identified for biological and wetland resources in the Draft General Management Plan are of a generalized nature. Specific impacts and mitigation measures would be identified in NEPA and federal consistency documents for particular projects within the SMMNRA when those projects are brought forward for consideration.

Wetlands

In order to make a determination of the impacts the proposed project has on Coastal Act wetlands, a delineation depicting wetlands, environmentally sensitive habitat areas, riparian corridors, wetland vegetation, and associated buffer zones will be required. The delineation should indicate the affected area, the square footage of the wetland and relevant buffer zones, type of vegetation, and the nature of the impact. It appears that the analysis in the Draft EIS/EIR was done in accordance with the U.S. Army Corps of Engineers definition of wetlands under Section 404 of the Clean Water Act. However, wetlands defined under the Coastal Act differ from those of the Corps, and may include larger and more diverse areas.

Buffer Zones

The Commission, unlike the U.S. Army Corps of Engineers, usually requests an analysis of buffer zones for undeveloped lands surrounding wetlands. Buffer zones act to minimize the disturbance to the wetland, control the effects of erosion, sedimentation and pollution, and provide habitat for species residing in the transitional zone between wetlands and uplands. These buffer zones typically have a minimum width of 100 feet, and where development poses increased hazards to a wetland or a wetland species larger buffer zones may be required.

Based on the above considerations and discussion, the Commission finds that under the General Management Plan the Park Service may propose actions that could potentially affect Coastal Act wetlands and sensitive habitat areas that are not fully evaluated in this preliminary environmental document. In consideration of the general nature of the assessment of impacts and proposed mitigation, further review of individual projects included in the management plan will be required. The Commission will be afforded the opportunity for further consistency review for specific implementation proposals. The Commission concludes that the proposed Draft General Management Plan is consistent with Sections 30230, 30231, and 30240 of the Coastal Act.

2. Public Access and Recreation. Sections 30210-30212 of the Coastal Act provide for the maximization of public access and recreation opportunities, acknowledging that such access needs to be managed in a manner taking into account natural resource protection needs. Section 30212.5 provides that where 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 provides for the protection of lower cost visitor and recreational facilities. Section 30214 provides that:

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

(1) Topographic and geologic site characteristics.

(2) The capacity of the site to sustain use and at what level of intensity.

(3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.

(4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(c) In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

Access to the coastal zone within the Santa Monica Mountains National Recreation Area is provided through a network of recreational trails, and vertical and lateral access to public beaches and the coastline. The proposed Mugu Lagoon Visitor Center would be located on federal military land adjacent to the Pacific Coast Highway. Public access to the shoreline would be extended to the maximum extent possible given the security constraints of military activities, and all of the facility development projects in the GMP adjacent to the shoreline will provide public access, with consideration given to resource protection.

Existing parking areas at trailheads and visitor facilities are dispersed throughout the recreation area, and tend to be small to moderate in size. Compounding this problem is the lack of transportation alternatives available to visitors, and the inability of the recreation area to accommodate large transit vehicles. The major routes through and near the

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SMMNRA are currently operating at or near capacity, and the majority of visitors to the area use private vehicles. The preferred alternative would include public transit options such as a shuttle service, which would pick up visitors at designated lots and take them to various park destinations.

In conclusion, the Commission agrees with the Park Service that the proposed management plan protects and supports coastal public access and recreation, in a manner balancing conflicts between competing recreational uses and protecting environmentally sensitive habitat and other coastal resources. In this way, the Park Service will implement the management measures proscribed in Section 30214 of the Coastal Act. Finally, the Park Service will continue to coordinate the implementation of these management measures to enable the Commission to further review specific proposals. The Commission concludes that the proposed plan is consistent with the public access and recreation policies (Sections 30210-30214 and 30220-30222) of the Coastal Act.

VII. SUBSTANTIVE FILE DOCUMENTS:

1. Draft General Management Plan/EIS, Santa Monica Mountains National Recreation Area, U.S. Department of the Interior-National Park Service (2002)

EXHIBIT I

LCPA MAL-MAJ-1-08

Revised Findings

<http://www.epa.gov/fedrgstr/EPA-IMPACT/2002/November/Day-19/i29341.htm>

Last updated on Wednesday, October 10th, 2007.



Federal Register Environmental Documents

You are here: [EPA Home](#) [Federal Register](#) [FR Years](#) [FR Months](#) [FR Days](#) [FR Documents](#) Final Environmental Impact Statement\General Management Plan Santa Monica Mountains National Recreation Area Los Angeles and Ventura Counties, CA; Notice of Availability

Final Environmental Impact Statement\General Management Plan Santa Monica Mountains National Recreation Area Los Angeles and Ventura Counties, CA; Notice of Availability

[Federal Register: November 19, 2002 (Volume 67, Number 223)]
[Notices]
[Page 69760]
From the Federal Register Online via GPO Access [wais.access.gpo.gov]
[DOCID:fr19no02-108]

DEPARTMENT OF THE INTERIOR
National Park Service

Final Environmental Impact Statement\General Management Plan Santa Monica Mountains National Recreation Area Los Angeles and Ventura Counties, CA; Notice of Availability

SUMMARY: Pursuant to Sec. 102(2)(c) of the National Environmental Policy Act of 1969 (Pub. L. 91-190, as amended), the National Park Service, Department of the Interior, has prepared a final environmental impact statement assessing the potential impacts of the proposed General Management Plan (GMP) for Santa Monica Mountains National Recreation Area. This conservation planning and environmental impact analysis effort to date has identified and analyzed five alternatives (and appropriate mitigation strategies) for the management and use of the Santa Monica Mountains National Recreation Area over the next 15 to 20 years.

Proposal and Alternatives: The final environmental impact statement (FEIS) includes five alternatives, including the "no action" (existing conditions) alternative. The No Action Alternative assumes that physical facilities would remain largely unchanged and staffing and operational funding would remain relatively constant over the next 15 to 20 years. The Preferred Alternative incorporates the exceptional elements of all of the alternatives to provide protection of significant natural and cultural resources while promoting compatible recreation and educational opportunities. The Preservation Alternative emphasizes the preservation of all-natural and cultural systems and removing some park-related development. Virtual media and exhibits would provide visitors with alternative experiences and information. Visitor disturbance would be reduced while visitor appreciation for the resource would increase. The Education Alternative would promote strong

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Revised Findings

environmental and cultural education programs that reach the public and especially the school systems. The Recreation Alternative maximizes recreation with any new park development in non-sensitive areas.

Background: A notice of intent to prepare an EIS was published by the National Park Service (NPS) in the Federal Register on August 19, 1997. During the subsequent scoping phase leading to the development of the Draft EIS, Newsletter One was sent out in September 1997 (and included a comment form). This newsletter, available in English and Spanish, was direct mailed as well as posted on the internet. The NPS, California State Parks and the Santa Monica Mountains Conservancy then jointly conducted seven public meetings in Los Angeles and Ventura Counties, and one meeting with representatives from at least 60 public and municipal entities and the tribes. In December 1997, Newsletter Two summarizing those comments was distributed (again with a comment form). Newsletter Three was distributed in June 1998, presenting the alternatives. Nine public meetings were held to solicit comments, and 200 comments were received. A notice of availability of the Draft EIS\GMP was published in the Federal Register on December 14, 2000. The document was available for public review for an extended comment period through May 31, 2001. The NPS received approximately 600 written responses and many oral comments from the five additional public meetings conducted in February 2001 in Los Angeles and Ventura County. All of these comments were duly considered in preparing the Final EIS\GMP. All comments obtained are preserved in the administrative record.

ADDRESSES: Copies of the Final EIS\GMP are available from the Superintendent, Santa Monica Mountains National Recreation Area, 401 West Hillcrest Drive, Thousand Oaks, California 91360 (telephone is (805) 370-2300). In addition the document is posted on the internet at www.nps.gov/samo. EXIT Disclaimer Public reading copies will also be available at public libraries in Los Angeles and Ventura Counties, and at the NPS Office of Public Affairs, Department of the Interior, 18th and C Streets, NW., Washington, DC 20240; Telephone: (202) 208-6843.

If individuals responding to this notice request that their name and/or address be withheld from public disclosure, it will be honored to the extent allowable by law. Such requests must be stated prominently in the beginning of such responses. There may also be circumstances wherein the NPS will withhold a respondent's identity as allowable by law. As always: NPS will make available to public inspection all submissions from organizations or businesses and from persons identifying themselves as representatives or officials of organizations and business; and, anonymous comments may not be considered.

Decision: A Record of Decision may be approved by the Regional Director, Pacific West Region, no sooner than 30 days after the publication by the Environmental Protection Agency of the notice of filing of this Final EIS\GMP in the Federal Register. As a delegated EIS, the official responsible for the final decision is the Regional Director, Pacific West Region; subsequently the official responsible for implementation of the GMP is the Superintendent, Santa Monica Mountains National Recreation Area.

Dated: October 3, 2002.
Jonathan B. Jarvis,

LCPA MAL-MAJ-1-08

Revised Findings

Regional Director, Pacific West Region.

[FR Doc. 02-29341 Filed 11-18-02; 8:45 am]

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Notices	2007	2006	2005	2004	2003	2002	2001	2000	1999
For	1998	1997	1996	1995	1994				

C

Effective: January 1, 2001

West's Annotated California Codes Currentness

Government Code (Refs & Annos)

Title 7. Planning and Land Use (Refs & Annos)

Division 1. Planning and Zoning (Refs & Annos)

Chapter 2.7. Public Hearings (Refs & Annos)

→ § 65090. Public notice for plans

(a) When a provision of this title requires notice of a public hearing to be given pursuant to this section, notice shall be published pursuant to Section 6061 in at least one newspaper of general circulation within the jurisdiction of the local agency which is conducting the proceeding at least 10 days prior to the hearing, or if there is no such newspaper of general circulation, the notice shall be posted at least 10 days prior to the hearing in at least three public places within the jurisdiction of the local agency.

(b) The notice shall include the information specified in Section 65094.

(c) In addition to the notice required by this section, a local agency may give notice of the hearing in any other manner it deems necessary or desirable.

(d) Whenever a local agency considers the adoption or amendment of policies or ordinances affecting drive-through facilities, the local agency shall incorporate, where necessary, notice procedures to the blind, aged, and disabled communities in order to facilitate their participation. The Legislature finds that access restrictions to commercial establishments affecting the blind, aged, or disabled is a critical statewide problem; therefore, this subdivision shall be applicable to charter cities.

CREDIT(S)

(Added by Stats.1984, c. 1009, § 2. Amended by Stats.2000, c. 785 (S.B.2001), § 1.)

HISTORICAL AND STATUTORY NOTES

2008 Electronic Update

2000 Legislation

Stats.2000, c. 785 (S.B.2001), added subd. (d), relating to adoption of policies affecting drive-through facilities.

1997 Main Volume

Legislative intent relating to Stats.1984, c. 1009, see note under Educ.C. § 39002.

Former § 65090, added by Stats.1953, c. 1355, § 2, derived from former § 65090, added by Stats.1951, c. 334, § 1, and Stats.1947, c. 807, § 7, added by Stats.1947, c. 869, § 2, relating to areas constituting a planning area, was

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repealed by Stats.1965, c. 1880, § 8. See, generally, Government Code § 65150 et seq.

Former § 65090, added by Stats.1951, c. 334, § 1, relating to areas constituting urban areas, was repealed by Stats.1953, c. 1355, § 1. It was part of a group of sections derived from Stats.1947, c. 807, §§ 10 to 17 and §§ 35 to 78, amended by Stats.1947, c. 869, §§ 3 to 5; Stats.1929, c. 838, amended by Stats.1937, c. 665; Stats.1941, c. 1177; Stats.1945, c. 80; Stats.1945, c. 715; Stats.1945, c. 1331; Stats.1945, c. 1441; Stats.1927, c. 874; Stats.1917, c. 735; and Stats.1915, c. 428, amended by Stats.1921, c. 503.

Derivation:: Former §§ 65068, 65069, added by Stats.1951, c. 334, p. 678, § 1.

Former §§ 65351, 65355, 65500, added by Stats.1965, c. 1880, p. 4339, § 5.

Former §§ 65501, 65502, added by Stats.1953, c. 1335, p. 2919, § 2, amended by Stats.1955, c. 1644, p. 2970, § 21; Stats.1957, c. 357, p. 1025, § 10.

Former § 65509, added by Stats.1953, c. 1355, § 2, amended by Stats.1955, c. 1644, § 27; Stats.1957, c. 357, § 71.

Former §§ 65650 to 65659, added by Stats.1953, c. 1355, p. 2924, § 2, amended by Stats.1955, c. 1644, p. 2973, § 42; Stats.1957, c. 357, p. 1025, §§ 73, 74; Stats.1959, c. 745, p. 2735, § 2.

Former § 66451.4, added by Stats.1980, c. 1154, p. 3808, § 1.

Stats.1947, c. 807, p. 1910, § 33; Stats.1947, c. 868, p. 2045, § 6.

RESEARCH REFERENCES

Encyclopedias

CA Jur. 3d Zoning and Other Land Controls § 50, Statutory Requisites for Adoption or Amendment--Notice Requirements for Adoption or Amendment of General Plan.

CA Jur. 3d Zoning and Other Land Controls § 52, Procedure for Adoption or Amendment by Legislative Body.

CA Jur. 3d Zoning and Other Land Controls § 55, Requested Hearing on General Plan Amendment; Fees.

CA Jur. 3d Zoning and Other Land Controls § 61, Capital Improvement Programs.

CA Jur. 3d Zoning and Other Land Controls § 66, Administration of Specific Plans; Capital Improvement Programs.

CA Jur. 3d Zoning and Other Land Controls § 141, Notice of Hearing Before Planning Commission--Notice Requirements from Both Planning Law and California Environmental Quality Act.

CA Jur. 3d Zoning and Other Land Controls § 146, Notice of Hearing by Legislative Body on Zoning Ordinance.

CA Jur. 3d Zoning and Other Land Controls § 156, Interim Zoning.

CA Jur. 3d Zoning and Other Land Controls § 183, Proceedings; Procedural Rules.

CA Jur. 3d Zoning and Other Land Controls § 190, Notice and Hearing of Administrative Quasi-Adjudicative Matters; Due Process Rights--Due Process Rights for Opponents and Holders of Administrative Permits.

CA Jur. 3d Zoning and Other Land Controls § 249, Capital Improvement Plan.

Cal. Civ. Prac. Real Property Litigation § 14:11, General Plan.

Cal. Civ. Prac. Real Property Litigation § 14:15, Legislative Zoning.

Cal. Civ. Prac. Real Property Litigation § 14:17, Interim Zoning and Prezoning.

Cal. Civ. Prac. Real Property Litigation § 14:62, Overview.

Cal. Civ. Prac. Real Property Litigation § 14:68, Tentative and Parcel Maps.

Forms

West's California Code Forms, Government § 65865 Form 2, Regulations Establishing Procedures and Requirements for Consideration of Development Agreements.

Treatises and Practice Aids

Cal. Common Interest Devs.: Law and Practice § 12:44, Zoning Procedure.

Cal. Common Interest Devs.: Law and Practice § 17:47, Notice by Local Agency of Public Hearings on Tentative Map for Conversion.

Cal. Common Interest Devs.: Law and Practice § 17:56, Public Hearing Notice Requirements.

Cal. Common Interest Devs.: Law and Practice § 17:62, Service of Notice.

Cal. Common Interest Devs.: Law and Practice § 12:106, Notices.

Rutter, Cal. Practice Guide: Landlord-Tenant Ch. 5-H, H. Controls on Condominium Conversions.

Miller and Starr California Real Estate § 25:4, Adoption and Amendment of the General Plan.

Miller and Starr California Real Estate § 25:21, Procedure for Approval; Notice to Tenants and Buyers.

Miller and Starr California Real Estate § 25:32, Public Hearing Requirements.

8 Witkin, California Summary 10th Constitutional Law § 1015, (S 1015) Adoption and Implementation.

8 Witkin, California Summary 10th Constitutional Law § 1022, (S 1022) Zoning Procedure.

NOTES OF DECISIONS

Actual controversy 1

Notice 3

Streamlined zoning process 2

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1. Actual controversy

An "actual controversy" existed between environmental protection organization and county, for purposes of organization's complaint for declaratory relief, regarding county's streamlined zoning procedure; organization and county disagreed as to whether streamlined zoning procedure violated the Planning and Zoning Law, and county stated it would continue with streamlined zoning in the future. *Environmental Defense Project of Sierra County v. County of Sierra* (App. 3 Dist. 2008) 70 Cal.Rptr.3d 474, 158 Cal.App.4th 877, as modified. Declaratory Judgment ↪ 129; Declaratory Judgment ↪ 209

2. Streamlined zoning process

County could not use "streamlined zoning process" in which it gave notice of board of supervisors' hearing prior to receipt of planning commission's recommendation, but rather was required to wait until receipt of the recommendation before giving the required 10-day notice of the board hearing. *Environmental Defense Project of Sierra County v. County of Sierra* (App. 3 Dist. 2008) 70 Cal.Rptr.3d 474, 158 Cal.App.4th 877, as modified. Zoning And Planning ↪ 359

3. Notice

Statutory 10-day notice of the legislative body's hearing must be given after the planning commission's recommendation has been received and must include the planning commission's recommendation as part of the general explanation of the matter to be considered. *Environmental Defense Project of Sierra County v. County of Sierra* (App. 3 Dist. 2008) 70 Cal.Rptr.3d 474, 158 Cal.App.4th 877, as modified. Zoning And Planning ↪ 359

West's Ann. Cal. Gov. Code § 65090, CA GOVT § 65090

Current with urgency legislation through Ch. 26 of 2008 Reg.Sess. and Ch. 7 of 2007-2008 Third Ex.Sess., and Props. 98 and 99

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