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### 3.0 ENVIRONMENTAL SETTING

This section describes the existing or baseline conditions characterizing the proposed project site and surrounding areas that have the potential to be affected by implementation of the Plan.

#### 3.1 Regional Setting

The Plan addresses public parkland as illustrated in Figures 2-2 and 2-20 (see Section 2.0, *Project Description*). The Plan area includes public recreation areas (parklands and trail corridors) starting on the west at the east edge of Kanan Dume Road (in unincorporated Los Angeles County). The Plan site extends easterly to the Malibu Bluffs Conservancy Property (Malibu Bluffs). It extends southerly to Pacific Coast Highway at Corral Canyon Park and to Malibu Road by Malibu Bluffs. It extends northerly beyond the City of Malibu/Unincorporated Los Angeles County Boundary to the Santa Monica Mountains “ridgeline” in Malibu Creek State Park in Corral Canyon. Public lands addressed in the Plan include Ramirez Canyon Park, Escondido Canyon Park, the Latigo Trailhead property, Solstice Canyon Park, Corral Canyon Park, Malibu Bluffs, National Park Service-owned land in Ramirez Canyon, Los Angeles County-owned land, City of Los Angeles Department of Water and Power property, and State Parks-owned and National Park Service-owned land in upper Corral Canyon.

Private property included in the Plan consists only of those properties containing existing trail and open space Offers To Dedicate (OTDs) on trail segments depicted on the Local Coastal Program - City of Malibu Park Lands Map 6, or such trail easements that may be purchased, dedicated to public use as part of the entitlement process, donated by a private landowner in the future, or acquired through eminent domain. Eminent domain will be considered as a last resort when all other methods have failed (negotiation, etc.) and where a critical connection must be acquired to ensure the functionality of the trail system.

The Plan area is located along the Malibu coastline in the Santa Monica Mountains area. The Santa Monica Mountains are generally characterized by large open space areas with low density, rural residential development and consists of the last large undeveloped area contiguous to the shoreline within the greater Los Angeles metropolitan region. Although characterized largely by expansive open spaces areas, scattered enclaves of small lot subdivisions with higher residential densities occur throughout the Santa Monica Mountains area. Small lot subdivisions within or near the Plan area include Malibu Vista, El Nido, and Malibu Bowl. In addition, the Pacific Coast Highway corridor

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is relatively developed with low to moderate density residential and commercial land uses.

The topography and habitat of the Plan area vary substantially and are particularly diverse at each of the Conservancy and MRCA-owned parklands where new recreational facilities are proposed. The undeveloped environment of the Plan area is characterized by rugged steep topography, coastal bluffs and terraces, rolling hills and valleys, and dense vegetation consisting mostly of coastal sage and chaparral on the foothills and mountains. The Plan area, in its entirety, represents a significant scenic area in that it provides views from within the parklands and trail system to and along the ocean and coastline and the surrounding mountain terrain.

Generally, the Plan area includes land consisting of coastal hillsides, canyons and terraces with habitat types ranging from highly disturbed within developed residential areas located along existing and proposed roadway trail corridors and the relative developed conditions of Ramirez Canyon Park, to stands of coastal sage scrub, chaparral and riparian corridors which have been preserved within the public parklands of the Plan area. The parklands subject to the proposed Plan improvements consist primarily of open, undeveloped coastal land and, as such, provide significant connecting links between the coast and large, undisturbed habitat areas in the Santa Monica Mountains. Though all the park properties have experienced some disturbance, the lands remain relatively undisturbed and collectively consist of vegetated coastal bluff terrain, oak woodland, steep canyons containing riparian oak-sycamore bottoms, and coastal sage scrub and chaparral ascending the canyon walls. The City of Malibu designates most of the Plan area as Environmental Sensitive Habitat Area (ESHA), with the riparian corridors of the various creeks mapped as ESHA by the County of Los Angeles. Figure 5.4-2 in Section 5.4, *Biological Resources*, illustrates Plan areas designated as ESHA within the City of Malibu and County of Los Angeles. Some of the areas within the ESHA mapped under the City of Malibu LCP (2002) and by the County's Coastal LUP (1986) are currently developed or disturbed. A site-specific analysis, including detailed vegetation mapping and land use characterization, has been completed for this DEIR.

### 3.2 Project Site Setting

#### Ramirez Canyon Park

Ramirez Canyon Park consists of 22-acres of land located in Ramirez Canyon off the Malibu coastline and is located off Ramirez Canyon Road in the City of Malibu. The park is bordered by National Park Service land in its northern portion, and private residential

land in its southern portion. Because Ramirez Canyon Park contains a number of previously developed structures, gardens, and designed hardscape on the majority of the property associated with the former ownership, rather than the open natural habitat typically associated with other park properties, the park serves to provide a range of diverse environmental, cultural, and educational opportunities for both passive and active recreation activities. Ramirez Canyon Park is bisected by the City of Malibu-County of Los Angeles County jurisdictional boundary. The portion of the park property located within the City of Malibu is designated and zoned as Public Open Space (POS), while the balance of the property located in Los Angeles County is designated Rural Land III (1 unit/2 acres) and Mountain Land (1 unit/20 acres) and is zoned A-1, Light Agriculture.

Access to Ramirez Canyon Park is provided through a gated entrance at the terminus of Ramirez Canyon Road. The park currently provides 54 parking spaces. Of these, three are allocated for use by people with disabilities; however, they do not meet the technical specification for accessibility (e.g., striping, signage, etc.). Vehicular access to the park is limited to a maximum of 80 daily trips, consistent with the original Coastal Development Permit 4-98-334, which is currently not in effect. As these daily “allowable” trips are a combination of inbound and outbound trips, the total number of inbound trips is half of the daily trips (40 inbound, 40 outbound trips). Vehicular access to Ramirez Canyon Park is currently monitored to ensure that the total number of trips to and from the site does not exceed 80 daily trips. The Ramirez Canyon Park site currently generates average daily trips (ADT) of 54 on weekdays (27 round trips) and 16 on weekend days (8 round trips).

Under the proposed project, the road shoulders of Kanan Dume Road bordering the western extent of Ramirez Canyon will be utilized for formal parking and trailhead access into Ramirez Canyon. The existing road-side parking at Kanan Dume Road currently consists of dirt shoulders with the ability to accommodate parallel parking for approximately 12 vehicles.

The park currently serves as the home for the Conservancy/ MRCA administrative offices and the on-site park ranger/maintenance supervisor residence. The offices at Ramirez Canyon Park are used to support on site park maintenance and public outreach programs, and to conduct the administrative responsibilities associated with open space acquisitions, planning, research, and the management of conservation and recreation activities at the Conservancy and MRCA holdings. Ramirez Canyon Park contains a number of support facilities for the park’s public use programs including buildings, picnic areas, restrooms, educational displays, patios, sitting benches, gardens, and a riparian area interpretive trail (Figure 2-6). Public restrooms are served by an advanced

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wastewater treatment/recycle system. Additionally, the park has facilities to provide indoor and outdoor conference and event amenities. Public access is currently by reservation only and is limited to organized public outreach (e.g., senior outreach and outreach for groups of people with disabilities).

The park contains five primary structures, once serving as residences, on six separate lots (Figure 2-6).

The Barwood building is approximately 3,500 sq. ft. and is used for meetings and small conferences. It serves as the Western Area Emergency Operations Center for the MRCA, with full computer and radio dispatch capabilities in the event of any emergency. Barwood also houses the Conservancy studies resource library (approximately 1,000 volumes) and staff offices.

The Peach House is a 4,900 sq. ft. building that has been used to host special events and group meetings, as did the Art Deco building, which is a 4,600 sq. ft. structure used also for receiving visitors and shown as part of the Park's site tours. Both structures are currently being utilized for storage. The Peach House is utilized by staff for offices.

The Barn is a 3,370 sq. ft. structure that serves as the headquarters for the Conservancy/MRCA resources restoration (mitigation) program, with offices for staff implementing park acquisition and management plans. The Barn serves as the main indoor venue for tours of the Park and its grounds for seniors and people with disabilities. The Staff who operate and plan for outreach programs – including programs for senior citizens, disadvantaged persons, people with physical or mental disabilities, inner-city and at-risk youth, and veterans – operate out of the Barn, as do volunteer docents

The Ranger/Maintenance Supervisor Residence is a 1,350 sq. ft. single family residence that is occupied by MRCA staff charged with park security and other public safety duties.

Ramirez Canyon Park includes a state-of-the-art wastewater treatment and recycled water disposal system that serves the Barwood building, Peach House, and Barn. The system provides secondary treatment, filtering and disposal of the effluent for reuse in subsurface landscape irrigation. The highly treated effluent is pumped to a terraced orchard area onsite for subsurface irrigation. The updated septic disposal system for the Barwood, Peach and Barn facilities can effectively receive and treat the effluent that would be generated by a 200-person event. The Art Deco House and Caretaker's residence are both served by independent septic systems.

Existing Special Programs include a Children’s Educational Program, a Riparian Area Interpretative Trail, and a Senior & Public Outreach Program. The Programs would be continued under the proposed project and are describe further in Section 2.0, *Project Description*.

For purposes of full disclosure of potential environmental impacts associated with the use of Ramirez Canyon Park, discussion contained within Section 5.0, *Environmental Impact Analysis*, will address the two following baseline scenarios:

- 1) Recreation/ Administration: The environmental setting assumes an environmental baseline of existing recreation and administrative uses and related improvements associated with the Ramirez Canyon Park site as of the date of the Notice of Preparation (as summarized above).
- 2) Vacant Residential: The environmental setting assumes an environmental baseline of vacant residential uses and improvements historically associated with the Ramirez Canyon Park site prior to acquisition by the Conservancy.

Ramirez Canyon Park is traversed by Ramirez Canyon Creek within the west and southernmost portions of the property and contains extensive stands of native coastal sage scrub habitat along the canyon walls and northern portion of the property, which is adjacent to National Park Service land. Ramirez Canyon Creek is a blueline stream with regular water flow which is conveyed to the Pacific Ocean at Paradise Cove. Given the occurrence of Ramirez Canyon Creek and those areas vegetated with native coastal sage scrub habitat outside of the developed areas of the park, the majority of the park property is mapped as an Environmentally Sensitive Habitat Area (ESHA) in the City of Malibu Local Coastal Program and, in part, the County of Los Angeles Coastal Land Use Plan. Many of the areas within the ESHA mapped under the City of Malibu LCP (2002) and by the County’s Coastal LUP (1986) are currently developed or disturbed. A site-specific analysis, including detailed vegetation mapping and land use characterization, has been completed for this DEIR. Ramirez Canyon Park ranges in elevation from 250 feet above mean sea level (AMSL) at the southern end of the park to approximately 700 feet AMSL at the eastern edge.

### **Escondido Canyon Park**

Escondido Canyon Park is located approximately one mile east of Kanan Dume Road in Malibu, and is bounded by Winding Way to the south and Latigo Canyon Road to the east. Access to Escondido Canyon Park is provided via Winding Way. However, the only way for the public to access the park is to park at the 10-space parking lot located

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on Winding Way adjacent to Pacific Coast Highway (PCH), and walk approximately one mile northwards to the park boundary.

The park is approximately 140 acres in size and is, for the most part, surrounded by privately owned land. The park consists of open land heavily vegetated with a variety of native and nonnative plant and tree species. The entire park property is designated and zoned as Public Open Space (POS) in the City of Malibu.

There presently are very few support facilities at Escondido Canyon Park, with the exception of one picnic table near the park entrance. The primary public amenity at the park is the trail system through the Escondido Canyon Natural Area that leads hikers, mountain bikers, and equestrians along a 4.2 mile trail through oak woodland, riparian woodland, and coastal sage scrub habitat to the spectacular, multi-tiered 150-foot Escondido Falls.

Escondido Canyon Park is in its entirety naturally vegetated with native and non-native plant species. The majority of the park area can be characterized as relatively undisturbed coastal sage scrub habitat; however, Escondido Creek winds its way through the park along which riparian woodland is the dominating habitat. In addition, areas containing a mix of native and non-native grassland occur in various areas of the park. Various pocket areas of disturbance are evident through the park. The majority of the park property is designated as an ESHA in the City of Malibu Local Coastal Program. Some of the areas within the ESHA mapped under the City of Malibu LCP (2002) are currently developed or disturbed. A site-specific analysis, including detailed vegetation mapping and land use characterization, has been completed for this DEIR. Elevation ranges within the park are 100 feet AMSL at the eastern limit of Escondido Creek to 720 feet AMSL along the northern boundary of the park.

#### **Latigo Canyon**

The Latigo Trailhead property is approximately 2.4 acres of vegetated and disturbed land located in the City of Malibu. The property is accessed via Latigo Canyon Road and is surrounded by privately owned land, but is within approximately 500 feet to the easternmost boundary of Escondido Canyon Park. The property is designated and zoned Rural Residential (1 unit/2 acres) in the City of Malibu Local Coastal Program.

There are presently no park facilities at the Latigo Trailhead property. Remnants of a burned-out residential development occur on the site, which is otherwise vacant.

The majority of the Latigo Trailhead property is naturally vegetated with native and non-native species, with the exception of highly disturbed areas around the driveway access

to the property and the burned-out single family residence location. Vegetation communities on the property include annual grassland, coastal sage scrub, oak woodland and southern willow scrub. In addition, a blueline stream traverses the northern boundary of the property adjacent to and parallel Latigo Canyon Road. The majority of the park property is designated as an ESHA in the City of Malibu Local Coastal Program. Some of the areas within the ESHA mapped under the City of Malibu LCP (2002) are currently developed or disturbed. A site-specific analysis, including detailed vegetation mapping and land use characterization, has been completed for this DEIR.

### **Corral Canyon Park**

Corral Canyon Park encompasses 772-acres of coastal land in the City of Malibu and contains the last undeveloped coastal canyon in Los Angeles County that flows freely to the ocean. Corral Canyon Park is bounded by Corral Canyon Road to the west and PCH to the south. The park is surrounded by privately owned land with the exception of where Dan Blocker County Beach lies just south along the shoreline. Corral Canyon Park abuts California State Parks' parkland (Malibu Creek State Park) to the north, which then stretches all the way to the Santa Monica Mountains "ridgeline". Corral Canyon Park is designated and zoned as Public Open Space (POS) in the City of Malibu Local Coastal Program and Upper Corral Canyon, and is designated Mountain Land (1du/20ac) and zoned A-2, Heavy Agriculture and R-1, Single Family Residence, in the County of Los Angeles Coastal Land Use Plan.

The Corral Canyon Park trailhead contains a number of support facilities including public parking, picnic areas, a self-contained portable restroom, educational displays, sitting benches, and a hiking trail.

Corral Canyon Park currently provides 13 parking spaces, one accessible space, and one trailer parking space, for a total of 15 parking spaces. The park contains a 2.5 mile loop trail that climbs wilderness to the Puerco Canyon watershed divide and provides a spectacular ocean and mountain views along coastal bluffs and hillsides. The trailhead also provides seasonal access underneath Pacific Coast Highway to Dan Blocker County Beach.

Given the unique terrain of Corral Canyon Park, its proximity to the ocean and large undeveloped watershed, the park contains a wide variety of habitat, including coastal sage scrub, coastal bluff, native grassland, and the riparian corridor of Corral Creek which includes among other species alder, coast live oak, California sycamore, and willow trees. A pocket of coastal salt marsh is located where the creek meets the ocean at the Pacific Coast Highway bridge. Various pocket areas of disturbance are evident in

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the southernmost portion of the park where a number of structures once existed. The park property is designated as an ESHA in the City of Malibu Local Coastal Program and is designated as ESHA and Significant Watershed Area in the County of Los Angeles Santa Monica Mountains Land Use Plan. Some of the areas within the ESHA and Significant Watershed Area mapped under the City of Malibu LCP (2002) and by the County LCP LUP (1986) are currently developed or disturbed. A site-specific analysis, including detailed vegetation mapping and land use characterization, has been completed for this DEIR. The park ranges in elevation from near sea level at Pacific Coast Highway to 685 feet AMSL near the center of the park.

**Malibu Bluffs Conservancy Property**

The Malibu Bluffs Conservancy Property (Malibu Bluffs) encompasses 84-acres of blufftop land in the City of Malibu and contains a large expanse of undeveloped open space directly adjacent to Pacific Coast Highway, Malibu Road and the shoreline. The park is surrounded by privately owned land to the west, the City's 10-acre Malibu Bluffs Park and private land to east, Malibu Road, residential development and the shoreline to the south, and Pacific Coast Highway and Pepperdine University to the north. The park consists of open land heavily vegetated with a variety of native and non-native plant and tree species. Malibu Bluffs is designated and zoned as Public Open Space (POS) in the City of Malibu Local Coastal Program.

Malibu Bluffs contains very few support facilities with the exception of limited trailhead improvements (signs, trash receptacles) at key entry locations into the property and picnic areas, although picnic areas, restrooms, sitting benches, and other active recreation areas can be accessed on the adjacent City-owned Malibu Bluffs Park. The park contains approximately 2.3 miles of trails that traverse the bluff, and with up-coast and down-coast ocean views. Trails also descend to Malibu Road, where a number of vertical beach access easements exist and are open to the public across, providing year-round access to the beach.

Malibu Bluffs is in its entirety is naturally vegetated with native and non-native plant species. The majority of the park area can be characterized as annual grassland and coastal sage scrub habitat; however, two drainages traverse the open space in a general north-south direction along which southern willow scrub habitat occurs. In addition, areas containing a mix of native and non-native grassland occur in various areas of the park. The majority of the property, particularly along the site's drainages and where large stands of coastal sage scrub occur, is designated as an ESHA in the City of Malibu Local Coastal Program. Some of the areas within the ESHA mapped under the City of Malibu LCP (2002) are currently developed or disturbed. A site-specific analysis,

including detailed vegetation mapping and land use characterization, has been completed for this DEIR. The park ranges in elevation from near sea level at Malibu Road to 203 feet AMSL

### **Trails**

A number of existing trail resources exist in the Plan area particularly within the public parklands that have well developed and maintained trail systems. A fully accessible riparian interpretative trail exists in the northern portion of Ramirez Canyon Park and extends slightly into adjacent National Park Service lands to the north providing a creekside access opportunity for visitors with mobility impairments. Escondido Canyon Park contains approximately 1.3 miles of improved trails. Corral Canyon Park contains a 2 mile loop trail from which one can also gain seasonal access to Dan Blocker County Beach. Malibu Bluffs Conservancy Property offers approximately 2.3 miles of trails overlooking the Malibu coastline and providing access to the shoreline area along Malibu Road. The Zuma and Trancas Canyon area of the Santa Monica Mountains Recreation Area include more than 13 miles of improved trails and fire roads.

Solstice Canyon Park provides approximately 7.3 miles of established trail resources. Adjacent to the Plan area, Malibu Creek State Park includes 15 miles of streamside trails through oak and sycamore woodlands and chaparral-covered slopes. In addition to the trail resources currently provided on public lands in the Plan area, approximately 2.7 miles of public trails also exist within or adjacent to private properties subject to trail easements previously dedicated to public use as part of the entitlement process or donated by a private landowner.

## **3.3 Existing Public Services/ Utilities**

### **Fire Protection**

The County of Los Angeles Fire Department (LACFD) is responsible for fire prevention/suppression and emergency services within the unincorporated County of Los Angeles and within the City of Malibu. LACFD operates 21 fire battalions, comprised of a total of 170 fire stations. The Plan area lies within the jurisdiction of LACFD Battalion 5, which consists of 13 fire stations, providing primary fire, emergency medical, and rescue services to the Plan area and surrounding communities.

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***LACFD Fire Stations Serving Ramirez Canyon, Escondido Canyon, & Latigo Canyon***

LACFD Fire Station 71 is located approximately one mile from Ramirez Canyon Park, two miles from Escondido Canyon Park, and 4.5 miles from the Latigo Trailhead, and provides primary fire protection and emergency medical services to the Ramirez Canyon, Escondido Canyon, and Latigo Trailhead areas. Fire access to the Ramirez Canyon Park area is provided via Ramirez Canyon Road, with fire access to Escondido Canyon Park available via Winding Way. The average response time during 2008 for Fire Station 71 was 4:49 minutes for incidents within its jurisdiction. In addition, LACFD Fire Stations 70 and 99 are located within the City of Malibu and are available to respond as needed to incidents within the Plan area.

***LACFD Fire Stations Serving Solstice Canyon, Corral Canyon & Malibu Bluffs***

LACFD Fire Station 88 is located approximately 3.8 miles from Solstice Canyon Park, 2.5 miles from Corral Canyon Park, and approximately 1.0 mile from Malibu Bluffs, and provides primary fire protection and emergency medical services to the Solstice Canyon, Corral Canyon and Malibu Bluffs Park areas. Fire access to Solstice Canyon Park area is available via Corral Canyon Road/ Solstice Canyon Road, Pacific Coast Highway, and Latigo Canyon Road. Fire access to Solstice Canyon Park and Corral Canyon Park area is available via Solstice Canyon Road, Corral Canyon Road, Pacific Coast Highway, and Latigo Canyon Road, with fire access to Malibu Bluffs available via Pacific Coast Highway and Malibu Road. The average response time during 2008 for Fire Station 88 was 4:37 minutes for incidents within its jurisdiction. LACFD Fire Stations 70 and 99 are located within the City of Malibu and are available to respond as needed to incidents within the Plan area.

***MRCA Fire Protection and Response***

MRCA provides a number of fire protection resources and features that are currently available and implemented at the Parks. The resources available include 103 trained wildland firefighters and MRCA wildland fire fighting apparatus, which include one four-wheel drive Type 2 fire engine, one four-wheel drive Type 3 engine, one Type 3 engine, one water tender, two mobile command units, 30+ chainsaws, and eight four-wheel drive fire patrol vehicles equipped with a minimum of 200 gallons of water. Section 5.6, *Fire Hazards* provides more detailed information on MRCA fire protection and response capabilities.

### **Paramedics/ Ambulance Service**

LACFD also provides paramedic definitive care through its paramedic squads. Stations 71 and 88, both located in the City of Malibu, each have a two-person paramedic squad on duty at all times. An additional paramedic squad is located in the adjacent community of Agoura Hills providing additional emergency care as needed. Westmed-McCormick provides ambulance service for the area with one unit based at 22467 Pacific Coast Highway, Suite B in the City of Malibu.

### **Police Protection**

The Los Angeles County Sheriff Department (LASD) provides police protection within the Plan area and the City of Malibu. LASD operates three patrol divisions, Region I, Region II, and Region III. The Plan area and City of Malibu are located within Region I. The LASD's Malibu/Lost Hills station located at 27050 Agoura Road in Agoura Hills provides all law enforcement services to the City of Malibu, City of Calabasas, City of Agoura Hills, City of Westlake Village, and the City of Hidden Hills, as well as the surrounding unincorporated communities of Chatsworth Lake Manor, Malibu Lake, Topanga, and West Hills. Law enforcement services include patrol, traffic enforcement, accident analysis and investigation, parking enforcement, general and special investigations.

The LASD currently operates at a service level of 1.3 deputies per 1,000 residents. Response times for the City of Malibu are based on the type of calls received. LASD prioritizes calls for police assistance into three categories, emergency, priority, and routine. The Malibu/Lost Hills station has a total of 138 sworn staff. According to LASD, the actual number of sworn deputies assigned to the City of Malibu and their shift rotation varies throughout the week.

MRCA currently employs twenty-two (22) park rangers that implement the MRCA ordinance, which include MRCA park rules and regulations. Park Rangers provide routine patrols, enforcement action, and public safety. The rangers conduct periodic patrols of MRCA parks from approximately 6:00 a.m. to 1:00 a.m. each and every day, with the exception of red flag days, when ranger patrols are increased to 24 hours a day. Ranger patrols are conducted on foot, 4-wheel drive vehicle, equestrian, and/or on mountain bikes. No Park Rangers are currently stationed in the Malibu area. The closest Park Ranger station to the Malibu area is located at MRCA's King Gillette Ranch at 26800 Mulholland Highway, located approximately six miles from Malibu Bluffs and 12 miles from Ramirez Canyon Park.

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**Electricity**

The Plan area is within the service area of Southern California Edison Company (SCE). Service to most areas within the City of Malibu is provided via overhead lines, including Ramirez Canyon Park, Escondido Canyon Park, the Latigo Trailhead property, Corral Canyon Park, and Malibu Bluffs. Service to the Plan area is available from the Zuma and Latigo substations located in the western portion of the City of Malibu. According to SCE staff, there are no known system deficiencies within the service areas of these substations.

**Natural Gas**

The Plan area is within the service area of the Southern California Gas Company (The Gas Company). The Gas Company provides natural gas service to the City of Malibu through a series of gas mains located under the streets. An 8-inch and 2-inch main are located under Pacific Coast Highway, with 2-inch mains running under most of the Plan area roadways. Ramirez Canyon Park is currently served by a 2-inch main located under Ramirez Canyon Road, with Corral Canyon Park and Malibu Bluffs served by a 2-inch main located under Pacific Coast Highway. Escondido Canyon Park is served via a 3-inch main located under Winding Way and a 4-inch main located under Latigo Canyon Road would serve the Latigo Trailhead (Bernard Brock, Southern California Gas Company, 2009). There are no known system deficiencies within the Plan area.

**Water Supply**

The Los Angeles County Water Works District No. 29 (the District) currently supplies water to the City of Malibu and the unincorporated portion of the County of Los Angeles within the Topanga Canyon area. The District has served the Malibu area since 1973 and obtains its water from the West Basin Municipal Water District (WBMWD). WBMWD receives its water from the Metropolitan Water District (MWD). The source of water is the Sacramento River/San Joaquin Delta via the State Water Project and the Colorado River Aqueduct beginning at Lake Havasu.

Ramirez Canyon Park is served by an 8-inch water line that runs along Ramirez Canyon Road. Escondido Canyon Park would receive water via an 8-inch water main line located along Winding Way. Latigo Trailhead would receive water via an 8-inch water main line located along Latigo Canyon Road, with Corral Canyon Park and Malibu Bluffs receiving water via an 8-inch main line off of Pacific Coast Highway (State Route 1).

## **Wastewater**

The City of Malibu is not served by a city-wide wastewater treatment facility, but relies upon a decentralized private wastewater management system, whereby wastewater is collected, treated, and dispersed/discharged at or near the point of wastewater generation. All property in the City of Malibu is served either by private On-site Wastewater Treatment Systems (OWTS) that include individual, shared on-site, cluster, or small community sanitation systems designed to treat small quantities of wastewater from individual homes, businesses or small groupings of homes or businesses or from one of the five small treatment plants.

The unincorporated coastal areas of Los Angeles County located within the Santa Monica Mountains are not served by a county wastewater treatment facility. The County also relies upon a decentralized private wastewater management system, whereby wastewater is collected, treated, and dispersed/discharged at or near the point of wastewater generation.

As indicated above, Ramirez Canyon Park includes a state-of-the-art wastewater treatment and recycled water disposal system that serves the Barwood House, Peach House, and Barn, while the Art Deco House and Caretaker's residence are both served by independent septic systems.

Corral Canyon Park contains one self-contained portable restroom located at the parking lot adjacent to Pacific Coast Highway. This restroom can hold up to 40 gallons of effluent and typically generates 6 – 8 gallons of waste in a week. The restroom is serviced by Andy Gump Temporary Site Services once a week by an F-550 truck that can hold 650 gallons of waste and 300 gallons of water.

## **Solid Waste**

The County of Los Angeles Sanitation District provides solid waste management, including collection and disposal services and landfill operations to an area that covers approximately 800 square miles, encompassing 78 cities and the unincorporated areas of the County. Local jurisdictions are responsible for the collection of solid waste. The City of Malibu operates on a permit basis and not on a franchise agreement with solid waste haulers. The City currently has 13 permitted trash haulers, of which two, G.I. Industries, a subsidiary of Waste Management, and Universal Waste System through a contract with the County of Los Angeles, provide solid waste collection and recycling service to residences and businesses within the City. The remaining trash haulers are

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permitted to provide roll-off and temporary bins within the City. Solid waste collected in Malibu is taken to either the Simi Valley Landfill or Calabasas Landfill.

Ramirez Canyon Park receives trash service from Waste Management (previously G.I. Industries); trash service for all other Plan sites with existing recreational amenities is provided directly by MRCA staff, who collect solid waste from the various Park sites and haul the material to bins located at MRCA's Upper Las Virgenes Canyon Open Space Preserve (ULV), where the bins are emptied by the local trash hauler and taken to the Calabasas Landfill. None of the existing parks currently recycle onsite.

**Storm Water Drainage**

The City of Malibu utilizes the existing natural drainage systems to carry storm flows to the ocean. At locations where these natural systems cross State Route 1/ Pacific Coast Highway (PCH) or a local street, the drainage is collected and channeled into a culvert under the roads. The drainage along PCH is conveyed via City, County, and/or Caltrans owned drainage systems.

Stormwater runoff from Ramirez Canyon Park and surrounding development along Ramirez Canyon Road is conveyed and collected into the City's storm drainage system located under/along the roadway and directed down to various outlets into Ramirez Creek and eventually to the Ramirez Creek Disinfection Facility located at Paradise Cove. At Escondido Canyon Park, stormwater runoff from the surrounding area is conveyed along Winding Way road and collected into the City's storm drainage system located under the roadway and directed down to various outlets into Escondido Creek. Drainage in the Latigo Trailhead area generally flows into Latigo Creek which parallels Latigo Canyon Road and then into the Pacific Ocean. The natural drainage system within the undeveloped Corral Canyon Park area captures and directs all stormwater runoff into the local natural drainages, which is then collected and channeled via a culvert under Pacific Coast Highway to the ocean. Malibu Bluffs stormwater runoff is conveyed via local natural drainages within the park and collected and directed under Malibu Road to the ocean.

**3.4 Surrounding Land Uses**

Surrounding land uses of the Plan area are generally characterized by open space and rural residential development and limited commercial uses. Much of the Plan area is also inclusive of and/or bordered by other public parkland including lands owned by the National Park Service, California Department of Parks and Recreation and some City-

owned parkland (Figure 2-2). Surrounding land use for individual park sites, trail head, and trail corridors are specified below:

<b>Ramirez Canyon Park:</b>	Residential, public parkland (National Park Service), private undeveloped land
<b>Escondido Canyon Park:</b>	Residential, private undeveloped land
<b>Latigo Trailhead: Corral Canyon Park:</b>	Residential, private undeveloped land Residential, recreational vehicle park and private campground, commercial (fish market and café), public parkland (National Park Service and California State Parks), Los Angeles City Department of Water and Power undeveloped land, private undeveloped land, public beach
<b>Malibu Bluffs:</b>	Residential, parkland (City-owned Malibu Bluffs Park), Pepperdine University, private undeveloped land, public beach
<b>Trail Corridors:</b>	Residential, private undeveloped land, public beach, recreational vehicle park and private campground, commercial (fish market and café), parkland (National Park Service, California State Parks, and City of Malibu), Los Angeles City Department of Water and Power undeveloped land, Pepperdine University

Figure 2-3, LCP – Land Use Designations and Figure 2-20, Proposed Trail and Park Resources, in Section 2.0, *Project Description*, illustrate surrounding land uses as described above.

### **3.5 Local Coastal Plan & Zoning Designations**

The Plan area is located primarily within the City of Malibu with portions of the Plan area extending into the unincorporated area of the County of Los Angeles. The Plan area is located entirely within the Coastal Zone, as defined by the Coastal Act and is, in large part, subject to the Environmental Sensitive Habitat Area (ESHA) overlay and/or

### 3.0 Environmental Setting

Significant Watershed designation as identified in the City's Local Coastal Program and County of Los Angeles Coastal Land Use Plan.

The portion of the Ramirez Canyon Park property located within the City of Malibu is designated and zoned as Public Open Space (POS) in the City's Local Coastal Program, while the balance of the property located in Los Angeles County is designated Rural Land III (1 unit/2 acres) and Mountain Land (1 unit/20 acres), and is zoned A-1, Light Agriculture. The entire Escondido Canyon Park property is designated and zoned as Public Open Space (POS) in the City of Malibu Local Coastal Program. The Latigo Trailhead property is designated and zoned Rural Residential (1 unit/2 acres) in the City of Malibu Local Coastal Program. Corral Canyon Park is designated and zoned as Public Open Space (POS) in the City of Malibu Local Coastal Program, while the balance of the property located in Los Angeles County is designated Mountain Land (1 unit/20 acres) and is zoned A-2, Heavy Agriculture. Malibu Bluffs is designated and zoned as Public Open Space (POS) in the City of Malibu Local Coastal Program. Existing and proposed trail corridors are subject to a variety of land use and zoning designations including rural residential, mountain land, parks, agriculture, commercial and public open space. Figures 2-3 and 2-4, in Section 2.0, *Project Description*, illustrate land use and zoning designations for the Plan area.

### 3.6 Projects Considered for Cumulative Analysis

As defined in CEQA Guidelines Section 15130(1)(A), cumulative impacts are those effects on the environment resulting from the incremental development of the proposed project in conjunction with other related projects. This EIR discusses related "past, present, and probable future projects" that, when considered with the project, could compound or increase cumulative environmental impacts. Related projects considered in the EIR cumulative impact analysis are listed in Table 3-1, below, which is organized into residential and commercial projects. The proposed Plan's contribution to the cumulative impact is evaluated within each respective impact analysis section. Where necessary, mitigation is identified to reduce the project's "cumulatively considerable" contribution to a less than "cumulatively considerable" level, also as described in Sections 5.1 through 5.16.

Cumulative impacts are assessed using the list method and the projection method, as identified in CEQA Guidelines Section 15130(b)(1)(B).

Utilizing the list method, the total residential buildout for the City of Malibu, as illustrated in Table 3-1, is estimated at 33 residential dwelling units and 2 condominium

units. Estimated residential buildout in Los Angeles County is 5 single family dwellings. Combined residential buildout in the cumulative projects area within the City of Malibu and applicable portions of the County of Los Angeles is 38 single family dwellings and two condominium units. The combined total non-residential related project buildout listed in Table 3-1, is estimated to be 216,793 square feet (SF), in addition to 146 hotel rooms.

In addition to the list method, the projection method is applied to represent growth that would likely occur based on historical growth patterns, but not yet accounted for in the list method. The projection method approach uses the growth rate as projected in the most recent Southern California Association of Governments Regional Transportation Program (RTP) Growth Forecast (SCAG 2008). As defined in CEQA, this document is a planning document which “evaluate[s] regional or areawide conditions.”

The proposed Plan area is located within the County of Los Angeles in the Las Virgenes subregion, which includes the City of Malibu and surrounding unincorporated area. No specific data from the 2008 RTP Growth Forecast was available for the year 2009; the most recent population figure in the SCAG RTP Growth Forecast was for 2005, which totaled 92,269 persons. The SCAG RTP Growth Forecast was for 2010, which totaled 94,524 persons. The difference of 2,255 persons between the forecasted amount for 2010 and 2005 (94,524 – 92,269 persons) was taken, and divided by the span of five years to get an average increase in persons per year (2,255/5). This average (451 persons per year) was multiplied by four years (2009-2005) and added to the 2005 population in order to estimate the projected population for 2009 (92,269+1,804). Using this method, the population for the Las Virgenes subregion for the year 2009 would be approximately 94,073 persons. According to the RTP, the population of the Las Virgenes subregion in 2025 is estimated to grow to 105,900 persons. This population increase would result in an estimated growth rate of less than 1%; however, for the purposes of this analysis, a conservative growth rate of 2% was utilized to be consistent with the Traffic Study prepared by ATE (ATE 2010) and the greater Los Angeles area. The proposed Plan would neither result in an increase in population nor would it encourage population growth through employment opportunities or commercial amenities; as such, the proposed project does not contribute to the estimated population increase in the Las Virgenes subregion. Cumulative impacts and the proposed Plan’s potential contribution to potential impacts are evaluated in the respective impact analysis in Sections 5.1 through 5.16.

**Table 3-1  
Cumulative Project Summary**

<b>Residential Projects</b>	
<i>City of Malibu</i>	
<b>Malibu Road</b>	17 new Single Family Developments (SFD) 2 new Condo Units
<b>Malibu Colony Drive</b>	4 new SFD
<b>Serra Retreat</b>	7 new SFD
<b>PCH</b>	5 new SFD
<i>Los Angeles County</i>	
<b>Coastline Drive</b>	1 new SFD
<b>Murphy Way</b>	3 new SFD
<b>Corral Canyon</b>	1 new SFD
<b>Total:</b>	<b>38 new SFD</b>
	<b>2 new Condo Units</b>
<b>Commercial Projects</b>	
<i>City of Malibu</i>	
<b>Civic Center Area</b>	99,177 SF Shopping Center 50,000 SF Whole Foods Supermarket 20,000 SF City Hall /Office Building 25,816 SF Retail Center 1,800 SF Restaurant 2,700 SF Restaurant
<b>Pacific Coast Highway</b>	146 room Hotel 7,300 SF Restaurant 10,000 SF Restaurant
<b>Total:</b>	<b>216,793 SF</b>
	<b>146 hotel rooms</b>
<b>Recreational</b>	
<i>City of Malibu</i>	
<b>Trancas Canyon Park</b>	Multi-use sports field, picnic area, tot-lot, dog park, restrooms and a 64-space parking area would be

**Table 3-1  
Cumulative Project Summary**

	provided within seven of the 13.5 acre-park property.
<b>Legacy Park</b>	Stormwater detention and treatment improvement to improve water quality, habitat restoration of native/sensitive species, and public park development for passive/educational opportunities.
<b>Lechuza Beach</b>	Beach access improvements consisting of upgrades and repairs to two existing staircases and an overlook; new view area, view platform, four new parking spaces for people with disabilities, and associated minor appurtenant structures.
<b><i>Los Angeles County</i></b>	
<b>King Gillette Ranch</b>	Design Concept Plan to formalize public access and recreational use of the property and to implement site-specific improvements for the joint agency administrative, environmental, and cultural education center including rehabilitation of 6900 sq. ft. stable for Santa Monica Mountains National Recreation Area Visitor Center, and adaptive reuse of other structures for education and public programs, including community meetings, agency programs, and special events; education institute offices, classrooms, and overnight education programs; and staff housing.

Source: ATE, 2010; City of Malibu, 2009; County of Los Angeles, 2009.

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