
5.11 LAND USE AND PLANNING

This section evaluates the proposed project's compatibility with existing land uses in the Plan area and the project's consistency with applicable land use plans and zoning. Existing land use information was obtained from an on-site reconnaissance and review of applicable plans and policies. A detailed discussion of the Plan's consistency with applicable plans and policies, in particular aesthetics/ visual resources, hazards, biological resources, air quality, and noise are contained in Section 4.0, *Consistency with Plans and Policies*.

5.11.1 Setting

Public parklands addressed in the Plan include Ramirez Canyon Park, Escondido Canyon Park, the Latigo Trailhead property, Solstice Canyon Park, Corral Canyon Park, Malibu Bluffs and Malibu Creek State Park. Public parklands that are owned and maintained by the National Park Service, the Santa Monica Mountains National Recreation Area, and those owned and maintained by California State Parks are included in the Plan to allow for comprehensive and strategic planning for developing trail connectors with the goal of establishing a network of parks, trails, and open space for public use; however, the Plan does not discuss in detail the existing conditions and facilities or future plans of the National Park Service and California State Parks for these parklands, but focuses on establishing trail connections (see Figure 2-20) to these National and State parklands.

The proposed Plan encompasses and involves public access and recreational improvements on land located within the City of Malibu, unincorporated Los Angeles County, and National Park Service land. The entire City of Malibu lies within the Coastal Zone. On September 13, 2002, the Coastal Commission adopted the City of Malibu Local Coastal Program (LCP) which is the standard of review for all projects requiring a coastal development permit in the City. The County Land Use Plan was adopted by the Coastal Commission in 1986 for the unincorporated Los Angeles County lands of the Santa Monica Mountains; however, the Implementation Plan for the Land Use Plan was never completed and adopted. Therefore, the County does not have coastal development permit jurisdiction for the unincorporated Santa Monica Mountains land area surrounding the City and projects requiring a coastal development permit are thus subject to review for consistency with the Chapter 3 policies of the Coastal Act.

Existing Land Use / Zoning Designations

The park properties located within the City and addressed in the Plan were previously designated and zoned rural residential. However, during the City's Local Coastal Program review and certification process, those portions of the parks located in the City were re-designated and zoned Open Space (OS) (with the exception of the Latigo Trailhead property), which provided for consistency between the properties' ownership and use as publicly owned land, maintained by the Conservancy/MRCA and other park agencies, and dedicated to public access, recreation and preservation.

Figure 2-3 and Figure 2-4 in Section 2.0, *Project Description* show the land use and zoning for Ramirez Canyon Park, Escondido Canyon Park, Latigo Trailhead Property, Corral Canyon Park, Malibu Bluffs, and the Plan area. The established OS land use and zoning designation reflect the park properties' current land uses, collectively consisting of recreation, research and education, nature observation, and a range of park support facilities, while the rural residential designation applied to the Latigo Trailhead property reflects past land uses. The remnants of a single-family home once located at the Latigo site was destroyed by fire, and since then, the site has been subject to recent landslide activity, which jeopardizes future residential use of the property. The City of Malibu's Land Use Plan and the recently approved Malibu Parks Public Access Enhancement Overlay permit recreational uses in all land use and zoning designations for properties included in the Plan area, including residentially designated land.

The City's Local Coastal Program applies an Environmentally Sensitive Habitat Area (ESHA) overlay to much of the park properties, including the Latigo Trailhead property. The portions of the Plan area located in the unincorporated County of Los Angeles have a County of Los Angeles Mountain Land or Rural Land designation, with an ESHA designation applied to canyon areas.

Ramirez Canyon Park: Ramirez Canyon Park consists of 22-acres of land located in Ramirez Canyon off the Malibu coastline. The park is bordered by National Park Service land in its northern portion, and private residential land in its southern portion. The park contains five structures once serving as residences on six separate lots with uniquely designed landscape. Ramirez Canyon Park contains a number of established facilities available to support public use programs designed to facilitate accessibility throughout the Park including picnic areas, restrooms, educational displays, sitting benches, gardens, easily accessible terrain, and a riparian area interpretive trail. The public restrooms are served by an advanced wastewater treatment/recycle system. 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), with an ESHA Overlay, 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, with an ESHA designation along Ramirez Canyon Creek.

Escondido Canyon Park: Escondido Canyon Park is located approximately one mile east of Kanan Dume Road in Malibu. 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), with an ESHA Overlay in the City of Malibu.

Latigo Trailhead: 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. The property is designated and zoned Rural Residential (1 unit/2 acres), with an ESHA Overlay 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.

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. The park is surrounded by privately owned land with the exception of where Dan Blocker County Beach lies just south along the shoreline. The park trailhead contains a number of support facilities including public parking, picnic areas, a restroom, educational displays, sitting benches, and a hiking trail. Corral Canyon Park is designated and zoned as Public Open Space (POS) with an ESHA Overlay 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, with an ESHA designation along Corral Canyon Creek in the County of Los Angeles Coastal Land Use Plan.

Malibu Bluffs: Malibu Bluffs encompasses 84-acres of blufftop land in the City of Malibu and contains a large expanse of undeveloped open land heavily vegetated with a variety of native and non-native plant and tree species 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

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Highway and Pepperdine University to the north. Malibu Bluffs is designated and zoned as Public Open Space (POS) in the City of Malibu Local Coastal Program, with an ESHA Overlay applying to most of the property.

Trail System Improvements: The existing trail system within the City of Malibu, unincorporated Los Angeles County, and National Park Service is located on lands primarily designated as open space/rural residential (City of Malibu) or parks/mountain land (County).

Surrounding Land Uses

Surrounding land uses are characterized by open space and rural residential development as illustrated in Figures 2-3 and 2-4 in Section 2.0, *Project Description* and as described below:

- North:** Santa Monica Mountains National Recreation Area and National Park Service lands that include open lands and trails, a rural-residential subdivision (Malibu Vista) located along Latigo Canyon Road northeast of Escondido Canyon Park, and a rural-residential subdivision (Malibu Hills) located along Corral Canyon Road northwest of Corral Canyon Park;
- East:** Rural-residential development on 5 to 10-acre minimum lot size adjacent to Ramirez Canyon Park, 2 to 20-acre minimum lot size adjacent to Escondido Canyon Park, and 5 to 40-acre minimum lot size adjacent to Corral Canyon Park;
- South:** Rural-residential development of varying lot sizes, ranging between 2 to 40-acres adjacent to Ramirez and Escondido Canyon Parks, and Pacific Coast Highway south of Corral Canyon Park;
- West:** Rural-residential development on 5-acre lots and undeveloped National Recreation Area land adjacent to Ramirez Canyon Park, rural-residential development on 2 to 20-acre lots adjacent to Escondido Canyon Park, and rural-residential development on 5 to 40-acre lots and the Malibu Beach residential vehicle park adjacent to Corral Canyon Park.

Surrounding land uses specific to individual park sites, trail head, and trail corridors are specified below:

Ramirez Canyon Park:	Residential, public parkland (National Park Service), private undeveloped land
Escondido Canyon Park:	Residential, private undeveloped land
Latigo Trailhead:	Residential, private undeveloped land
Corral Canyon Park:	Residential, recreational vehicle park and private campground, commercial (fish market and café, public beach), public parkland (National Park Service and California State Parks), Los Angeles City Department of Water and Power undeveloped land, private undeveloped land
Malibu Bluffs:	Residential, parkland (City-owned Malibu Bluffs Park), Pepperdine University, private undeveloped land, public beach
Trail Corridors:	Residential, public parkland, 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 Park & Trail Resources, in Section 2.0, *Project Description*, illustrate surrounding land uses as described above.

Regulatory Setting

State

California Coastal Act

The State of California Legislature adopted the California Coastal Act in 1976 to implement the federal Coastal Zone Management Act of 1972. The California Coastal Act is the foundation of the California Coastal Management Program (CCMP), which includes the basic policies for managing and balancing the use of resources for state and national interests in the California Coastal Zone. The enforceable policies of the CCMP are the Chapter 3 policies of the California Coastal Act. These policies address critical coastal resource issues including public coastline access, coastal and inland recreation, low-cost visitor activities, protection and enhancement of sensitive habitat and species, water quality, agricultural and visual resources, archaeological and paleontological resources, and natural hazards.

Local

City of Malibu Local Coastal Program

The City of Malibu lies entirely within the California Coastal Zone, as defined by the California Coastal Act. The Coastal Act requires that its goals and policies be implemented by local government through the Local Coastal Program (LCP) process. The LCP is composed of two parts: the Land Use Plan (LUP) and the Local Implementation Plan (LIP); both were adopted by the California Coastal Commission on September 13, 2002.

The policies and implementation measures of the LUP and LIP pertaining to land use and planning are addressed under Section 4.0, *Consistency with Plans and Policies*.

Non-Regulatory Reference Planning Documents

County of Los Angeles Malibu Local Coastal Program Land Use Plan for the Malibu and Santa Monica Mountains area

The Malibu Local Coastal Plan (County LUP) is part of the County of Los Angeles General Plan Coastal Element. The County LUP provides a framework for future

development and establishes policies that focus on local issues and concerns for the unincorporated areas located within the Coastal Zone. The County LUP contains recreation and coastal access policies that encourage the provision of recreational opportunities to meet the variety of recreation demands that include passive, educational, and active uses. A discussion of consistency with pertinent policies contained in the County LUP is addressed in Section 4.0, *Consistency with Plans and Policies*.

City of Malibu General Plan

The City of Malibu General Plan was adopted in 1996 and amended in 2004 and provides a comprehensive set of policies, programs, and guidelines intended to implement the vision for future growth within the city. The General Plan provides a generalized land use pattern for future development in the City that is implemented through the City's Municipal Code that regulates the land use and development in the City. The Municipal Code implements the goals, policies, and programs of the General Plan and identifies the specific uses allowed under each zone district and applicable development standards.

Santa Monica Mountains National Recreation Area General Management Plan

The Santa Monica Mountains National Recreation Area (SMMNRA) General Management Plan provides the general framework for the management of the Santa Monica Mountains National Recreation Area. The management plan provides a number of goals to protect the resources of the SMMNRA and meet future recreation demand of its sites and uses. A discussion of the Growth Management Plan is included in Section 4.0, *Consistency with Plans and Policies*.

5.11.2 Impact Analysis

Methodology and Thresholds of Significance

Land use compatibility impacts were assessed based upon the level of physical impact anticipated in the various issues that can affect compatibility (visual resources, hazards, biological resources, air quality, and noise). In accordance with Appendix G to the State CEQA Guidelines, the project would have a significant impact on land use if it would cause any of the following conditions to occur:

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- LUP-1:** Physically divide an established community;
- LUP-2:** Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- LUP-3:** Conflict with any applicable habitat conservation plan or natural community conservation plan.

The proposed projects' consistency with applicable land use plans, policies, regulations are addressed in detail in Section 4.0, *Consistency with Plans and Policies*.

For purposes of full disclosure of potential environmental impacts associated with land use & planning, the analysis for impacts associated with the use of Ramirez Canyon Park has been analyzed using two different environmental baseline scenarios—Recreation/ Administration and Vacant Residential (refer to Section 3.0, *Environmental Setting*).

Project Impacts and Mitigation Measures

Impact LUP-1: Implementation of the proposed Plan would not divide an established community, and therefore would be compatible with existing surrounding land uses. Associated impacts would be less than significant.

The proposed Plan includes trail and park improvements intended to enhance public access opportunities in the Plan area and would include primarily low-intensity uses consisting of access trails which are sited and designed to be noninvasive on the natural topography of trail corridors and to minimize impacts to sensitive habitat areas. Limited camping facilities are proposed exclusively within existing park boundaries which would provide rare and unique resources for low-cost overnight recreation in the Plan area; these facilities are limited in size and location in consideration of geologic and natural resource constraints of each park property.

The proposed park improvements, uses and programs have been designed to protect natural resources, to ensure public safety, to protect the rights of private property owners, and to minimize conflicts with and preserve the character and integrity of

adjacent residential areas. The proposed Plan would not disrupt (through reduced access or permanent road closures) or physically divide any of the existing residential neighborhoods located in proximity to each of the park properties and would be compatible with the surrounding existing uses.

In addition, the proposed Plan requires that trail and park improvements must be located and designed to provide separation between public trails and use areas and private property where feasible by including measures such as signs and fencing which delineate trail corridors, park boundaries, permitted parking areas, and private property, and restricts activities which may result in nuisance noise, odors, or other uses that may impact the quality of life in residential areas.

The Plan includes preparation of a comprehensive park and trail sign program which would provide information on regulations required to promote safe use of the area and resource protection. Appropriate signs and visual cues would serve to clearly identify the designated public parking areas and public trails throughout the Plan area to avoid conflicts with private property and sensitive habitat areas. Specifically, the proposed Plan includes Signs Policies 1, 2, and 3, Implementation Measures 1, 2, 3, 4, and 5, which require preparation of a uniform and comprehensive sign program that identifies the location, content, and design of all signs to be used at the Parks. The policies and implementation measures are discussed in more detail within Section 5.1, *Visual Resources* and can be found in *Appendix C*.

All new public access and recreation facilities would be developed consistent with the established OS and Rural Residential land use and zoning designation of the park areas. Permitted park uses consist of recreation, research and education, nature observation, and a range of critical support facilities. The type of support facilities addressed at each park facility shall be based on the level and complexity of public uses and specialized programs offered at each park area. Given that trails, camp and support facilities are permitted uses within parklands subject to the Malibu Local Coastal Program, Malibu Parks Public Access Enhancement Plan Overlay, potential land use impacts would be considered *less than significant*.

However, the Plan includes the following general Land Use policies and implementation measures to ensure that the Plan's proposed uses and improvements are compatible with surrounding residential neighborhoods.

Land Use Policy I: *Specific parkland, recreation, transportation, and trail improvement projects consistent with the Malibu Parks Public*

Access Enhancement Plan Overlay and this Plan can be approved and implemented, as via a public works projects plan and notice of impending development (NOID) or a coastal development permit to 1) develop public access and recreational facility improvements, including support facilities, needed to meet growing visitation and demands for recreational opportunities in the Santa Monica Mountains and Malibu area, 2) address potential impacts to coastal resources associated with recreational facility development, 3) provide alternative transportation opportunities to facilitate public access, 4) implement and maintain specialized public program uses intended to enhance and diversify access and recreation opportunities, and 5) balance the needs and concerns of private residents adjacent to public recreational lands with the need to promote and enhance public access and recreation opportunities in the Coastal Zone for all visitors

Land Use Policy 2: All new public access and recreation facilities shall be developed consistent with the established OS land use and zoning designation of the parklands subject to the Malibu Parks Public Access Enhancement Plan Overlay, and according to applicable land use designations of Los Angeles County lands subject to the Malibu/Santa Monica Mountains Land Use Plan. Permitted park uses consist of recreation, research and education, nature observation, and a range of critical support facilities, developed and operated pursuant to this Plan. Existing and proposed support facilities are defined as those facilities deemed necessary to support the primary permitted land use, public access and recreation, research and education, and nature observation. The type of support facilities addressed at each park facility shall be based on the level and complexity of public uses and specialized programs offered at each park area. Ramirez Canyon Park, given its unique character, limited accessibility to the public and specialized programs, shall be permitted the administrative and support facilities necessary to maintain access programs, daily operations and maintenance of the various park and recreation programs addressed in the Malibu Parks Public Access Enhancement Plan Overlay and this Plan.

Land Use Policy 3: *Development of public access and recreation improvements, and specialized public parkland programs, shall be subject to all implementation measures identified in the Malibu Parks Public Access Enhancement Plan Overlay and this Plan, as applicable. Public access and recreation improvements, and specialized public parkland programs, shall be developed and maintained to minimize potential land use conflicts with adjacent residential neighborhoods.*

Land Use Policy 4: *Park uses shall be consistent with the visitor carrying capacity of specific park areas taking into consideration available support facilities, opportunities to develop new support facilities, accessibility, protection of natural resources, public safety issues, and neighborhood compatibility.*

Land Use Implementation Measure 1: *Trail and park improvements shall be located and designed to provide separation between public trails and use areas and private property where feasible. Measures to provide such separation may include but not be limited to:*

- *Signs which inform hikers and park visitors of parkland and private property boundaries and includes provisions to restrict trespassing on private property, and to limit activities which may result in nuisance noise, odors, or other uses that may impact the quality of life in residential areas.*
- *Fencing which delineates trail corridors, park boundaries, permitted parking areas, and private property, where located, designed and installed consistent with all other implementation measures of this Plan.*

The Plan's Land Use Policies 1 thru 4 and Land Use Implementation Measure 1 establish that the existing and proposed public trails, park uses, and necessary support facilities that are the subject of the proposed Plan are primary permitted uses for the parklands designated and zoned Open Space, and that such uses shall have precedence over other general and non-priority uses. Furthermore, the City's Land Use Plan and recently approved Malibu Local Coastal Program Overlay District establish coastal recreation uses as a permitted use on residentially designated properties, and that such uses shall have precedence over private residential development. Land Use Policy 4 requires that the proposed Plan improvements minimize conflicts with adjacent residential uses, and preserve the character and integrity of the adjacent residential uses, while Land Use

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Implementation Measure I provides guidelines to further ensure compatibility with surrounding residential areas. As a result, the proposed Plan park improvements, programs and operations would have a *less than significant* impact on land use compatibility with adjacent residential areas.

Ramirez Canyon Park

The proposed Plan provides for specialized park programs and use of existing and proposed facilities at Ramirez Canyon Park to facilitate unique access opportunities for visitors with disabilities, a variety of recreational and educational opportunities for persons of all ability levels, and to provide for essential administrative support facilities. The proposed improvements include the development of a trail linkage from Kanan Dume Road to Ramirez Canyon Park, accessible day-use and multi-purpose use areas, and 5 campsites (see Figures 2-6, 2-7, 2-8, and 2-9). An existing 10-space parking lot located at the southern entrance to the park would also be improved.

The Plan contemplates the continuation of existing administrative and recreational uses of the Ramirez Canyon Park. Established amenities include several habitable structures, picnic areas, restrooms, educational displays, sitting benches, gardens, easily accessible terrain, and a riparian area interpretive trail.

Impact Analysis Using the Existing Recreation/ Administration Baseline

Existing Uses

Ramirez Canyon Park contains a variety of facilities available to support the types of programs and special events currently and proposed to be conducted on-site. The primary buildings at Ramirez Canyon Park have all been used as recreational facilities and as a location to conduct or manage recreation uses at the Park. The offices at Ramirez Canyon Park are also used to conduct the administrative responsibilities associated with open space acquisitions, planning, research, the management of conservation and recreation activities at Conservancy holdings, and support for onsite park maintenance and public outreach programs.

The Barwood building is approximately 3,500 sq. ft. and is used for small conferences and 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).

The Peach House (4,900 sq. ft.) and Art Deco building (4,600 sq. ft.) are currently utilized for storage.

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 senior and disabled tours of the Park and its grounds. The Staff who operate and plan for outreach programs – including programs for senior citizens, disabled and disadvantaged persons, inner-city and at-risk youth, veterans, and battered women – operate out of the Barn, as do volunteer docents.

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

In addition to the above structures/ uses, Ramirez Canyon Park contains a number of support facilities for the park's public use programs including picnic areas, restrooms, educational displays, sitting benches, gardens, and a riparian area interpretive trail. Public restrooms are served by a state-of-the-art alternative septic system. Additionally, the park has facilities to provide indoor and outdoor conference and event amenities.

Existing Special Programs include a Children's Educational Program, a Riparian Area Interpretive Trail, a Senior & Public Outreach Program, Canyon and Garden Tours (docent-led), and other Special Events and Small Gatherings which have historically helped to maintain the property and to support outreach programs designed to serve disadvantaged youth, physically-challenged visitors, and seniors.

Existing daily visitation at Ramirez Canyon Park is approximately 27 persons per day (see Table 5.13-4).

Proposed Uses

In addition to the above uses, the proposed improvements include the development of a trail linkage from Kanan Dume Road to Ramirez Canyon Park, day-use and multi-purpose use areas, and 5 campsites. The proposed Plan also provides for specialized park programs and use of existing and proposed facilities (as further described with Section 2.0, *Project Description*) at Ramirez Canyon Park to facilitate unique access opportunities for visitors with disabilities, a variety of recreational and educational opportunities for persons of all ability levels, and to provide for essential administrative support facilities.

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The proposed improvement sites would be located a short travel distance from the many existing support facilities in the Park, yet would be close to coastal canyon habitat. The existing amenities at the park (e.g., picnic areas, sitting benches, riparian area interpretative trail) would contribute to a unique camping experience, and although the new accessible overnight camp area with two accessible campsites is proposed at the existing tennis court location (slated for demolition), the tennis court has been in disrepair for quite sometime and is not currently used by park visitors.

Although the proposed improvements at Ramirez Canyon Park would likely increase the use of existing recreational facilities within the Park and Plan site area, the increase is not expected to create land use conflicts with existing surrounding land uses. Rather, the proposed improvements would be located within established park facilities at Ramirez Canyon Park consistent with the existing activities at the park. Furthermore, the proposed activities would be consistent with uses allowed under existing land use and zoning designations for the park.

Although no residential uses are located immediately to the north, west or east of the park property due to its location at the northern terminus of Ramirez Canyon Road, several residences are located to the south along the roadway leading up to the Park. Given the park's location at the top of the canyon above adjacent residential uses, there is the potential for traffic and noise to affect adjacent residences. The proposed Plan includes the policies cited above and the following implementation measures specific to Ramirez Canyon Park to further minimize potential conflicts between park users and private residences.

Land Use Implementation Measure 2: All Ramirez Canyon Park uses, including administrative uses, public outreach, events, gatherings, tours, and workshops, etc. shall be limited in size, duration and occurrence to comply with the proposed maximum of 40 round trips/day on Ramirez Canyon Road.

Land Use Implementation Measure 3: Public outreach and education activities are priority uses and shall be accommodated first within the maximum allowed 40 round trips/day for Ramirez Canyon Park uses.

Land Use Implementation Measure 4: Events, tours, or other special functions permitted pursuant to this Section shall be cancelled when any red-flag warning for extreme weather, fire and/or flooding warning is issued. Written warnings of such policy shall be provided to prospective sponsors prior to contracting for park use.

Land Use Implementation Measure 5: Amplified music would only be provided in the areas located immediately in front of and behind the Barn facility and at no time shall amplified music be audible beyond the property boundaries adjacent to residential development. In addition, event monitors on duty during such events shall check sound levels hourly at the site boundaries nearest adjacent residential development and shall immediately ensure volume reduction to achieve this standard should it be exceeded. Amplified music shall not be allowed anywhere on the subject site after 8:00 p.m. Sunday through Thursday evenings or after 10:00 p.m. on Friday or Saturday evenings. Special event sponsors shall be provided written notice of these amplified music restrictions prior to entering into a contract for rental of the facility.

Land Use Implementation Measure 6: Special events held during the fire season would retain all guest vans, shuttles, and drivers continuously on site during the event.

Land Use Implementation Measure 7: Net proceeds or \$1,000 per large event, whichever is greater, generated by special events held at Ramirez Canyon Park shall be used to establish and maintain a fund for purposes of funding access and recreational improvements and opportunities for visitors with diverse abilities, disadvantaged youth, or other underserved groups. The fund would specifically serve to implement a program designed for disadvantaged youth and dedicated to teaching first-time campers proper use of camping equipment, environmental awareness and outdoor leadership skills. The camp program would include all necessary transportation, food and equipment, with staffing provided by professional naturalist educators who are trained in first aid, youth leadership and outdoor education.

Land Use Implementation Measure 8: Specialized programs permitted at Ramirez Canyon Park and associated support facilities would consist of the following uses and be limited by the following restrictions:

- Administrative offices for the Conservancy and Mountains Recreation & Conservation Authority (MRCA).
- Ranger/maintenance supervisor residence utilized by MRCA staff charged with security, site management, and public safety duties.
- Public improvements for the riparian area interpretive trail and picnic facilities designed specifically to provide facilities and amenities required for the safe use of the trail by visitors with physical disabilities in compliance with Americans with Disabilities Act (ADA) requirements, including trails, picnic facilities, drinking fountains, restrooms, and parking areas.

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- *Use of the Peach House, Barn, and Art Deco facility for small group gatherings and tours for up to 60 participants each, and to greet guests or as a component of site tours provided the Conservancy/MRCA has secured all other necessary approvals under State law for such use of these facilities.*

- *Public Outreach, Events, Gatherings, Tours, And Workshops*
 - *Public Outreach Programs*
 - *Year-Round, Permitted 7 Days/Week*
 - *Max 40 Participants*
 - *8:00 a.m. – Dusk*
 - *Minimum 10 Outreach Events Conducted Per Month at Ramirez Canyon Park, Escondido Canyon Park or Corral Canyon Park, 5 of which shall be conducted at Ramirez Canyon Park(except when precluded by public safety concerns)*

 - *Tours And/Or Small Gatherings*
 - *Year-Round, 12 Tours or Gatherings Permitted/Month*
 - *Max 40 Participants*
 - *8:00 a.m. – Dusk*

 - *Special Events (gatherings of guests numbering more than 40)*
 - *March – October, 32 Events Permitted/Year, 1 Event Permitted/Week*
 - *Maximum 200 Participants (April 1 through July 31)*
 - *Maximum 150 Participants (March 1 through March 31 and August 1 through October 31)*
 - *8:00 a.m. - 9:00 p.m. Sunday-Thursday, and 8:00 a.m. to 10:00 p.m. Friday and Saturday, One Additional Hour is Allotted for Personnel Clean-Up and Securing the Facility.*

- *Day-use picnic areas designed specifically to provide park amenities to accommodate visitors with disabilities and their families by reservation. The accessible day-use picnic areas shall be located in level, previously disturbed areas so as not to adversely impact sensitive habitat, but shall be located in proximity to natural areas to provide association with natural resources to the maximum extent feasible.*

- *ADA accessible camp facility designed specifically for use by visitors with disabilities and their families, available by reservation.*
- *Hike-in camp facility, available by reservation only.*

Land Use Implementation Measure 9: *A Transportation and Parking Management Plan shall be developed and maintained to manage traffic trips on Ramirez Canyon Road pursuant to Transportation Implementation Measure 2 of this Plan.*

Land Use Implementation Measure 10: *An Event Monitoring Program is proposed and includes monitoring reports to be submitted to the Executive Director of the Coastal Commission annually. The monitoring reports would include a summary of the number and kind of events, tours, small gatherings, and outreach programs conducted at Ramirez Canyon Park during the annual reporting period, distinguishing revenue-generating and non-revenue generating events, activities, tours, and outreach programs, and specifying the dates, vehicle trip counts, and event sponsor or beneficiary as applicable, for each.*

Land Use Implementation Measure 11: *Nothing herein, including trip limitations, shall operate to limit or restrict access to Ramirez Canyon Park as sovereign property of the State of California at any time and by any means whatsoever, by any of the following: The governor or any civil executive officer as provided in Government Code Sec. 1001; any member of the California National Guard or the State Militia; any firefighter of any public agency; any peace officer, any emergency medical technician or paramedic whether employed by a public agency or not, any member of the Legislature or staffs thereof, any member of the Bureau of State Audits, the Secretary for Resources or any employee thereof, any member of the California Coastal Commission or staff thereof, any person appointed pursuant to Public Resources Code Section 33200 or 33213, or person appointed pursuant to Section 5.0 of the Joint Powers Agreement between the Conejo Recreation and Parks District, the Rancho Simi Recreation and Parks District, and the Santa Monica Mountains Conservancy.*

In addition to the above policies and implementation measures, the Plan includes Transportation Policy 2, Transportation Implementation Measures 2 and 4, including Public Outreach and Education Implementation Measure 4 (see Appendix C) that further support reducing potential impacts on adjacent neighbors by limiting the number and size of events to be in compliance with the transportation restrictions. As a result, the

proposed Ramirez Canyon Park improvements, programs and operations would have a *less than significant* impact on land use compatibility with adjacent residential areas.

Impact Analysis Using the Vacant Residential Baseline

Under the Vacant Residential baseline, the Barwood Building, the Peach House, the Barn, the Art/ Deco House, and the Ranger's Residence (as well as the existing on-site improvements) are assumed to be vacant residential structures/ uses.

The proposed Plan, therefore, would provide for conversion of the site from a vacant residential estate compound to a park facility, including implementation through the proposed Plan of both the existing and the proposed park programs and uses of existing and proposed facilities at Ramirez Canyon Park.

As the Park would be converted from residential to recreational/ administrative uses, the availability of this park resource would, in fact, result in an increase in use of the site and area. However, under the vacant residential baseline, the land use and zoning on the property is open space, which permits recreational uses, and is deemed a compatible land use adjacent to residential uses. Therefore, conversion of the site from a vacant residential estate to a park facility would not be considered an incompatible use. However, with increased use of the area and given the park's location at the top of the canyon above adjacent residential uses, there is the potential for traffic and noise to affect adjacent residences. As a result, the proposed Plan includes the policies and implementation measures cited above specific to Ramirez Canyon Park to minimize potential conflicts between park users and private residences.

Given that the proposed activities would be consistent with uses allowed under existing land use and zoning designations for the park, coupled with the Plan's policies and implementation measures, the proposed conversion from an estate residence to a park facility with specific park improvements, programs and operations would have a *less than significant* impact on land use compatibility with adjacent residential areas.

Escondido Canyon Park: The proposed improvements at Escondido Canyon Park would be located at the terminus of Winding Way (see Figures 2-12 and 2-13). The proposed improvements include a parking area and two camp areas located adjacent to Winding Way, with a third camp area located at the base of the canyon near Escondido Creek. Several large residences are located along the ridgelines bordering the park property. The proposed activities at Escondido Canyon Park would be consistent with uses allowed under the existing land use and zoning designations for the park.

Furthermore, the Plan's proposed general policies and implementation measures listed above are designed to minimize potential incompatibility between the proposed passive recreational uses (camping and hiking) and nearby residential areas. Through appropriate design, signage, uses consistent with existing land use and zoning designations, and the incorporation of Overnight Camp Implementation Measure 12, which requires a board or kiosk be placed at the parking area on Winding Way (near Pacific Coast Highway) that designates which campsites have been reserved to reduce unnecessary traffic along Winding Way road, the proposed Plan would have *less than significant* land use compatibility impacts on adjacent neighbors in proximity to the proposed park area. This kiosk is identified on the Concept Project plans (see *Appendix D-1*, Sheet 13).

Overnight Camp Implementation Measure 12: *Overnight camping at Ramirez Canyon Park shall be allowed by reservation only. Overnight camping at Escondido Canyon Park, Corral Canyon Park, and Malibu Bluffs Open Space shall be allowed by reservation and/or by onsite registration (e.g., by an onsite drop-box or by onsite Park staff). A board or kiosk at the Corral Canyon Park parking area shall designate which campsites have been reserved. At Escondido Canyon Park, if feasible, a board or kiosk shall be placed at the parking area on Winding Way (near Pacific Coast Highway) that designates which campsites have been reserved (to reduce unnecessary additional trips to the park). In addition, a board or kiosk shall be placed at the Escondido Canyon Park parking lot to designate which campsites have been reserved. The reservation and onsite registration systems shall require campers to acknowledge and agree to all park rules including, but not limited to, the prohibition on campfires and the "cold camping" regulation.*

Latigo Trailhead: The proposed Latigo Trailhead improvements are intended to support access and recreation in Escondido Canyon and the surrounding trail network. The Plan includes development of a new parking facility for 9 vehicles, including one accessible space, two camp areas with camp host site and a total of 5 campsites, and a picnic area (see Figure 2-14).

The Latigo Trailhead site is surrounded by undeveloped land, with the exception of one single family residence located adjacent to the western property boundary. Most residences are located further up the canyon along Latigo Canyon Road or across the canyon along the ridgeline near Escondido Canyon Park. Although the Latigo Trailhead property is designated rural residential, under the Malibu Local Coastal Program, Malibu Parks Public Access Enhancement Plan Overlay, trails, camp facilities, and support facilities are a permitted use for parklands subject to the Overlay, of which the Latigo Trailhead is subject to. As a result, the proposed recreational facilities at the Latigo

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Trailhead would be consistent with existing rural residential land use and zoning designations, minimizing any potential land use incompatibilities. Furthermore, with the exception of the proposed water tank, the proposed improvements are setback a minimum, 80-feet from the adjacent residential property line and located down-gradient from the adjacent residential property.

The proposed improvements at the Latigo Trailhead would likely result in an increase in visitation to the area, the increase is not expected to be large enough to cause conflicts with adjacent and surrounding residential uses. The Plan's proposed general policies and implementation measures listed above are designed to minimize potential incompatibility between the proposed passive recreational uses (camping and hiking) and nearby residential areas. Through appropriate design, signage, and passive park uses consistent with existing land use and zoning designations, and the substantial setback and site topography, potential land use compatibility impacts between the proposed Plan and residential uses would be considered *less than significant*.

Corral Canyon Park: The proposed improvements (camp areas) at Corral Canyon Park would be located just north of the existing parking lot, which is somewhat removed from existing residential uses located along Corral Canyon Road on the western ridgeline where the Malibu Hills community is located (see Figures 2-15, 2-16, and 2-17). The Plan's proposed general policies and implementation measures listed above are designed to minimize potential incompatibility between the proposed passive recreational uses (camping and hiking) and nearby residential areas. Through appropriate design, signage, and passive park uses consistent with existing land use and zoning designations, potential land use compatibility impacts between the proposed Plan and residential neighborhoods would be considered *less than significant*.

Malibu Bluffs: The proposed improvements at Malibu Bluffs would be surrounded by urban development to the west, south, and north (see Figure 2-18 a-e). A large single-family residence abuts the park's western boundary, with residential uses south of the property along Malibu Road. Pepperdine University is located north of the property across Pacific Coast Highway. To the east of the Plan site is the City's Malibu Bluff Park. The Plan's policies and implementation measures cited above have been included in the Plan to specifically address and minimize potential conflicts with adjacent residential neighborhoods. Through appropriate design, signage, and passive park uses, which are consistent with existing land use and zoning designations, potential land use compatibility impacts between the proposed Plan and residential neighborhoods would be considered *less than significant*.

Trail System Improvements: The proposed trail system improvements include several hiking trails located throughout the Plan area (see Figure 2-6 a-c). Trail construction would be consistent with the *Park and Trail Accessibility Design Guidelines* document prepared by Moore Iacofano Goltsman, Inc. (MIG) for the Plan area and the United State Forest Service Standards for Construction and Maintenance of Trails. These guidelines and standards provide specific trail design measures to ensure land use compatibility through appropriate design measures. The Plan's policies and implementation measures cited above have been included in the Plan to specifically address and minimize potential conflicts with adjacent residential neighborhoods. Through appropriate design, signage, and trail uses consistent with existing land use and zoning designations, potential land use compatibility impacts between the proposed Plan and residential neighborhoods would be considered *less than significant*.

Mitigation Measures

As impacts on land use and planning would be less than significant, no additional mitigation measures are required.

Residual Impacts

Impacts on land use and planning would be ***less than significant (Class III)***.

Impact LUP-2: Implementation of the proposed Plan would potentially conflict with land use plan policies addressing potential geologic hazards and protection of environmentally sensitive habitat areas, adopted for the purpose of avoiding or mitigating an environmental effect.

A detailed policy consistency analysis is included in Section 4.0, *Consistency with Plans and Policies* of this document. The proposed Plan and associated trail, park-specific improvements, and special program uses, have been planned and designed with consideration of all coastal resources that exist within the Plan area. The proposed Plan would serve to implement many public access and recreation policies of the California Coastal Act, City and County Local Coastal Program, and would have a beneficial impact on coastal public access and recreational opportunities for all people, consistent with the need to protect and respect private property rights and ensure compatibility with adjacent residential neighborhoods. The Plan minimizes potential land use conflicts with adjacent residential neighborhoods by developing trail and park improvements that are located and designed to provide separation between public trails and use areas and

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private property, and by restricting activities which may result in nuisance noise, odors, or other uses that may impact the quality of life in residential areas.

However, the policy consistency analysis contained in Section 4.0 indicates that proposed park facility improvements at the Latigo Trailhead property present a potentially significant and unavoidable impact associated with geologic/landslide hazards, inconsistent with Section 30253 of the Coastal Act, and City of Malibu Local Coastal Program Policies 4.2, 4.14, 4.4, and Section 3.4.2.D.11.a.

In addition, the policy consistency analysis contained in Section 4.0 indicates that implementation of the Plan would result in minor impacts to sensitive habitats from new development that does not constitute a resource-dependent use, and which is therefore prohibited in environmentally sensitive habitat areas as defined by Section 30240 of the Coastal Act and City of Malibu Local Coastal Program Policies 3.8, 3.9, and 5.69. These improvements and associated impacts generally consist of development encroachment and/or fuel modification requirements for support facilities that are not defined as resource-dependent uses per the Coastal Act or City Local Coastal Program and include: 1) encroachment of parking areas and associated fuel modification proposed on Kanan Dume Road and emergency access road improvements for Via Acero, 2) fuel modification requirements for the Murphy Way (De Butts Terrace) Emergency Fire Shelter, 3) encroachment of parking improvements and fuel modification requirements for the Emergency Fire Shelter proposed at the Latigo Trailhead property, 4) fuel modification requirements for the Corral Canyon Park Emergency Fire Shelters, camp host and fire truck shed improvement area, 5) and encroachment of circulation improvements and fuel modification requirements for the parking/camp host/emergency fire shelter improvement area at Malibu Bluffs (Parking Area 3). Though minor, these facility and fuel modification requirements result in impacts to environmentally sensitive habitat areas, inconsistent with Section 30240 of the Coastal Act and City of Malibu Local Coastal Program Policies 3.8, 3.9, and 5.69.

Therefore, the proposed Plan would potentially conflict with land use plan policies addressing geologic hazards and protection of environmentally sensitive habitat areas adopted for the purpose of avoiding or mitigating an environmental effect, resulting in a *significant and unavoidable impact*.

Ramirez Canyon Park: The portion of the park property located within the City of Malibu is designated and zoned as Public Open Space (POS), with an ESHA Overlay, 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, with an ESHA designation along Ramirez Canyon Creek (see Figures 2-3 and 2-4). The proposed Plan and associated trail, park-specific improvements, and special program uses would be consistent with existing land use and zoning designations. In addition, Section 4.0, *Consistency with Plans and Policies*, indicates that the proposed

park improvements and uses at Ramirez Canyon Park are, with one exception, consistent with applicable plans and policies adopted for the purpose of avoiding or mitigating an environmental effect.

The policy consistency analysis contained in Section 4.0 indicates that implementation of the Plan would result in minor impacts to sensitive habitats resulting from development that does not constitute a resource-dependent use, and which is therefore prohibited in environmentally sensitive habitat areas as defined by Section 30240 of the Coastal Act and City of Malibu Local Coastal Program Policies 3.8, 3.9, and 5.69. These improvements and associated impacts are limited to encroachment of parking areas and associated fuel modification proposed on Kanan Dume Road and emergency access road improvements for Via Acero. As a result, the proposed Plan improvements for Ramirez Canyon Park would potentially conflict with policies addressing protection of environmentally sensitive habitat areas adopted for the purpose of avoiding or mitigating an environmental effect, resulting in a *significant and unavoidable impact*.

Escondido Canyon Park: The entire park property is designated and zoned as Public Open Space (POS), with an ESHA Overlay in the City of Malibu (see Figures 2-3 and 2-4). The proposed trail and park-specific improvements at Escondido Canyon Park would be consistent with existing land use/zoning designations. In addition, Section 4.0, *Consistency with Plans and Policies*, indicates that the proposed park improvements and uses at Escondido Canyon Park are consistent with applicable plans and policies adopted for the purpose of avoiding or mitigating an environmental effect. As a result, impacts associated with potential development conflicts with plans and policies adopted for the purpose of avoiding or mitigating an environmental effect are considered *less than significant*.

Latigo Trailhead: The property is designated and zoned Rural Residential (1 unit/2 acres), with an ESHA Overlay in the City of Malibu Local Coastal Program (see Figures 2-3 and 2-4). The proposed trail and park-specific improvements at Latigo Trailhead would be consistent with existing land use/zoning designations. In addition, Section 4.0, *Consistency with Plans and Policies*, indicates that the proposed park improvements and uses at the Latigo Trailhead property are, with two exceptions, consistent with applicable plans and policies adopted for the purpose of avoiding or mitigating an environmental effect.

The policy consistency analysis contained in Section 4.0 indicates that proposed park facility improvements at the Latigo Trailhead property present a potentially significant and unavoidable impact associated with geologic landslide hazard, inconsistent with

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Section 30253 of the Coastal Act and City of Malibu Local Coastal Program Policies 4.2, 4.14, 4.4, and Section 3.4.2.D.11.a. The policy consistency analysis also indicates that implementation of the Plan would result in minor impacts to sensitive habitats at the Latigo Trailhead property resulting from development that does not constitute a resource-dependent use, and which is therefore prohibited in environmentally sensitive habitat areas as defined by Section 30240 of the Coastal Act and City of Malibu Local Coastal Program Policies 3.8, 3.9, and 5.69. These improvements and associated impacts are limited to development encroachment of the proposed parking area and fuel modification requirements for the Emergency Fire Shelter proposed at the Latigo Trailhead property. As a result, proposed Plan improvements for the Latigo Trailhead property would potentially conflict with land use plan policies addressing potential geologic hazards and protection of environmentally sensitive habitat areas adopted for the purpose of avoiding or mitigating an environmental effect, resulting in a *significant and unavoidable impact*.

Corral Canyon Park: Corral Canyon Park is designated and zoned as Public Open Space (POS) with an ESHA Overlay in the City of Malibu Local Coastal Program, with the Upper Corral Canyon Park area designated Mountain Land (1 du/20ac) and zoned A-2, Heavy Agriculture and R-1, Single Family Residence, with an ESHA designation along Corral Canyon Creek in the County of Los Angeles Coastal Land Use Plan (see Figures 2-3 and 2-4). The proposed trail and park-specific improvements at Corral Canyon Park would be consistent with existing land use/zoning designations. In addition, Section 4.0, *Consistency with Plans and Policies*, indicates that the proposed park improvements and uses at Corral Canyon Park are, with one exception, consistent with applicable plans and policies adopted for the purpose of avoiding or mitigating an environmental effect.

The policy consistency analysis contained in Section 4.0 indicates that implementation of the Plan would result in minor impacts to sensitive habitats resulting from development at Corral Canyon Park that does not constitute a resource-dependent use, and which is therefore prohibited in environmentally sensitive habitat areas as defined by Section 30240 of the Coastal Act and City of Malibu Local Coastal Program Policies 3.8, 3.9, and 5.69. These improvements and associated impacts are limited to fuel modification requirements for the Corral Canyon Park Emergency Fire Shelters, camp host and fire truck shed improvement area. As a result, the proposed Plan improvements for Corral Canyon Park would potentially conflict with policies addressing protection of environmentally sensitive habitat areas adopted for the purpose of avoiding or mitigating an environmental effect, resulting in a *significant and unavoidable impact*.

Malibu Bluffs: Malibu Bluffs is designated and zoned as Public Open Space (POS) in the City of Malibu Local Coastal Program, with an ESHA Overlay applying to most of the property (see Figures 2-3 and 2-4). The proposed trail and park-specific improvements at Malibu Bluffs would be consistent with existing land use/zoning designations. In addition, Section 4.0, *Consistency with Plans and Policies*, indicates that the proposed park improvements and uses at Malibu Bluffs are, with one exception, consistent with applicable plans and policies adopted for the purpose of avoiding or mitigating an environmental effect.

The policy consistency analysis contained in Section 4.0 indicates that implementation of the Plan would result in minor impacts to sensitive habitats resulting from development at Malibu Bluffs that does not constitute a resource-dependent use, and which is therefore prohibited in environmentally sensitive habitat areas as defined by Section 30240 of the Coastal Act and City of Malibu Local Coastal Program Policies 3.8, 3.9, and 5.69. These improvements and associated impacts are limited to encroachment of circulation improvements and fuel modification requirements for a parking/camp host/emergency fire shelter improvement area (Parking Area 3). As a result, the proposed Plan improvements for Malibu Bluffs would potentially conflict with policies addressing protection of environmentally sensitive habitat areas adopted for the purpose of avoiding or mitigating an environmental effect, resulting in a *significant and unavoidable impact*.

Trail System Improvements: The existing trail system within the City of Malibu, unincorporated Los Angeles County, and National Park Service is located on lands primarily designated as open space/rural residential (City of Malibu) or parks/mountain land (County) (see Figures 2-3 and 2-4). The proposed trail system improvements would be consistent with existing land use/zoning designations and the ESHA Overlay, including the coastal resource protection policies of the Coastal Act and the City of Malibu Local Coastal Program. However, the policy consistency analysis contained in Section 4.0 indicates that implementation of the Plan would result in minor impacts to sensitive habitats resulting from development of Emergency Fire Shelters along the trail system which do not constitute a resource-dependent use, and which are therefore prohibited in environmentally sensitive habitat areas as defined by Section 30240 of the Coastal Act and City of Malibu Local Coastal Program Policies 3.8, 3.9, and 5.69. These improvements and associated impacts are limited to fuel modification requirements for Emergency Fire Shelters proposed at the Latigo Trailhead Property, Corral Canyon Park and Malibu Bluffs (as identified in the park-specific analyses for the Latigo Trailhead Property, Corral Canyon Park and Malibu Bluffs above), and the Murphy Way (De Butts

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Terrace) Emergency Fire Shelter. As a result, proposed trail improvements, where constructed in conjunction with Emergency Fire Shelters at the Latigo Trailhead Property, Corral Canyon Park, Malibu Bluffs above, and at Murphy Way (De Butts Terrace), would potentially conflict with policies addressing protection of environmentally sensitive habitat areas adopted for the purpose of avoiding or mitigating an environmental effect, resulting in a *significant and unavoidable impact*.

Mitigation Measures

LUP-2: The proposed Plan shall comply with mitigation measures identified in Section 5.7, *Geology, Soils and Seismic Hazards*, to address potential conflicts with Section 30253 of the Coastal Act, and City of Malibu Local Coastal Program Policies 4.2, 4.14, 4.4, and Section 3.4.2.D.11.a., and shall comply with mitigation measures identified in Section 5.4, *Biological Resources*, to address potential conflicts with Section 30240 of the Coastal Act and City of Malibu Local Coastal Program Policies 3.8, 3.9, and 5.69.

Residual Impacts

Consistent with the discussion above and that which is found within Section 4.0, *Consistency with Plans & Policies*, the proposed Plan would result in conflicts with policies addressing potential geologic/landslide hazards and protection of environmentally sensitive habitat areas, adopted for the purpose of avoiding or mitigating an environmental effect. Feasible mitigation measures included in Section 5.7, *Geology, Soils and Seismic Hazards*, would be insufficient to fully mitigate geologic hazards associated with proposed improvements at the Latigo Trailhead Property and thereby address potential conflicts with Section 30253 of the Coastal Act, and City of Malibu Local Coastal Program Policies 4.2, 4.14, 4.4, and Section 3.4.2.D.11.a.. Similarly, feasible mitigation measures identified in Section 5.4, *Biological Resources*, would be insufficient to resolve policy conflicts associated with implementing non-resource dependent development with impacts to sensitive habitat areas, which are prohibited in environmentally sensitive habitat areas as defined by Section 30240 of the Coastal Act and City of Malibu Local Coastal Program Policies 3.8, 3.9, and 5.69. As a result, land use impacts related to potential conflicts with policies addressing geologic hazards and protection of environmentally sensitive habitat areas, adopted for the purpose of avoiding or mitigating an environmental effect would remain **significant and unavoidable (Class I)**.

Impact LUP-3: Implementation of the proposed Plan would not conflict with any applicable habitat conservation plan or natural community conservation plan.

Although the Plan area is not part of a habitat conservation plan or natural community conservation plan, the proposed Plan does reflect past determinations and actions of agencies having jurisdiction over the Plan area with respect to protection of coastal-priority uses including public access, recreation, and protection and enhancement of sensitive coastal resources known to potentially occur in the Plan area, including coastal streams and drainages, riparian, coastal bluff, native grassland and coastal sage scrub habitat, and areas of archaeological sensitivity. The proposed Plan and associated park-specific project improvements would avoid or minimize potential adverse impacts to all sensitive resources in the Plan area, and the Plan would be further evaluated pursuant to the Coastal Commission certification process to ensure consistency with all coastal resource protection policies of the Coastal Act and the City's Local Coastal Program prior to Plan approval and implementation of the trail and park improvements. As a result, no conflicts with applicable habitat conservation plan or natural community conservation plan would be anticipated, and therefore, potential impacts are considered *less than significant*.

Ramirez Canyon Park: The proposed improvements at Ramirez Canyon Park would not conflict with an applicable habitat conservation plan or natural community conservation plan. As a result, potential impacts are considered *less than significant*.

Escondido Canyon Park: The proposed improvements at Escondido Canyon Park would not conflict with an applicable habitat conservation plan or natural community conservation plan. As a result, potential impacts are considered *less than significant*.

Latigo Trailhead: The proposed improvements at Latigo Trailhead would not conflict with an applicable habitat conservation plan or natural community conservation plan. As a result, potential impacts are considered *less than significant*.

Corral Canyon Park: The proposed improvements at Corral Canyon Park would not conflict with an applicable habitat conservation plan or natural community conservation plan. As a result, potential impacts are considered *less than significant*.

Malibu Bluffs: The proposed improvements at Malibu Bluffs would not conflict with an applicable habitat conservation plan or natural community conservation plan. As a result, potential impacts are considered *less than significant*.

Trail System Improvements: The proposed Plan's trail improvements would not conflict with an applicable habitat conservation plan or natural community conservation plan. As a result, potential impacts are considered *less than significant*.

Mitigation Measures

As impacts on habitat conservation plans or natural conservation community conservation plans would be less than significant, no mitigation measures are required.

Residual Impacts

Impacts on land use and planning would be *less than significant (Class III)*.

Analysis of Impacts Post-Mitigation

Impact LUP-4: Implementation of mitigation measures intended to reduce impacts associated with the proposed Plan's improvements would not 1) physically divide an established community, 2) conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, or 3) conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore, impacts related to land use and planning would be considered less than significant.

In addition to analysis of the project (as proposed), CEQA requires that an EIR discuss the environmental impacts associated with the implementation of any required mitigation. This section, therefore, evaluates how mitigation measures required in other sections of this EIR would affect land use compatibility related to implementation of the Plan's proposed improvements.

The mitigation measures identified in the all environmental impact analysis sections would have a less than significant impact on land use compatibility as the mitigations are intended to enhance the Plan by minimizing environmental impacts which would bring the project into greater conformance with applicable land use policies or plans

Implementation of the proposed mitigations would, therefore, have a *less than significant* impact on land use and planning.

Residual Impacts

Implementation of mitigation measures intended to reduce impacts associated with the proposed Plan's improvements would not 1) physically divide an established community, 2) conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, or 3) conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore, impacts related to land use and planning would be considered less than significant ***less than significant (Class III)***.

5.11.3 Cumulative Impacts

Cumulative projects are shown in Table 3-1 of Section 3.6, *Projects Considered for Cumulative Analysis*. The Plan Area's contribution to cumulative land use and planning impacts is evaluated below. Where necessary, mitigation is identified to reduce the Plan Area's "cumulatively considerable" contribution to a less than "cumulatively considerable" level. The *Area of Influence*, or geographic region for the respective environmental resource for which cumulative projects are assessed, is identified below and forms the basis of the cumulative impact analysis for this section.

Area of Influence: The Plan area is located within the City of Malibu and County of Los Angeles. The Plan area is surrounded by mostly undeveloped private and public land and rural residential zoned lands' consisting of relatively large parcels (2, 5, 10, 20, and 40 acre minimal parcel size), with the exception of Malibu Bluffs. Malibu Bluffs is surrounded by single-family medium density, multi-family residential, active recreation (City's Malibu Bluffs Park), and unincorporated land consisting of Pepperdine University. Therefore, the Area of Influence for assessing cumulative effects in combination with the proposed Plan would be limited to the Plan Area and the surrounding land uses in the Plan vicinity where related projects would potentially contribute to cumulative land use incompatibilities.

Impact LUP-5: **The proposed Plan would not result in a cumulatively significant land use impact which would 1) physically divide an established community, 2) conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, or 3) conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore,**

cumulative impacts related to land use and planning would be considered less than significant.

Cumulative development within the City of Malibu and the unincorporated area of Las Virgenes within the County of Los Angeles includes development of 38 single-family dwellings, 2 condominiums, 216,793 square feet of commercial development, and 146 hotel rooms, along with development of parks, trails, and open space at Trancas Canyon Park, Legacy Park, Lechuza Beach, and King Gillette Ranch (see *Appendix Q*). The cumulative impact analysis considers implementation of the proposed Plan in conjunction with other related development within the vicinity of the Plan area. Development of cumulative projects would all be reviewed for land use compatibility with surrounding uses during the applicable Coastal Commission, City or County formal review and approval processes. None of the cumulative related projects include substantive policy changes/ revisions which would result in incompatibilities with adjacent land uses. These projects would be complementary to surrounding existing residential and commercial land uses, and would not result in a division of the established community. Combined with implementation of the proposed Plan, their physical cumulative impact on surrounding land uses and communities would not be cumulatively considerable; associated Plan impacts would be *less than significant*.

The proposed Plan would result in conflicts with policies addressing geologic hazards due to facility improvements at the Latigo Trailhead property that would be subject to landslide issues, inconsistent with Section 30253 of the Coastal Act, and City of Malibu Local Coastal Program Policies 4.2, 4.14, 4.4, and Section 3.4.2.D.11.a. However, it is anticipated that the decision-maker would remove this element of the Plan, adopt a proposed Plan alternative, or entertain making findings and a Statement of Overriding Consideration if such elements are deemed crucial to implementation of the Plan and/or satisfaction of the basic project objectives, and thus provide for consistency of the proposed Plan with applicable policies of the Coastal Act and City of Malibu Local Coastal Program that address protection and enhancement of public access and recreation and minimizing risks of new development associated with geologic hazards.

It is the expectation that regardless of what decision is made relative to addressing the Class I geologic impact identified within this EIR for park facility improvements at the Latigo Trailhead property, that most new projects constructed on a cumulative basis throughout the region would be built to current, safer seismic standards than that which was required for the construction of older structures. In addition, new projects constructed on a cumulative basis would be located and designed to be consistent with all applicable policies of the Coastal Act and City of Malibu Local Coastal Program with

respect to avoiding and minimize risks associated with geologic hazards. Injuries and property damage, therefore, related to geologic hazards would not be anticipated to be significant on a cumulative basis. Based on the above discussion, the proposed Plan's contribution to cumulative impacts associated with geologic hazards resulting in conflicts with plans and policies adopted for the purpose of avoiding or mitigating an environmental effect would be *less than significant*.

The proposed Plan would result in conflicts with policies addressing protection of environmentally sensitive habitat area due to minor impacts to sensitive habitats resulting from development impacts that does not constitute a resource-dependent use, and which is therefore prohibited in environmentally sensitive habitat areas as defined by Section 30240 of the Coastal Act and City of Malibu Local Coastal Program Policies 3.8, 3.9, and 5.69. However, it is anticipated that the decision-maker would remove elements of the Plan or adopt a proposed Plan alternative to avoid this policy conflict, or entertain making findings and a Statement of Overriding Consideration if such elements are deemed crucial to implementation of the Plan and/or satisfaction of the basic project objectives, and thus provide for consistency of the proposed Plan with applicable policies of the Coastal Act and City of Malibu Local Coastal Program that address protection and enhancement of public access and recreation and environmentally sensitive habitat areas.

As proposed, implementation of the proposed project in conjunction with other planned state, local, federal, and private projects in the project vicinity would result in the cumulative loss of biological resources in the region. Proposed campsites, trails, restrooms, and parking facilities would encroach into areas currently supporting natural habitats. It is the expectation that regardless of what decision is made relative to addressing the resource protection policy conflicts identified within this section, that most new projects constructed on a cumulative basis throughout the region would be located and designed to be consistent with all applicable policies of the Coastal Act and City Local Coastal Program with respect to avoiding and minimize impacts to environmentally sensitive habitats, unless specifically permitted and mitigated according to the Coastal Act and City of Malibu Local Coastal Program. In addition, it is envisioned that the provision of compensatory mitigation required as part of policies and implementation measures included in the Plan as well as mitigation identified in Section 5.4, *Biological Resources*, would offset the adverse impacts resulting from the project by eradicating large expanses of non-native species from the area and designing a native plant palette that meets the needs of nesting and foraging resident and migratory avifauna, adequately mitigating cumulative effects on biological resources. As such, the proposed Plan's contribution to cumulative impacts to environmentally sensitive habitat

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areas resulting in conflicts with plans and policies adopted for the purpose of avoiding or mitigating an environmental effect would be *less than significant*.

Mitigation Measures

As the Plans' contribution to cumulative impacts on land use and planning would be less than significant, no mitigations are required.

Residual Impacts

Cumulative impacts on land use and planning would be ***less than significant (Class III)***.