
5.2 AGRICULTURAL RESOURCES

This section provides a discussion of potential agricultural resource impacts associated with implementation of the proposed Plan's improvements. The information contained in this section is based on agricultural resource information contained within the County of Los Angeles's Coastal Land Use Plan (County LUP) and the City of Malibu's Local Coastal Program (LCP).

5.2.1 Setting

The Plan site is located along the Malibu coastline in the Santa Monica Mountains area. The topography and habitat of the Plan site vary substantially and are particularly diverse at each of the Plan's parklands where new recreational facilities are proposed. Generally, the Plan site includes land consisting of coastal hillsides and canyons with habitat types ranging from highly disturbed 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 other public parklands of the Plan site.

The portion of Ramirez Canyon Park located within Malibu is designated and zoned as Public Open Space (POS) in the City of Malibu's LCP, 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 in the County's Coastal LUP. The entire Escondido Canyon Park property is designated and zoned as Public Open Space (POS) in the City of Malibu's LCP. The Latigo Trailhead property is designated and zoned Rural Residential (1 unit/2 acres) in the County's Coastal LUP. The portion of Corral Canyon Park that is located in Malibu is designated and zoned as Public Open Space (POS) in the City of Malibu's LCP, 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 in the County's LCP. Malibu Bluffs is located in Malibu and is designated and zoned as Public Open Space (POS) in the City of Malibu's LCP. 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 in the County LUP and/or the LCP. Figures 2-3 and 2-4, in Section 2.0, *Project Description*, illustrate land use and zoning designations for the Plan site.

Agricultural land is limited in the City of Malibu and in Los Angeles County. The City's General Plan indicates that the limited amount of agricultural resources in Malibu is primarily due to the isolated and patchy distribution of soils that have high capability for agricultural uses, and because such soils typically occur along the low relief slopes adjacent

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to the coast and area which is primarily developed (City of Malibu General Plan, Conservation Element, Section 3.6, 1995). Citywide, agriculture accounts for a very small portion of acreage, and according to the City of Malibu's General Plan (Conservation Element, 1995). Traditional farming and ranching in the Plan site area is practiced on only a small fraction of land. Horticulture and horse ranches are more prevalent, usually as a transitional use or an adjunct to residential uses (City of Malibu General Plan, Land Use Element, 1996). There are no lands within Malibu specifically designated for agricultural use (City of Malibu General Plan, Land Use Element, 1996). The City's horticultural land use category includes both retail and wholesale commercial agricultural properties of the types normally found in Malibu, and accounts for only 0.2 percent (24.8 acres) of all land uses in Malibu. No property in Malibu is designated of state-wide agricultural importance (City of Malibu General Plan, Land Use Element, 1996).

Regulatory Setting

State Regulations

The California Department of Conservation (DOC) is a California State Agency that administers a variety of programs vital to California's public safety, environment and economy. These conservation programs endeavor to balance orderly growth and preservation of agricultural resources in the State of California. The DOC does this by engaging in land conservation planning and administering conservation easement grants, tax incentives to keep land in agriculture or open space, and farmland mapping and monitoring. The DOC, also, administers the California Land Conservation Act (Williamson Act) Program.

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, and natural hazards.

California Land Conservation Act (Williamson Act)

The California Land Conservation Act, also known as the Williamson Act is a statewide land resource protection program that was adopted in 1965 and is locally administered through county and city jurisdictions. The Williamson Act Program enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space or recreational use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming, allowed recreational or open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.

Eligibility for entrance into Williamson Act contract and the various types of contract, i.e. either a contract for preservation for open space, agricultural use or recreation depends on the local jurisdictions rules as well as the actual language contained in the actual legislation of the California Land Conservation Act of 1965. A large part of eligibility for particular lands is soil type. Soil types are defined by the State and are mapped statewide. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance by the Farmland Mapping and Monitoring Program (FMMP).

None of the Plan site areas are currently included in Williamson Act contracts.

Farmland Mapping and Monitoring Program (FMMP)

The FMMP is managed by the DOC's Division of Land Resource Protection (DLRP). The DLRP provides information, maps, funding and technical assistance to local governments, consultants, Resource Conservation Districts and non-profit organizations statewide with the goal of conserving the state's agricultural and natural resources.

Under the DLRP and the FMMP, agricultural and other types of land are rated according to soil quality and irrigation status. Agricultural lands are categorized into Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Unique Farmland and Grazing Land. In addition, there are non-agricultural categories including Other Lands and Urban Built Up Land. The definitions for Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Urban Built-up Land were developed by the United States Department of Agriculture – Soils Conservation Service (USDA-SCS) as part of their nationwide Land Inventory and Monitoring (LIM) system. These LIM definitions have been modified for use in California. The most significant

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modification is that Prime Farmland and Farmland of Statewide Importance must be irrigated. The Farmland of Local Importance category has been identified by local advisory committees and varies from county to county, as intended by the LIM.

Mapping of Grazing Land as part of an Important Farmland Map is unique to California. Grazing land is defined in Government Code §65570(b)(3) as: "...land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock." The minimum mapping unit for Grazing Land for eligibility under Williamson Act contract is 40 acres. Grazing Land does not include land previously designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance, and heavily brushed, timbered, excessively steep, or rocky lands which restrict the access and movement of livestock. The FMMP convenes a grazing land advisory committee in each project county to help identify grazing lands. The committees consist of members of the local livestock ranching community, livestock ranching organizations, and the U. C. Cooperative Extension livestock advisor. The FMMP works with the president of the local Cattlemen's Association and the U.C. Cooperative Extension livestock advisor in selecting members of these committees.

Prime Farmland is land that has been used for irrigated agricultural production at some time during the four years prior to the Important Farmland Map date. Irrigated land use is determined by FMMP staff by analyzing current aerial photos, local comment letters, and related GIS data, supplemented with field verification. In addition, Prime Farmland must also meet the physical and chemical criteria for Prime Farmland as determined by the USDA Natural Resource Conservation Service (NRCS) Factors considered in qualification for a soil by NRCS include:

- 1) water moisture regimes, available water capacity, and developed irrigation water supply;
- 2) soil temperature range;
- 3) acid-alkali balance;
- 4) water table;
- 5) soil sodium content;
- 6) flooding;
- 7) erodibility;
- 8) permeability rate;
- 9) rock fragment content; and,
- 10) soil rooting depth.

Farmland of Statewide Importance is land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It may have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date. Farmland of Statewide Importance must also meet the 10 soil qualification criteria enumerated above.

Unique Farmland is defined as land that does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, but land that has been used for the production of specific high economic value crops at some time during the two update cycles prior to the mapping date. This land has the special combination of soil quality, location, growing season and moisture supply needed to produce sustained, high quality and/or high yields of a specific crop when treated and managed according to certain farming methods. Farmland of Local Importance is categorized as land that is either currently producing crops, has the capability of producing crops or is used for the production of confined livestock. Farmland of Local Importance is land other than Prime Farmland, Farmland of Statewide Importance or Unique Farmland, and may be important to the local economy due to its productivity or value.

Urban and Built-up Land is defined as land for residential, industrial, commercial, construction, institutional, public administrative purposes, railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, water control structures, and other development purposes. Highways, railroads, and other transportation facilities are also mapped as a part of Urban and Built-up Land if they are a part of the surrounding urban areas. Units of land smaller than 10 acres have been incorporated into the surrounding map classifications. The building density for residential use must be at least 1 structure per 1.5 acres (or approximately 6 structures per 10 acres). Urban and Built-up Land must contain man-made structures or buildings under construction, and the infrastructure required for development (e.g., paved roads, sewers, water, electricity, drainage, or flood control facilities) that are specifically designed to serve that land. Parking lots, storage and distribution facilities, and industrial uses such as large packing operations for agricultural produce will generally be mapped as Urban and Built-up Land even though they may be associated with agriculture. Urban and Built-up Land does not include strip mines, borrow pits, gravel pits, farmsteads, ranch headquarters, commercial feedlots, greenhouses, poultry facilities, or road systems for freeway interchanges outside of areas classified as Urban and Built-up Land areas. Within areas classified as Urban and Built-up Land, vacant and nonagricultural land which is surrounded on all sides by urban development and is less than 40 acres in size have been mapped as Urban and Built-up; Vacant and nonagricultural land larger than 40 acres in size are mapped as Other Land (see the definition below).

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Other Land is land which is not included in any of the other mapping categories identified above. The following types of land are generally included:

- a. rural development which has a building density of less than 1 structure per 1.5 acres, but with at least 1 structure per 10 acres;
- b. brush, timber, wetlands, and other lands not suitable for livestock grazing;
- c. government lands not available for agricultural use;
- d. road systems for freeway interchanges outside of Urban and Built-up Land areas;
- e. vacant and nonagricultural land larger than 40 acres in size and surrounded on all sides by urban development;
- f. confined livestock, poultry, or aquaculture facilities, unless accounted for by the county's Farmland of Local Importance definition;
- g. strip mines, borrow pits, gravel pits, and ranch headquarters, or water bodies smaller than 40 acres;
- h. a variety of other rural land uses.

None of the Plan site areas include FMMP-mapped soils considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

Local Regulations

City of Malibu Local Coastal Program

The City of Malibu does not contain any agriculturally designated or zoned lands. The City addresses agricultural resource issues through goals, policies, and implementation measures found in the Land Use Plan and Local Implementation Plan of the City's Local Coastal Program. The proposed Plan's consistency with the goals, policies, and implementation measures of the Land Use Plan and Local Implementation Plan of the City's Local Coastal Program are discussed in 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 County of Los Angeles addresses agricultural resources through the goals, policies and implementation actions located in the County's Coastal Land Use Plan. The proposed Plan's

consistency with the goals, policies, and implementation actions of the County's Coastal Land Use Plan are discussed in Section 4.0, *Consistency with Plans and Policies*.

Environmental Setting

Ramirez Canyon Park

Ramirez Canyon Park is located off Ramirez Canyon Road. The portion of the Park that is located in Malibu is designated and zoned Public Open Space (POS) in the City's LCP. The eastern and southern boundaries of the Park located in Malibu are bounded by areas designated and zoned as Rural Residential. The western boundary of the Park located in Malibu is bordered by parcels located in Los Angeles County that are designated Rural Residential and zoned Residential Agriculture (R-A) under the County's Coastal LUP. Although the zoning of some adjacent lands to the west is R-A, there are no known agricultural operations located in the project vicinity.

The northerly portion of the Park which extends into Los Angeles County is designated Rural Land and Mountain Land and is zoned Light Agriculture (A-1) in the County LUP. This portion of the Park is bordered on the north, east and west by land owned by the National Park Service, which is designated Parks and zoned for Light Agriculture in the County's Coastal LUP, and is maintained as open space. A small orchard exists on the Park in this area; however, no active agriculture operation exists on any of the Park parcels or on adjacent lands.

There are no soils categorized by the California Department of Conservation (DOC) as prime farmland, farmland of statewide or local importance or unique farmland within the Park property or on adjacent or surrounding properties. All of the soils within Ramirez Canyon Park have been classified by the DOC as Other Land, and lands immediately surrounding the Park have also been classified as Other Land (Figure 5.2-1). The only other type of DOC land classification within the larger vicinity of the Park is Urban and Built Up Land. These classifications demonstrate that these lands are not suitable for agricultural production.

Escondido Canyon Park

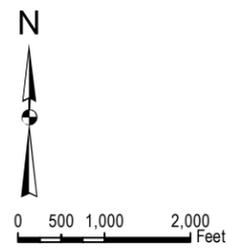
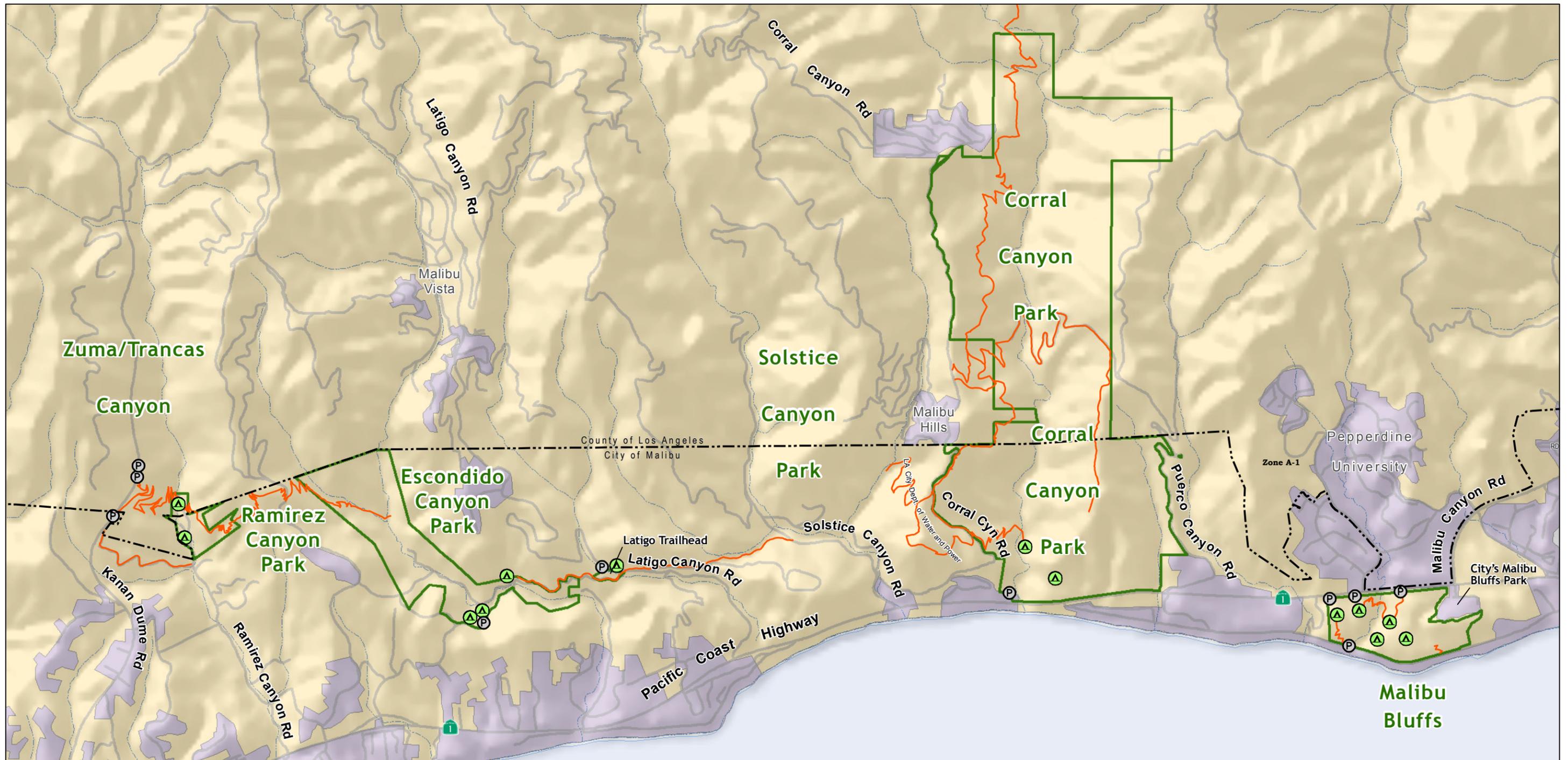
Escondido Canyon Park is located entirely within Malibu and is designated and zoned Public Open Space (POS) in the LCP. Overall, the Park is maintained as public open space and is used for recreation with trails and no major infrastructure. The northerly boundary of the Park is directly adjacent to Los Angeles County. The northerly adjacent lands are zoned

5.2 Agricultural Resources

Light Agriculture (A-1) in the County's LUP, however, there is no active agriculture on any of these parcels, nor are there active agriculture operations either adjacent to or in the vicinity of the Park. The Park is bounded to the west, south and east by land within the City of Malibu, and this land is designated and zoned Rural Residential (RR) in the City's LCP.

There are no soils categorized by the DOC as prime farmland, farmland of statewide or local importance or unique farmland either within the Park or on adjacent or surrounding properties. All of the soils within Escondido Canyon Park have been classified by the DOC as Other Land³. All of the lands immediately surrounding the Park have also been classified as Other Land (Figure 5.2-1). The only other type of DOC land classification within the larger vicinity of the Park is Urban and Built Up Land. These classifications demonstrate that these lands are not suitable for agricultural production.

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- Parks with Proposed Improvements
- ▲ Proposed Camping Area
- P Proposed Parking Area
- ~ Proposed Trail Improvements

- Department of Conservation
Farmland Mapping and Monitoring Program (FMMP)
Land Classification**
- Urban and Built Up Land
 - Other Land

SOURCE: California Department of Conservation Farmland Mapping and Monitoring Program

FIGURE 5.2-1
Department of Conservation FMMP Land Classification

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5.2 Agricultural Resources

Latigo Trailhead

The Latigo Trailhead is located within Malibu. According to the City LCP, the property is designated and zoned Rural Residential (RR) and is generally surrounded by large lot residential properties also designated and zoned Rural Residential (RR). The Latigo Trailhead property was previously used for single family residential development as evidenced by remnant concrete and iron work. There is no active or proposed agriculture adjacent or in the larger vicinity.

There are no soils categorized by the DOC as prime farmland, farmland of statewide or local importance or unique farmland either within the Latigo Trailhead property or on adjacent or surrounding properties. All of the soils within and surrounding the property have been classified by the DOC as Other Land (Figure 5.2-1). The only other type of DOC land classification within the larger vicinity of the Park is Urban and Built Up Land. These classifications demonstrate that these lands and are not suitable for agricultural production.

Corral Canyon Park

The southernmost portion of Corral Canyon Park is located within the City of Malibu and according to the City's LCP is designated and zoned Public Open Space (POS), while upper Corral Canyon extends into Los Angeles County and is designated Mountain Land and is zoned Heavy Agriculture in the County's Coastal LUP. Despite the agricultural zoning of the Park in Los Angeles County, there is no active agricultural activity occurring on any of the Corral Canyon Park lands. The Park is maintained as public open space and used for recreation with trails and limited trailhead facilities and no major infrastructure.

Land adjacent to the southerly portion of Corral Canyon Park in Malibu is bounded by areas designated and zoned either: Rural Residential (RR), Recreational Vehicular Park (RVP) or Commercial Neighborhood (CN) in the LCP. Land adjacent to upper Corral Canyon in the County is designated either Mountain Land or Rural Land, and zoned Heavy Agriculture (A-2) per the County's Coastal LUP.

As discussed above, there is no active agriculture on any lands within the Park, nor is there agriculture adjacent to or in the vicinity of Corral Canyon Park. All of the soils within the Park are categorized by California DOC as Other Land (Figure 5.2-1). Adjacent to the Park, the land is classified either as Urban and Built Up Land, or as Other Land. These classifications demonstrate that these lands and are not suitable for agricultural production.

Malibu Bluffs Conservancy Property

Malibu Bluffs is located entirely within Malibu and is designated and zoned Public Open Space (POS) according to the City's LCP. The property is located at the intersection of Pacific Coast Highway and Malibu Canyon Road adjacent to the City of Malibu's Bluffs Park. The Malibu Bluffs property is maintained as public open space and used for recreation with trails and no major infrastructure. Adjacent property west of the property is designated and zoned Rural Residential (RR) per the City's LCP. Property east of the property is designated and zoned Public Open Space (POS), Planned Development (PD), and Single Family Medium (SFM) residential per the City's LCP. Malibu Bluffs is bound by Pacific Coast Highway and Pepperdine University to the north and Malibu Road to the south. A strip of shoreline development just beyond Malibu Road to the south is designated and zoned Single Family Medium (SFM) residential under the City's LCP.

None of the adjacent properties or the properties in the wider vicinity of Malibu Bluffs is used for active agriculture, and none has an underlying agricultural designation or zoning. Moreover, all of the soils within this portion of Malibu are categorized by the DOC as Other Land and are adjacent to and surrounded by land classified as either Other Land or Urban and Built Up Land (Figure 5.2-1). These classifications demonstrate that these lands are not suitable for agricultural production.

Trail System

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. As discussed above for each of the Plan's parklands, there is no active agriculture on lands within or adjacent to any of the parks; nor are there soils suitable for agriculture within or adjacent to the parks. All of the soils within, adjacent to, and between the park areas are categorized by California DOC as either Urban and Built Up or Other Land (Figure 5.2-1). Therefore, the trails meandering within and between the parks do not and would not occur on lands with active agriculture; nor are there soils suitable for agriculture within or adjacent to the existing and proposed trail corridors.

5.2.2 Impact Analysis

Methodology and Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines, the proposed Plan would have a significant impact to agricultural resources if it would:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract; or
- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Within other impact analysis sections contained within this EIR, the analysis associated with the Plan use of Ramirez Canyon Park is based on two different environmental baseline scenarios—Recreation/ Administration and Vacant Residential (refer to Section 3.0, *Environmental Setting*). The impacts of the Plan's implementation on agricultural resources would, however, be similar under either environmental baseline. Therefore, the impact analysis and discussion presented below should be considered applicable to both the Recreation/ Administration and Vacant Residential baselines.

Project Impacts

Impact AG-1: Implementation of the proposed Plan's improvements would not result in the conversion of State designated or other farmland to non-agricultural use, nor would the Plan conflict with existing agricultural zoning or Williamson Act contracts. Therefore, impacts to agricultural resources would be considered less than significant.

As discussed above, all of the Plan's parks and associated trail and other facility improvement sites would occur on and adjacent to lands that do not currently support agricultural activities. In addition, the majority of the Plan's parks and associated trail and other facility improvement sites would occur on and adjacent to lands within Malibu and Los Angeles County that are not designated for agricultural use.

In unincorporated areas of Los Angeles County, agricultural zoning designations apply to the northern portion of Ramirez Canyon Park as well as to the proposed trails connecting Ramirez Canyon and Escondido Canyon and the proposed trails at Corral Canyon Park (see Figure 5.2-2). No agricultural operations have occurred in these areas, nor are there soils which are considered suitable for agricultural production (Figure 5.2-1). The footprint of the proposed Plan uses in these areas is minor and consists of limited camping and related trail improvements. Based on the DOC's *Farmland Mapping & Monitoring Program*, none of the Plan site areas include soils considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. All of the soils are categorized as either Urban and Built-Up Land or Other Land, and thus have not been determined to be suitable for agricultural production. Further, the isolated and patchy distribution of agriculturally viable soils in the Plan site areas and the more rugged, steep topography and rolling hillsides that make up much of the Plan site areas are not conducive to supporting agricultural operations. As all the affected agriculturally designated/ zoned land would be under the jurisdiction of MRCA/ Conservancy, future agricultural use of the land is not contemplated or proposed. As such, implementation of the proposed Plan would not convert agricultural lands or conflict with any current agricultural zoning or land use designation.

Additionally, the proposed Plan would not conflict with Williamson Act contracted land since there are no existing Williamson Act contracts located within the Plan site areas or in the vicinity of the Plan site areas.

For all of these reasons, implementation of the proposed Plan would not create changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use.

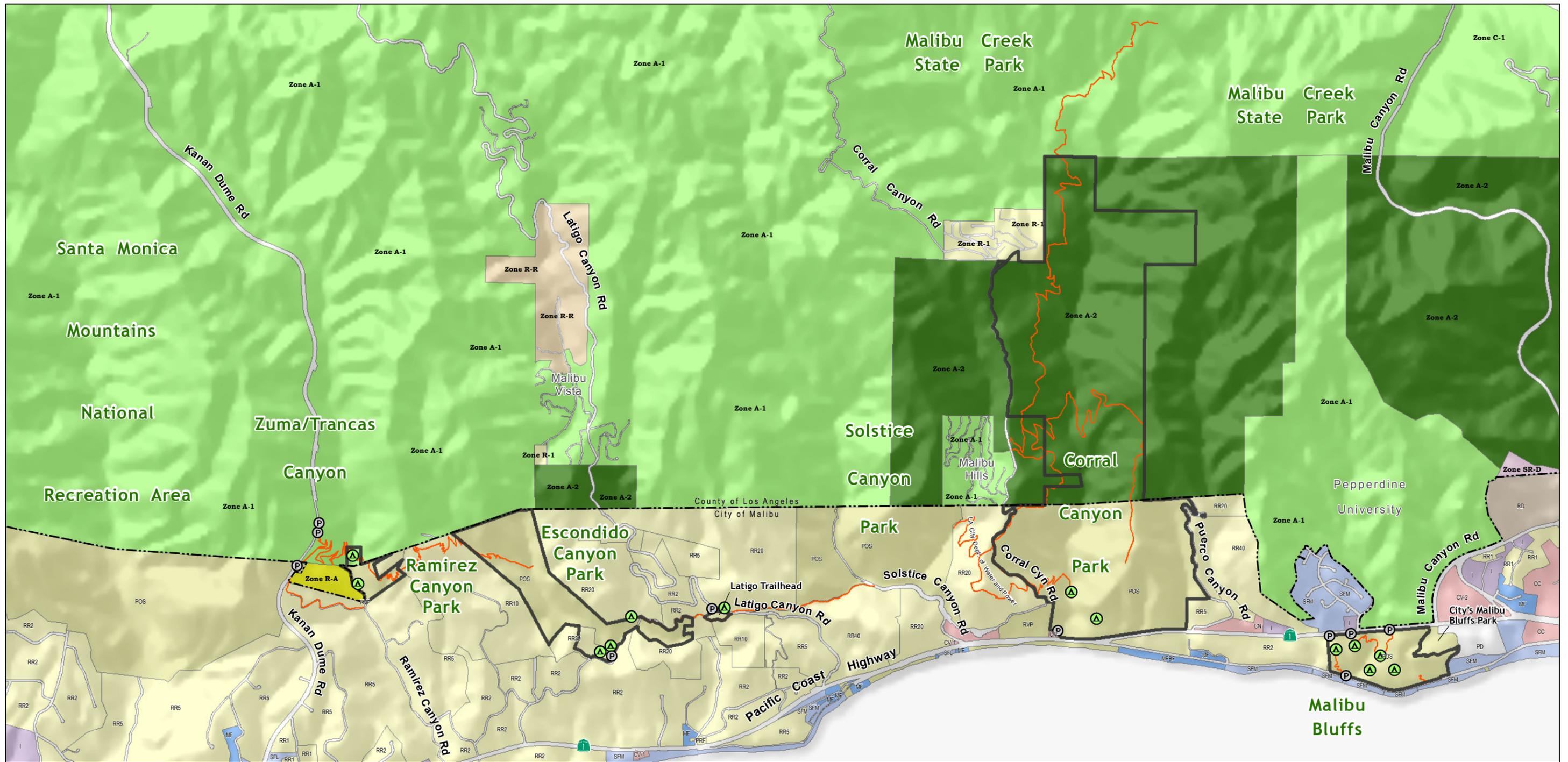
Therefore, implementation of the proposed Plan would have a *less than significant* impact on agricultural resources.

Mitigation Measures

As impacts to agricultural resources would be less than significant, no mitigation measures are required.

Residual Impacts

Impacts on agricultural resources would be ***less than significant (Class III)***.



N 	City of Malibu Zoning CC - Community Commercial CN - Commercial Neighborhood CV-1 - Commercial Visitor Serving 1 CV-2 - Commercial Visitor Serving 2 I - Institutional	RD - Industrial/R&D POS - Public Open Space PRF - Private Recreational Facility RVP - Recreational Vehical Park RR1 - Rural Residential - 1 du/acre RR2 - Rural Residential - 1 du/2 acres	RR5 - Rural Residential - 1 du/5 acres RR10 - Rural Residential - 1 du/10 acres RR20 - Rural Residential - 1 du/20 acres RR40 - Rural Residential - 1 du/40 acres SFL - Single Family Low - 2 du/acre SFM - Single Family Medium - 4 du/acre	MF - Multi-Family Residential - 6 du/acre MFBF - Multi-Family Beach Front MH - Mobile Home Residential PD - Planned Development	County of Los Angeles Zoning Zone R-1 - Single-family residence Zone R-R - Resort and recreation Zone SR-D - Scientific research and development	Agricultural Zoning Zone R-A - Residential agriculture Zone A-1 - Light agriculture Zone A-2 - Heavy agriculture
	Parks with Proposed Improvements Proposed Trail Improvements	Proposed Camping Area Proposed Parking Area	0 500 1,000 2,000 Feet			

SOURCE: City of Malibu, County of Los Angeles

FIGURE 5.2-2
Agricultural Zoning within Plan Area

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Analysis of Impacts Post-Mitigation

Impact AG-2: Implementation of mitigation measures intended to reduce impacts associated with the proposed Plan's improvements would not result in the conversion of State designated or other farmland to non-agricultural use, nor would the Plan conflict with existing agricultural zoning or Williamson Act contracts. Therefore, impacts to agricultural resources 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 agricultural resources.

The mitigation measures identified in the following environmental impact analysis sections would have a less than significant impact on agricultural resources, as no additional land resources affecting agricultural resources would be required:

- Aesthetic/Visual Resources
- Agricultural Resources
- Air Quality
- Cultural Resources
- Fire Hazards
- Geology, Soils, and Seismic Hazards
- Global Climate Change
- Hazardous Materials
- Hydrology, Drainage, and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Recreation
- Transportation, Circulation, and Parking
- Utilities/Service Systems

Mitigations related to Biological Resources would, however, require off-site land resources in order to accommodate the required 3:1 biological mitigation.

Four sites have been identified for habitat restoration: Malibu Bluffs, Corral Canyon, Tuna/Las Flores Canyon, and King Gillette Ranch. Figure 5.2-3 identifies the proposed biological mitigation sites; for each mitigation site, the figure identifies the location by County Assessor's Identification Number (AIN), the mitigation acreage, the DOC's Farmland Mapping & Monitoring Program (FMMP) designation, zoning, and Williamson Act Agricultural Preserve status.

None of the mitigation sites currently support agricultural activities. The King Gillette Ranch and Las Flores Canyon sites are both zoned A-1 (Light Agriculture, County of Los Angeles). The Corral Canyon and Malibu Bluffs site are both zoned POS (Public Open Space, City of Malibu). Based on the DOC's *Farmland Mapping & Monitoring Program*, a portion the King Gillette Ranch mitigation site (2.74 acres) of the total 0.05 acres is mapped as Prime Farmland, however, it has not been farmed in decades and is not surrounded by or in the vicinity of any other agricultural uses. Generally, in the interest of coastal resource protection and slope stability, agriculture uses are not encouraged in this portion of the Santa Monica Mountains (Proposed Santa Monica Mountains Local Coastal Program, September 2007). None of the other Mitigation Areas are mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The remainder portion of King Gillette Ranch (0.05 acres) and the 3 other mitigation sites are categorized as Other Land. Implementation of the habitat mitigation/ restoration plan would consist of limited grading for contour improvements, removal of non-native vegetation, extension of temporary irrigation lines (where adjacent to existing water sources) intended for plant establishment, seeding/ planting, and occasional site maintenance and monitoring. Access would be achieved from existing paved roads and regularly maintained fire roads.

The area,

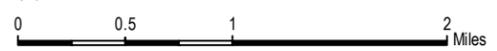
The isolated and patchy distribution of agriculturally viable soils in the biological mitigation areas and the more rugged, steep topography and rolling hillsides that make up much of these areas are not conducive to supporting agricultural operations. As all the affected agriculturally designated/ zoned land would be under the jurisdiction of MRCA/ Conservancy, future agricultural use of the land is not contemplated or proposed. As such, implementation of the proposed mitigations would not convert agricultural lands or conflict with any current agricultural zoning or land use designation.

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 Parks with Proposed Improvements

 Malibu City Limits



Mitigation Site	Acres	Assessor's ID # (AIN)	FMMP Classification	Zoning
Corral Canyon Park	11.53	4459007901, 4459009901, 4459011900	X - Other Land	POS - Public Open Space (City of Malibu)
King Gillette Ranch	2.79	4455033912	P - Prime Farmland (2.74 ac) X - Other Land (0.05 ac)	Zone A-1 - Light agriculture (County of Los Angeles)
Malibu Bluffs	23.11	4458018900, 4458016903, 4458016900	X - Other Land	POS - Public Open Space (City of Malibu)
Las Flores Canyon	19.69	4448030902, 4448030907, 4448030908	X - Other Land	Zone A-1 - Light agriculture (County of Los Angeles)

Note: No Mitigation Site is within Williamson Act Agricultural Preserve.

SOURCE: USGS 100K Topo, CA Dept. of Conservation, County of Los Angeles, County of Ventura, City of Malibu, MRCA

FIGURE 5.2-3
FMMP Land Classification & Zoning for Proposed Mitigation Sites

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Additionally, the proposed mitigations would not conflict with Williamson Act contracted land since there are no existing Williamson Act contracts located within the mitigation site areas or anywhere in Los Angeles County.

For all of these reasons, implementation of the proposed mitigations would not create changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use.

Therefore, implementation of the proposed mitigations would have a less than significant impact on agricultural resources

Residual Impacts

Implementation of mitigation measures intended to reduce impacts associated with the proposed Plan's improvements would not 1) result in changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use, 2) conflict with existing zoning for agricultural use, or a Williamson Act contract, or 3) involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses. Therefore, associated impacts to agricultural resources would be ***less than significant (Class III)***.

5.2.3 Cumulative Impacts

Cumulative projects are identified in Section 3.6, *Projects Considered for Cumulative Analysis*. The Plan's contribution to cumulative agricultural resource impacts is evaluated below. 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 portion of the Plan site located in Los Angeles County and the areas immediately surrounding the Plan site within the County of Los Angeles' jurisdiction are zoned for agricultural use in the County's Coastal LUP. Pepperdine University, also zoned for agricultural use, is located in Los Angeles County directly adjacent to and north of the Plan site in the vicinity of Malibu Bluffs. There is, however, no active agriculture in any of these areas, nor has there been for decades. In the City of Malibu, there are no agriculturally zoned lands either within or adjacent to the Plan site per the City's LCP.

As demonstrated in the project-specific analysis above, although some lands in the Malibu

5.2 Agricultural Resources

front country (generally depicted as all lands identified within Figure 5.2-2) are designated for agricultural uses, the varied topography and poor soils generally limit agriculture within the Plan area. Areas known for agricultural production and occurring within the immediate project region are generally concentrated to the west along the Oxnard Plain and to the northwest along the Santa Clara River in Ventura County. Impacts related to agriculture within the Malibu front country would not have an impact on Ventura County agricultural lands. The Area of Influence, therefore, for assessing cumulative effects is limited to the Plan Area and the surrounding uses in the vicinity—the Malibu front country (see Figure 5.2-2).

Impact AG-2: Implementation of the proposed Plan’s improvements would not result, on a cumulative basis, in the conversion of State designated or other farmland to non-agricultural use, nor would the Plan conflict with existing agricultural zoning or Williamson Act contracts. Therefore, impacts to agricultural resources would be cumulatively considered less than significant.

Implementation of the proposed Plan would not directly or indirectly conflict with agricultural designated/ zoned lands or interfere with a Williamson Act contract. There are no other projects proposed within the Malibu front country (within either the City or the County) that alone or in combination with the proposed Plan would significantly impact agricultural resources by violating a Williamson Act contract, converting Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or converting land in agricultural production to non-agricultural uses.

As such, the proposed Plan would have *less than significant* cumulative impacts on agricultural resources.

Mitigation Measures

As no significant cumulative impacts relating to agricultural resources have been identified, no mitigation measures would be required.

Residual Impacts

Cumulative impacts on agricultural resources are considered *less than significant (Class III)*.