

**SANTA MONICA MOUNTAINS CONSERVANCY**

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April 14, 2008

Peter Douglas  
Executive Director  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, California 94105-2219

**Proposed City of Malibu Local Coastal Program Amendment for Incorporation of the  
Malibu Parks Public Access Enhancement Plan Overlay District**

Dear Mr. Douglas:

Pursuant to Section 30515 of the Coastal Act, as implemented by Section 13666 of the Code of Regulations, the Santa Monica Mountains Conservancy (Conservancy) and Mountains Recreation and Conservation Authority (MRCA) are proposing to amend the City of Malibu Local Coastal Program (LCP) to incorporate the Malibu Parks Public Access Enhancement Plan Overlay. The proposed Overlay District will serve to enhance public access and recreational opportunities of regional significance by establishing the framework to implement a variety of public access and education programs, comprehensive trail development, recreation support facility and transportation improvements, improved accessibility for visitors with diverse abilities (e.g., physically and mentally challenged), and a rare opportunity for low-cost and fully accessible overnight camping for specific parklands and trail corridors throughout the City of Malibu. We have provided some information in this submittal regarding our anticipated public works projects. We anticipate later submitting to the Coastal Commission a Malibu Parks Public Access Enhancement Plan and Public Works Plan pursuant to PRC Section 30605, which will more precisely define these proposed public works projects.

The Conservancy and MRCA work in cooperation with Federal, State, and other local government partners to acquire parkland, participate in vital planning processes, and to complete and manage major park improvement projects. The proposed Overlay District focuses on inland recreation and park areas within the Malibu coastal area including recreational land (parklands and trail corridors) located between the Zuma and Trancas Canyon Units of the Santa Monica Mountains National Recreation Area, owned and

maintained by the National Park Service, extending east to Corral Canyon Park, which is owned by the Conservancy and MRCA (see Overlay District Parkland Map enclosed). The proposed Overlay involves an amendment to the Malibu Land Use Plan and Implementation Plan to incorporate map changes, land use policies and development standards to address specific public access, recreational facility, and program improvements for these recreation areas.

#### Description of Local Coastal Program Amendment Submittal

Enclosed are the following materials intended to initiate Coastal Commission review of the proposed Local Coastal Program Amendment for the Malibu Parks Public Access Enhancement Plan Overlay:

- 1) Proposed Local Coastal Program Amendment establishing the Malibu Parks Public Access Enhancement Plan Overlay District including proposed land use plan and implementation plan policy revisions and additions, and Malibu Parks Public Access Enhancement Plan Overlay District Parkland and Trail Map.
- 2) Santa Monica Mountains Conservancy and Mountains Recreation and Conservation Authority Resolutions authorizing submittal of the proposed LCP Amendment pursuant to Section 30515 of the Coastal Act and adopting findings that the LCP Amendment meets public needs of an area greater than that included within the Malibu certified Local Coastal Program that had not been anticipated at the time the local coastal program was before the Commission for certification:
  - Resolution No. 07-114 of the Santa Monica Mountains Conservancy authorizing the Executive Director to submit a Malibu Local Coastal Program Amendment for park and trail improvements and uses, including at Ramirez Canyon Park, Escondido Park, Corral Canyon Park, including acquisition and improvements to the Coastal Slope Trail and establishment of the Malibu Parks Affordable Access Fund pursuant to the Local Coastal Program override procedures of the California Coastal Commission (14 Cal. Code Regs. [CCR] Sec. 13666 *et seq.*), December 28, 2007.
  - Resolution No. 08-05 of the Governing Board of the Mountains Recreation and Conservation Authority authorizing the Executive Director to submit a Malibu Local Coastal Program Amendment to the Executive Director of the California Coastal Commission pursuant to Title 14 of the California Code of Regulations, Sec. 13666 *et seq.*, January 9, 2008.

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- Resolution No. 08-08 of the Santa Monica Mountains Conservancy adopting findings pursuant to Public Resources Code Section 30515 and 14 CCR Section 13666 that the proposed Santa Monica Mountains Conservancy amendment for a public works project to the Malibu Local Coastal Program meets public needs of an area greater than that included within the Malibu certified Local Coastal Program that had not been anticipated at the time the local coastal program was before the Commission for certification, January 28, 2008.
  - Resolution No. 08-20 of the Governing Board of the Mountains Recreation and Conservation Authority adopting findings pursuant to Public Resources Code Section 30515 and 14 CCR Section 13666 that the proposed Mountains Recreation and Conservation Authority amendment for a public works project to the Malibu Local Coastal Program meets public needs of an area greater than that included within the Malibu certified Local Coastal Program that had not been anticipated at the time the local coastal program was before the Commission for certification, February 6, 2008.
- 3) Public Participation, Agency Coordination, Alternatives, and Public Comment Summary
- Written summary of public hearings, agency coordination, alternatives and processing options considered and reviewed for the Malibu Parks Public Access and Enhancement Plan.
  - Copies of meeting minutes, noticing lists, and correspondence received regarding the Conservancy/MRCA proposed LCP Amendment process as authorized by Section 30515 of the Coastal Act (i.e., meetings and deliberations occurring subsequent to the Malibu City Council action the LCP amendment request on December 5, 2007).
- 4) Detailed Policy Consistency Analysis of the proposed Malibu Parks Public Access and Enhancement Plan Overlay District with the Coastal Act and certified Malibu LCP.

5) Supporting Documentation

- Assessment of current demand for overnight camping opportunities and public access to trail resources in the Malibu coastal area and how the Malibu Parks Public Access Enhancement Plan Overlay addresses these needs.
- Detailed description and maps of the Plan area, including specific properties and public easements included in and addressed by the Overlay District.
- Description and history of affected Parklands.
- Summary of the purpose and intent of the proposed Overlay District.
- Description of planning constraints considered during preparation of the proposed Overlay District.
- Summary of standard of review and processing procedures for the Malibu Parks Public Access and Enhancement Plan Overlay District and future project implementation.

6) Special Studies

Conceptual project plans illustrating public access and recreation facility improvements contemplated for the Malibu Parks Public Access and Enhancement Plan Overlay including trails, overnight campgrounds, and recreation support facilities (public parking, restrooms, etc.), and applicable special studies evaluating project feasibility and coastal resources potentially affected by the conceptual improvements:

- Malibu Parks Public Access Enhancement Plan Park and Trail Accessibility Design Guidelines. Moore Iacofano Goltsman, Inc., June 2006.
- Reconnaissance of Engineering Geologic Constraints to Development: Proposed Park and Trail Improvements in Ramirez canyon, Escondido Canyon, Corral Canyon and Charmlee Park; City of Malibu; California. Southwestern Engineering Geology, November 16, 2006; Revised April 13, 2007.
- Wooden Bridge Reinforcement Plan, Ramirez Canyon Park, Penfield & Smith.

- Emergency Access and On-Site Parking Plan, Ramirez Canyon Park, Penfield & Smith.
- Traffic and Parking Study, prepared by ATE, August 21, 2007.
- Phase 1 Archaeological Resources Report, Santa Monica Mountains Conservancy/ Mountains Recreation & Conservation Authority Public Access Enhancement Plan. David Stone, M.A., Stone Archaeological Consulting, April 2007.
- Riparian Habitat Evaluation, Ramirez Canyon Park, LSA Associates, Inc., August 30, 2002.
- Preliminary Biological Resources Evaluation Update, Dudek & Associates, Inc., February 2008.
- Ramirez Creek Habitat Enhancement Study, Penfield & Smith, November 17, 2006.

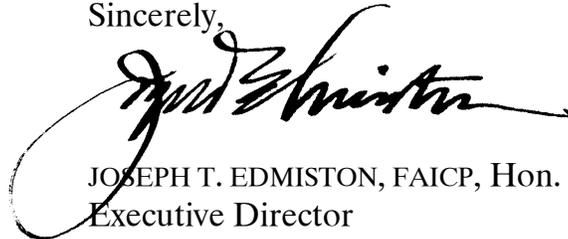
### Conclusion

The public access and recreation policies and development standards of the Malibu Parks Public Access Enhancement Plan Overlay District are consistent with and specifically intended to realize the goals of the Coastal Act and the Malibu LCP, which encourage and mandate that maximum public access and recreational opportunities be provided. This proposed LCP amendment represents a collaborative effort between the Conservancy, MRCA, the National Park Service, and adjacent land owners to develop and ultimately implement a comprehensive park and trail improvement program that will serve residents and visitors of the Malibu coastal zone area and assist in satisfying an ever-increasing demand for coastal public access and recreation for years to come. On behalf of the Santa Monica Mountains Conservancy and the Mountains Recreation and Conservation Authority, I thank you for your time and consideration and ask that you accept the proposed LCP Amendment for immediate processing pursuant to Section 30515 of the Coastal Act, as implemented by Section 13666 of the Code of Regulations.

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If you have any questions, please contact Laurie Collins, Senior Staff Counsel, at (323) 221-8900, ext. 133, or Judi Tamasi, Project Analyst, at (310) 589-3200, ext. 121

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Edmiston", with a large, sweeping flourish at the end.

JOSEPH T. EDMISTON, FAICP, Hon. ASLA  
Executive Director

Enclosures

cc: Via Email

Laurie Collins, Santa Monica Mountains Conservancy  
Rorie Skei, Santa Monica Mountains Conservancy  
Paul Edelman, Santa Monica Mountains Conservancy  
Lisa Soghor, Mountains Recreation and Conservation Authority  
Judi Tamasi, Mountains Recreation and Conservation Authority  
Steve Kaufmann, Richards, Watson, Gershon  
April Verbanac, Dudek Environmental & Engineering