

**Description and History of Conservancy/MRCA Parklands Included in the Overlay District
Malibu Parks Public Access Enhancement Plan
April 14, 2008**

Ramirez Canyon Park

Ramirez Canyon Park is located in Ramirez Canyon off the Malibu coastline and is bordered by National Park Service land in its northern portion, and private residential land in its southern portion (see Public Parkland Map). Barbra Streisand donated this 22-acre estate to the Santa Monica Mountains Conservancy in December 1993. The park contains five structures once serving as residences on six separate lots with exquisitely designed landscape.

Because Ramirez Canyon Park contains a number of intriguing structures, gardens, and designed hardscape on the majority of the property associated with the former ownership, rather than the open natural habitat typically associated with other park properties, the park serves to provide a range of diverse environmental, cultural, and educational opportunities for both passive and active recreation activities. The more developed nature of the park lends itself well to function as a place for special, pre-arranged activities, events, and functions typically permitted by the State Parks system for the benefit of the community and visitors.

Ramirez Canyon Park is bisected by the City of Malibu-County of Los Angeles jurisdictional boundary. Access to the property is provided by gated vehicular access roads from Pacific Coast Highway via Ramirez Canyon Road or via West Winding Way and Delaplane, and then through a gated entrance at the terminus of Ramirez Canyon Road. At the request of local neighbors along Ramirez Canyon Road and pursuant to the conditions of a Coastal Development Permit previously issued by the Coastal California Coastal Commission, public access to the park property is by appointment only. The portion of the park property located within the City of Malibu is designated and zoned as Public Open Space (OS) in the Local Coastal Program, while the balance of the property located in the Los Angeles County is designated Rural Land III (1 unit/2 acres) and Mountain Land (1 unit/20 acres), and is zoned A-1-1, Light Agriculture (see City of Malibu/County of Los Angeles Land Use Designations Map & City of Malibu/County of Los Angeles Zoning Designations Map).

Park Facilities

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.

Barwood

The "Hollywood" Craftsman post and beam two-story house was constructed by Ms. Streisand for the postproduction activities connected with her film "Yentil." This building serves as a conference room, library, and office and is used by both the Conservancy and MRCA. The offices at Ramirez Canyon Park are used to conduct the administrative responsibilities associated with open space acquisitions, planning, research, the management of conservation and recreation activities at Conservancy and

MRCA holdings, and support on site park maintenance and public outreach programs. "Barwood" refers to the name of Barbra Streisand's production company. Built around existing sycamore trees, the large windows, skylights, vaulted ceilings, and Douglas fir framing create the feeling of being in a tree house.

Barn

Yellow copa del oro vines planted over 20 years ago cover the whimsical Barn building, Ms. Streisand's first and favorite house on the property. Originally stucco, the three bedroom structure was covered inside and out in old and aged wood by craftsmen and toy makers. Beveled glass doors, large picture windows and a 30' high pitched ceiling bring nature into the main living room. Highlights of the structure include stained glass, lofts, ladders, and a river rock fireplace. This building is used as a meeting and reception area; former bedrooms have been converted to office space for park planners and park administrators.

Peach House

Named for its color, this Mediterranean style villa was converted from a one-story stable. The lower two floors were a guest apartment. The upper level, accessible only by an exterior winding brick staircase, was designed as a screening room with automatic black-out curtains and drop down screen. This room has hardwood floors, a marble fireplace, Art Nouveau hand-carved detailing, and beveled-glass french doors.

Deco House

Ms. Streisand spent five years turning this house into a veritable Art Deco temple. Featured in the December 1993 Architectural Digest, the Deco House design includes stainless steel panels from Los Angeles' landmark Atlantic Richfield building, a carpet copied from a Bigelow original, stunning ceilings, and authentic period light fixtures. Inside and out, including the black bottom pool, the color scheme strictly adheres to a palette of black to gray and burgundy to pale rose.

Gardens and Meadows

The largest meadow, to the north, is the site of the 1986 One Voice fundraising concert. Behind the Barn, Ms. Streisand converted a former corral into a garden that, like the other scattered cutting gardens, yields roses, foxglove, asters, sweet peas, and camellias as well as herbs, vegetables, and fruit.

Ranger/Maintenance Supervisor Residence

Previously used as caretakers residences, the 1,350 sq. ft. residence is located on the west-facing hillside of the Park and now serves as a Ranger/Maintenance Supervisor residence occupied by MRCA staff charged with park security and other public safety duties.

Programs

Children's Educational Program

A joint venture program with the non-profit "Happy Trails" gives children and young adults with disabilities a high-quality, interactive educational experience in a fun, safe learning environment. Programs focus on various animal activities to emphasize reinforcement of high self-esteem, improved communication and cooperation skills. The program also provides environmental instruction about the ecology of Ramirez Canyon Park and the Santa Monica Mountains.

Riparian Area Interpretative Trail

In the northern portion of the property a barrier-free riparian area interpretive trail and picnic facilities has been developed north of the Barn facility that extends to the adjacent National Park Service lands. The gentle terrain of the trail area offers an undisturbed creekside interpretive area that provides an outdoor access opportunity for mobility-impaired visitors who are rarely able to enjoy such natural areas typically and readily available to other visitors in the Santa Monica Mountains.

Senior & Public Outreach Program

Ramirez Canyon Park is proud of its outreach program designed to bring the best of Malibu and the Santa Monica Mountains to populations with limited access to traditional park programs. Numerous senior homes, the Reverends from the Los Angeles Mission on Skid Row, Veterans from the V.A. Hospital in Westwood, at-risk youth, various battered women's shelters, and young ladies from Esperanza Housing Project in the inner city have all been guests of Ramirez Canyon Park.

Ramirez Canyon Park provides a retreat to visitors with accessible garden paths and picnic areas. A riparian area interpretive trail and overlook with picnic facilities are fully accessible and can be readily enjoyed by individuals with physical limitations.

Special Events, Small Group Gatherings and Tours

The gardens and unique structures of the park have been made accessible to the public with docent-led canyon and garden tours. The one-hour walking tour covers the historical, botanical, and architectural background of the property, as well as its broader relationship to the Santa Monica Mountains. Visitors have an additional hour to relax and explore the grounds. Special events and small gatherings have historically helped to maintain the property and support outreach programs designed to serve disadvantaged youth, physically-challenged visitors, and seniors.

Natural Resources

Ramirez Canyon Park is traversed by Ramirez Canyon Creek within the west and southernmost portions of the property, and contains extensive stands of native coastal sage scrub habitat along the canyon walls and northern portion of the property which is adjacent to National Park Service land. Ramirez Canyon Creek is a blue-line stream with regular water which is conveyed to the Pacific Ocean at Paradise Cove. Given the occurrence of Ramirez Canyon Creek and those areas vegetated with native coastal sage scrub habitat outside of the developed areas of the park, the majority of the park property is mapped as an Environmentally Sensitive Habitat Area per the City of Malibu Local Coastal Program (see City of Malibu/County of Los Angeles Environmentally Sensitive Habitat Area Overlay Map).

Planning/Permitting History

A Riparian Habitat Evaluation study, prepared by LSA Associates, Inc., August 30, 2002, details the history of development on the property beginning with construction of the first residence in 1953. Based on a review of historic aerial photographs and legal records, the study documents site conditions prior to 1977 (prior to establishment of the Coastal Commission and effectiveness of the Coastal Act in January 1977) and reports that all residential structures and associated infrastructure were developed on the property prior to 1977. In addition, the existing tennis court, swimming pool, various garden pads including the existing meadow, and the retaining wall and bridge at Barwood are documented to have been developed prior to 1977. While most of the existing structural development of Ramirez Canyon Park was developed prior to 1977, the study reports that much of the existing stream channelization of Ramirez Canyon Creek was conducted by previous property owners subsequent to 1977 without the benefit of permits.

On April 12, 2000, the Coastal Commission (Commission) approved Coastal Development Permit 4-98-334 permitting the Conservancy to establish and conduct the various administrative uses, programs, and events at Ramirez Canyon Park; which at the time, prior to certification of the City of Malibu Local Coastal Program, was zoned and designated for rural residential use per the City of Malibu zoning code and General Plan. Because the City of Malibu did not have a certified LCP at the time of Commission decision, the standard of review for the proposed project was the Coastal Act. The Commission found that the uses proposed by the Conservancy for the park were consistent with all applicable policies of the Coastal Act subject to a number of special conditions of the permit, all of which were complied with, and the permit was issued by the Commission on February 5, 2001.

The approved coastal development permit provided a detailed project description for improvements, programs, and limitations for use of Ramirez Canyon Park including the following project components and conditions of approval:

- Park administrative offices for the Conservancy and Mountains Recreation & Conservation Authority (MRCA).
- Ranger and/or maintenance supervisor and certified wildland firefighter residence. Ensures 24/7 presence at the facility for maintenance and public safety reasons.
- 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 physically challenged in compliance with Americans With Disabilities Act (ADA) requirements, including trails, picnic facilities, drinking fountains, restrooms, and parking areas.
- Use of the Peach House and Barn facility for small group gatherings and tours for up to 40 participants each, and to a limited extent the Art Deco facility permitted to be used to greet guests or as a component of site tours.
- Events, Gatherings, Tours, Workshops, and Outreach Programs as follows:
 - 32 Special Events per Year (March through October only)
(16 events for up to 150 guests per event, March, and August through October)

(16 events for up to 200 guests per event, April through July)

No more than one special event per week

- 8 tours per month, (40-person maximum per tour) (all year),
 - 4 small gatherings per month (40-person maximum per gathering) (all year)
 - 10 outreach programs per month (proposed as a maximum, for up to 40 participants) (all year)
- Special events, group gatherings, workshops, and tours subject to the following limitations:
 - Special events: gatherings of guests numbering more than 40, permitted to occur a maximum of one day per week during the special event season, including weekends and holidays, between the hours of 8:00 a.m. and 9:00 p.m. Sunday-Thursday, and 8:00 a.m. to 10:00 p.m. Friday and Saturday. The event season for special events for up to 200 guests was established between April 1 and August 1, allowing such events one day per week only, including weekends and holidays. The event season for special events for up to 150 guests was established between March 1 and April 1 and between August 1 and October 1 (peak fire season; which was defined as August 1 through December 31), allowing such events one day per week only, including weekends and holidays. Additional provisions applicable to events include:
 - Special events held during fire season to retain all guest van, shuttles, and drivers continuously on site during the event.
 - Special events for groups of over 40 participants permitted outdoors only.
 - No special events to be permitted between October 31 and March 1.
 - Events, tours, or other special functions on site to be cancelled when any red-flag warning for extreme weather, fire and/or flooding is issued, and that written warnings of such policy to be provided to prospective sponsor prior to contracting for park use.
 - Outreach programs designed to provide access and recreation opportunities primarily for disadvantaged youths, physically challenged visitors, and seniors permitted to be conducted year round, seven days per week from 8:00 a.m. to dusk. The programs are provided at no cost to the participants and the Conservancy provides free or low-cost transportation for participants typically consisting of up to three vans or small transit buses. A minimum of ten Outreach Programs were required to be conducted each month.
 - Event Monitoring Program consisting of annual monitoring reports to be submitted to the Executive Director of the Commission by November 15th of each year. The monitoring reports 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.
 - Transportation and Parking Management Plan including components to ensure that:
 - Agreements were secured and offsite parking provisions (three private parking areas at the

Church of Christ Scientist, 28635 Pacific Coast Highway; a private property in the 27400 block of Pacific Coast Highway; and the Paradise Cove Beach Cafe, 28128 Pacific Coast Highway) for groups of 200 people were identified and available at private parking locations for visitors boarding van shuttles or consolidating carpools to Ramirez Canyon Park to accommodate the maximum parking demand for the authorized uses of the park without displacing the current parking use of the designated locations.

- No off-site public coastal access parking, including but not limited to the Winding Way Trailhead, would be utilized to satisfy the off-site parking requirements associated with Ramirez Canyon Park use.
 - Daily vehicle trips associated with all authorized uses of Ramirez Canyon Park were restricted to a maximum of 80 trips each way per day (40 round trips).
 - Signage was provided at the entrance gate to Ramirez Canyon Park forbidding horn honking except in case of emergency.
 - Vans and shuttles minimize traffic trips on Ramirez Canyon Road by traveling with maximum passenger capability and in convoys, whenever feasible.
- Emergency Access and On-Site Parking Plan developed by a licensed civil engineer and approved by the Los Angeles County Fire Department to comply with applicable State and County fire and life safety regulations. The plan requires that all vehicles at Ramirez Canyon Park use the appropriate designated parking areas identified in the approved plan and that a number of physical improvements to accessways, roads, parking, and placement of signage be implemented. These improvements include, among other things, construction of fire department hammerhead turnaround areas, road widening, and installation of water tanks and back up generators on the park property. In addition, the Conservancy contributes annually a proportionate share of fees (generally equivalent to that normally assessed for 6 single family homes) to the neighborhood homeowners association for maintenance of Ramirez Canyon Road. Finally, as previously mentioned, the Conservancy adopted a policy to ensure that events, tours, or other special functions on site be cancelled when any red-flag warning for extreme weather, fire and/or flooding is issued, and that written warnings of such policy to be provided to prospective sponsor prior to contracting for park use.
 - Septic System Abandonment/Wastewater Treatment and Recycled Water System Installation Plan developed to provide for the permanent abandonment of the idle septic system and leachfields located beneath the tennis court, the leachfield then serving Barwood, and of the leachfields and/or pits and septic tanks serving the Barn and Peach House Structures and installation of a new, on site wastewater treatment system and recycled water reuse program, including a landscape/orchard planting and management plan designed to maintain sufficient evapotranspiration capacity for the maximum effluent production of the site during all potential seasonal conditions. The plan also provides for the installation and maintenance on site of emergency power generators and fuel supply necessary to maintain the wastewater treatment system for at least twelve (12) hours.
 - Water Quality Monitoring Program including provisions for quarterly analysis of water samples up-

and down-stream of the subject site for a minimum of four quarters of available streamflow (streamflow in Ramirez Canyon Creek is intermittent), commencing with the first quarter of available streamflow following the installation of the new wastewater treatment system. The quarterly analysis of water samples shall determine fecal coliform concentration and, should the results of the one year analysis be adverse or inconclusive, additional water quality analysis shall be performed. If the results of the water quality monitoring fail to rule out existing septic systems as a potential source of elevated fecal coliform counts downstream of Ramirez Canyon Park, a complete permit application was required to abandon the remaining septic systems and further upgrade the new wastewater treatment system to accept and treat the effluent from the ranger residence and/or the Art Deco building.

- Fire Management and Evacuation Plan developed and approved by the State Fire Marshall and Los Angeles County Fire Department, Division of Fire and Life Safety, including provisions for submittal of an annual fuel modification plan for site vegetation management and tree trimming/limbing on Ramirez Canyon Road, Delaplaine Road, and Winding Way prior to the annual fire season. The plan also provides for the installation and maintenance on site of emergency power generators and fuel supply necessary to maintain emergency lighting for at least twelve (12) hours; that events, tours, or other special functions on site be cancelled when any red-flag warning for extreme weather, fire and/or flooding is issued; and that written warnings of such policy to be provided to prospective event sponsors prior to contracting for park use.
- Wooden Bridge Reinforcement Plan to provide for bridge reinforcement of the wood bridge over Ramirez Canyon Creek next to the park to ensure the bridge could safely support a 25 ton fire engine.
- Amplified Music and Noise Restrictions provide for use of amplified music only in the meadow located immediately adjacent to and in front of Bam facility, but not allowed in any location on the park property after 8:00 p.m. Sunday through Thursday evenings or after 10:00 p.m. on Friday or Saturday evenings. Use of amplified sound requires monitoring of sound levels by park rangers and restrictions on amplified music are provided to events sponsors contracting for park use.
- Drainage and Polluted Runoff Control Plan developed for the on site roadway, turnouts, and parking areas to ensure implementation of best management practices to minimize the volume, velocity, and pollutant load of stormwater leaving the developed areas of the site, and provisions for maintaining the drainage and filtration systems so that they are functional throughout the life of the approved development.

The Commission's review of the Ramirez Canyon Park project under Coastal Development Permit 4-98-334 noted that the streambed of Ramirez Canyon Creek through the property has been substantially modified and channelized without the benefit of permits. While the channelization occurred under prior ownership, the Conservancy, as the current property owner, is responsible for seeking the appropriate permits to permit or restore the stream channel as necessary and consistent with all applicable laws. The Conservancy submitted a Coastal Development Permit Application to address the issue of streambed alterations; however, the application was never completed and the issue remains unresolved at this time.

Although the permit was issued by the Commission on February 5, 2001, and the proposed and required improvements and programs were implemented, during the review process the City of Malibu filed suit against the Conservancy in November 1999, alleging that the Conservancy was holding commercial events at its Ramirez Canyon property in violation of the Coastal Act. In addition, in May 2000, the City of Malibu and Ramirez Canyon Preservation Fund filed suit for a writ of mandate, challenging the Commission's April 12, 2000 decision to approve Coastal Development Permit 4-98-334. Ultimately, on February 4, 2005, the Ventura County Superior Court granted the writ of mandate, ruling that at the time the Commission approved Coastal Development Permit 4-98-334, the Conservancy was subject to local land use regulation, and that the Conservancy should have sought approval from the City of Malibu before applying to the Coastal Commission. The Conservancy filed an appeal on November 23, 2005, but subsequently abandoned the appeal on April 10, 2006 in order to pursue an expanded public access program beyond the scope of the original Coastal Commission application for Ramirez Canyon alone. With the exception of the Conservancy's Public Outreach Programs, all programmatic uses of the park approved pursuant to Coastal Development Permit 4-98-334 (events, gatherings, tours, workshops) have been suspended pending the review of the proposed Plan.

Escondido Canyon Park

Escondido Canyon Park is located approximately one mile east of Kanan Dume Road in Malibu (see Public Parkland Map). The park is approximately 140 acres in size and is mostly surrounded by privately owned land. The park consists of open land heavily vegetated with a variety of native and nonnative plant and tree species. Escondido Canyon Park consists of the Escondido Canyon Natural Area acquired by MRCA in 1990 and the balance of the park property that was acquired by the Conservancy in 1997.

The park is only accessible by the public via pedestrian access along the road shoulder of East Winding Way from a parking lot located on Winding Way at Pacific Coast Highway, approximately 1 mile south of the park boundary. A dirt trail then takes access from the terminus of Winding Way onto the park property. The entire park property is designated and zoned as Public Open Space (OS) in the City of Malibu Local Coastal Program (see City of Malibu/County of Los Angeles Land Use Designations Map & City of Malibu/County of Los Angeles Zoning Designations Map).

Park Facilities

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

Natural Resources

Escondido Canyon Park is in its entirety naturally vegetated with native and non-native plant species. The majority of the park area can be characterized as relatively undisturbed coastal sage scrub habitat; however, Escondido Creek winds its way through the park along which riparian woodland is the dominating habitat. In addition, areas containing a mix of native and non-native grassland occur in various areas of the park. Various pocket areas of disturbance along the trail are evident through the park. The majority of the

park property is designated as an Environmentally Sensitive Habitat Area in the City of Malibu Local Coastal Program (see City of Malibu/County of Los Angeles Environmentally Sensitive Habitat Area Overlay Map).

Planning/Permitting History

As detailed above, Escondido Canyon Park had been acquired in its entirety by the Conservancy and MRCA by 1997. During the 1997 acquisition of the park, the Conservancy also began planning for park improvements and initiated the permitting and environmental review process to develop a fifteen car parking lot near the Escondido trailhead adjacent to the terminus of Winding Way, which would have also accommodated one bus and a horse trailer pull-out. The project also included installation of two chemical restrooms, an ADA accessible trail to Escondido Creek, a water fountain, horse trough and hitching post, picnic tables, and trail improvements. A Negative Declaration was approved for the proposed project; however, subsequent permits were never sought and the project was never fully implemented.

Corral Canyon Park

Corral Canyon Park is regionally significant in that it encompasses approximately 772-acres of coastal land in the City of Malibu and unincorporated County of Los Angeles and contains the last undeveloped coastal canyon in Los Angeles County that flows freely to the ocean (see Public Parkland Map). The park is surrounded by privately owned land with the exception of where Dan Blocker State Beach lies just south along the shoreline and State and Federal parkland to the north. The park consists of open land heavily vegetated with a variety of native and non-native plant and tree species.

The property was formerly owned by Bob Hope, who in the early 1990s had County approvals to build a luxury home development and golf course in Corral Canyon. Corral Canyon Park and the trailhead were acquired by the MRCA in 1998 and transferred to the Conservancy in early 2000. The park is easily accessed directly from Pacific Coast Highway between Malibu Canyon and Kanan Dume Roads and also via public transit where a MTA bus stop is located at the entrance to the park. The park property is designated and zoned as Public Open Space (OS) in the City of Malibu Local Coastal Program (see City of Malibu/County of Los Angeles Land Use Designations Map & City of Malibu/County of Los Angeles Zoning Designations Map).

Park Facilities

The Corral Canyon Park trailhead contains a number of support facilities including public parking, picnic areas, restrooms, sitting benches educational displays, and hiking trails. The park contains a 2.5 mile loop trail that climbs through pristine wilderness to the Puerco Canyon watershed divide which provides spectacular ocean and mountain views along coastal bluffs and hillsides. The trailhead also provides seasonal access underneath Pacific Coast Highway to Dan Blocker State Beach.

Natural Resources

Given the unique terrain of Corral Canyon Park, and its proximity to the ocean, the park contains a wide variety of habitat, including coastal sage scrub, coastal bluff, native grassland, and the riparian corridor of Corral Creek which includes among other species alder, coast live oak, California sycamore, and willow

trees. A pocket of coastal salt marsh is located where the creek meets the ocean at the Pacific Coast Highway bridge. Various pocket areas of disturbance along the trail are evident in the southernmost portion of the park where a number of structures once existed. The park property is designated as an Environmentally Sensitive Habitat Area (ESHA) in the City of Malibu Local Coastal Program. Within the County's jurisdiction, Corral Canyon Creek is considered ESHA and much of the park is considered Significant Watershed per the County's certified Land Use Plan (see City of Malibu/County of Los Angeles Environmentally Sensitive Habitat Area Overlay Map).

Planning/Permitting History

On September 26, 2002, the Coastal Commission granted a waiver for Coastal Development Permit 4-02-072-W for the construction of trailhead and trail improvements at Corral Canyon Park. The project included construction of a 15 car public parking lot, one chemical restroom, and a 2.5 mile loop trail through the park. In addition, the project included an ADA accessible picnic area, an interpretive kiosk, park signage, drinking fountain, recycling bins, and an extensive native vegetation planting plan. The proposed improvements were developed and are now available for public use at the park trailhead.

Attachments

- Public Parkland Map
- City of Malibu/County of Los Angeles Land Use Designations Map
- City of Malibu/County of Los Angeles Zoning Designations Map
- City of Malibu/County of Los Angeles Environmentally Sensitive Habitat Area Overlay Map