

SUGGESTED MODIFICATIONS ON THE PUBLIC WORKS PLAN

On October 13, 2010, the Coastal Commission unanimously approved the Malibu Parks Public Access Enhancement Public Works Plan (PWP) with suggested modifications. Following are the modifications suggested by the Commission for incorporation into the PWP. The suggested modifications are numbered consecutively. The existing language of the proposed PWP is shown in straight type. The language suggested by the Commission to be modified is shown in ~~line-out~~ and underline. Other suggested modifications that do not directly change PWP text (e.g., revisions to maps, figures, appendices) are shown in *italics*.

SUGGESTED MODIFICATION 1:

Section 3.1.1 Trails, Page 3-7

Trails Policy 2: Public access and recreation opportunities ~~on lands subject to the Malibu Parks Public Access Enhancement Plan Overlay and other Los Angeles County lands identified in this Plan~~ shall be provided and enhanced by ~~developing trail resources pursuant to implementation of a number of site-specific trail improvements as conceptually illustrated on the Malibu Parks Public Access Enhancement Plan Proposed Trail and Park Resources Map (Figure 8), and which shall be subject to the implementation measures of the Malibu Parks Public Access Enhancement Plan Overlay and this Plan, as applicable.~~

SUGGESTED MODIFICATION 2:

Section 3.1.1 Trails, Page 3-8

Trails Implementation Measure 8: Trails shall be located, designed, and maintained to avoid or minimize impacts to ESHA and other coastal resources by utilizing established trail corridors, following natural contours, and avoiding naturally vegetated areas with significant native plant species to the maximum extent feasible. Trail construction resulting in unavoidable impacts to ESHA may be permitted if found consistent with all applicable resource protection policies of this Plan, ~~the Malibu Parks Public Access Enhancement Plan Overlay, the City of Malibu LCP and the Coastal Act.~~

SUGGESTED MODIFICATION 3:

Section 3.1.2 Low Impact Campsites, Page 3-11

Camp Policy 1: Public access and recreation opportunities on lands subject to this Plan shall be provided by developing low-cost visitor-serving camp facilities, including low impact campsites, in the general locations indicated on the ~~Trail Resources Map designated as Local Coastal Program City of Malibu Park Lands Map 6 and the Proposed Trail and Park Resources Map included as Figure 8 of this Plan~~, subject to the resource protection policies in the City of Malibu LCP and ~~the specific implementation measures included in the Malibu Parks Public Access Enhancement Plan Overlay and of this Plan.~~ For purposes of this Plan, low impact campsites (and associated support facilities including, where appropriate, picnic tables, potable water, self-contained chemical/composting restrooms, shade trees, water tanks, portable fire suppression apparatus, and fire-proof cooking stations) are "carry-in carry-out" campsites accessed by foot or wheelchair and which have an educational or interpretative component including signage related to the natural resources of the Santa Monica Mountains. Low impact campsites, as defined, constitute a resource dependent use. Access to low impact

campsites shall be supported by parking areas and designated ADA drop-offs located in non-ESHA areas.

SUGGESTED MODIFICATION 4:

Section 3.1.2 Low Impact Campsites, Page 3-11

Camp Policy 2: Limited overnight campsites, including “low impact” campsites, are defined as permitted uses in parklands subject to the ~~Malibu Parks Public Access Enhancement Plan Overlay~~ and should be developed within park boundaries for public use to provide a wider range of recreational opportunities and low-cost visitor serving opportunities for visitors of diverse abilities, where impacts to coastal resources are minimized and where such sites can be designed within site constraints and to adequately address public safety issues.

SUGGESTED MODIFICATION 5:

Section 3.1.2 Low Impact Campsites, Page 3-11

Camp Policy 3: Development of limited overnight campsites within designated park boundaries, as generally indicated on the ~~Trail Resources Map designated as Local Coastal Program City of Malibu Park Lands Map 6~~ and the Proposed Trail and Park Resources Map included as Figure 8 of this Plan, shall be encouraged where impacts to environmentally sensitive habitat areas, water quality, and visual and archaeological resources are avoided or minimized, and where such improvements can be designed consistent with site constraints and fire safety standards.

SUGGESTED MODIFICATION 6:

Section 3.1.2 Low Impact Campsites, Page 3-11

Camp Implementation Measure 2: ~~Campsites proposed and developed pursuant to the Malibu Parks Public Access Enhancement Plan shall consist of designated and improved camps areas located within park boundaries in the general locations indicated on the Trail Resources Map designated as Local Coastal Program City of Malibu Park Lands Map 6 and the Proposed Trail and Park Resources Map included as Figure 8 of this Plan. Consistent with Table 2, Permitted Uses, of the City of Malibu Local Implementation Plan, these campsites are permitted uses in the Public Open Space (OS) Zone and are therefore not subject to conditional and/or special use permit requirements.~~

SUGGESTED MODIFICATION 7:

Section 3.1.2 Low Impact Campsites, Page 3-12

Camp Implementation Measure 4: Campsites shall be located to take advantage of the unique and diverse resources of Ramirez Canyon Park, Corral Canyon Park, and the Conservancy-owned Malibu Bluffs, and to facilitate disabled access where possible. To the maximum extent feasible, campsites shall be located in previously disturbed areas (where the habitat has not been illegally removed or degraded) ~~(except those described in Policy 3.6 of the City of Malibu Land Use Plan)~~ to minimize impacts to ESHA and other coastal resources.

SUGGESTED MODIFICATION 8:

Section 3.1.2 Low Impact Campsites, Page 3-21

Camp Implementation Measure 10: Proposed campsite locations shall be evaluated by a qualified biologist or environmental resource specialist to ensure that, to the maximum extent feasible, 1) campsites are appropriately located in previously disturbed areas (where the habitat has not been illegally removed or degraded) (~~except those described in Policy 3.6 of the City of Malibu LUP~~), 2) campsites are appropriately set back from the top of bank of any adjacent stream, and 3) to assess potential impacts to adjacent habitat areas and provide recommendations for mitigation, as applicable.

SUGGESTED MODIFICATION 9:

Section 3.1.2 Low Impact Campsites, Page 3-21

~~**Camp Implementation Measure 13:** Consistent with all public safety provisions and the resource protection policies of this Plan, the City of Malibu LCP and the Coastal Act,~~
Campsites should be designed in accordance with current accessibility guidelines and technical requirements. Where full compliance with accessibility guidelines is determined to be infeasible, campsites shall incorporate those accessible features that can be reasonably accommodated.

SUGGESTED MODIFICATION 10:

Section 3.1.3 Public Transit, Page 3-22

~~**Transportation Policy 1:** Public access opportunities to parklands and recreation areas subject to the Malibu Parks Public Access Enhancement Plan Overlay or other Los Angeles County lands identified in this Plan shall be maximized by encouraging and expanding transportation options supported by adequate support facilities pursuant to development of site-specific transit and facility improvements and subject to the implementation measures of the Malibu Parks Public Access Enhancement Plan Overlay and this Plan.~~

SUGGESTED MODIFICATION 11:

Section 3.1.4 Public Outreach and Education, Page 3-24

~~**Public Outreach and Education Policy 2:** Public access to parklands subject to the Malibu Parks Public Access Enhancement Plan Overlay or other Los Angeles County lands identified in this Plan shall be maximized by improving accessibility of parklands for visitors of diverse backgrounds, interests and abilities. This Plan specifically recognizes Ramirez Canyon Park as an existing parkland with well established amenities available to support various public use programs including picnic areas, restrooms, educational displays, sitting benches, gardens, easily accessible terrain, and a riparian area interpretive trail. This Plan provides for a number of park-specific improvements and plan specifications designed to accommodate visitors with various disabilities (e.g., mentally and physically challenged), and further provides detailed program and operational requirements of public outreach and educational opportunities necessary to ensure that public programs are implemented to the maximum extent feasible within the site constraints of Ramirez Canyon Park.~~

SUGGESTED MODIFICATION 12:

Section 3.1.4 Public Outreach and Education, Page 3-25

Public Outreach and Education Implementation Measure 5: To ensure that access and recreational opportunities for visitors with diverse abilities are maximized, the Conservancy/MRCA may continue all public outreach programs at Ramirez Canyon Park, may

provide additional day-use picnic facilities at Ramirez Canyon Park, the Latigo Trailhead property, Corral Canyon Park and the Conservancy-owned Malibu Bluffs, and may implement park improvements to provide for limited overnight camping opportunities at Ramirez Canyon Park, Corral Canyon Park and the Conservancy-owned Malibu Bluffs in compliance with ADA and consistent with the policies of this Plan, ~~the City of Malibu LCP and the Coastal Act.~~

SUGGESTED MODIFICATION 13:

Section 3.1.5 Support Facilities, Page 3-27

Facilities Implementation Measure 1: To maximize access to parklands and trails consistent with the other provisions of ~~the Malibu Parks Public Access Enhancement Plan Overlay and this Plan,~~ new, limited parking and trailhead facilities may be provided at Ramirez Canyon Park, the Latigo Trailhead property, Corral Canyon Park, and the Conservancy-owned Malibu Bluffs, provided they are consistent with the resource protection policies of ~~the City of Malibu LCP and this Plan.~~

SUGGESTED MODIFICATION 14:

Section 3.1.5 Support Facilities, Page 3-27

Facilities Implementation Measure 2: New support facilities shall be located at park entrances and along existing primary trail routes, provided they can be so located consistent with the resource protection policies of ~~the City of Malibu LCP and this Plan.~~ They will be located within previously disturbed areas (where the habitat has not been illegally removed or degraded) where feasible, to minimize impacts to sensitive habitat areas to the maximum extent feasible.

SUGGESTED MODIFICATION 15:

Section 3.1.5 Support Facilities, Page 3-27

Facilities Implementation Measure 5: New support facilities shall be strategically located in disturbed areas (where the habitat has not been illegally removed or degraded) ~~(except those described in Policy 3.6 of the City of Malibu LUP)~~ and outside of any ESHA but shall also be located adjacent to vegetated areas whenever feasible where existing vegetation may provide a natural buffer between support facilities, trail corridors and/or public viewing areas. Where necessary, native vegetation may be planted to provide a buffer and to screen support facilities.

SUGGESTED MODIFICATION 16:

Section 3.2.1 ESHA, Page 3-32

ESHA Policy 1: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments are Environmentally Sensitive Habitat Areas (ESHA). ESHAs shall be protected against significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Development in areas adjacent to ESHA shall be sited and designed to prevent impacts which would significantly degrade such areas and shall be compatible with the continuance of those habitat and recreation areas. all areas subject to proposed access and recreation improvements found to constitute ESHA pursuant to the provisions of Chapter 4 of the Malibu Local Implementation Plan or the Coastal Act, as applicable, shall be subject to the implementation

~~measures contained in this Plan, as well as other, generally applicable resource protection provisions of City of Malibu LCP and the Coastal Act.~~

SUGGESTED MODIFICATION 17:

Section 3.2.1 ESHA, Page 3-32

ESHA Policy 2: Trails to and within public parklands, camp facilities, public outreach and educational programs and/or related support facilities (e.g. parking, public restrooms, picnic amenities, ranger/ maintenance supervisor housing, nature centers, administrative personnel facilities related to the daily operation and maintenance of parklands and park programs), and special programs and events conducted at Ramirez Canyon Park, are ~~defined as permitted uses in the Malibu Parks Public Access Enhancement Plan Overlay and other lands of Los Angeles County subject to this Plan,~~ and shall be permitted to be constructed, opened and operated for intended public use or benefit where it is determined feasible to locate, design, and maintain such facilities and uses so as to avoid, or minimize and fully mitigate, potential impacts to ESHA.

SUGGESTED MODIFICATION 18:

Section 3.2.1 ESHA, Page 3-32

ESHA Policy 6: Based upon a site-specific biological assessment, any area that meets the ESHA criteria is ESHA and shall be accorded all the protection provided for ESHA in the Plan. The following areas shall be considered ESHA, unless there is compelling site-specific evidence to the contrary:

- a) Any habitat area that is rare or especially valuable from a local, regional, or statewide basis.
- b) Areas that contribute to the viability of plant or animal species designated as rare, threatened, or endangered under State or Federal law.
- c) Areas that contribute to the viability of species designated as Fully Protected or Species of Special Concern under State law or regulations.
- d) Areas that contribute to the viability of plant species for which there is compelling evidence of rarity, for example, those designated 1b (Rare or endangered in California and elsewhere) or 2 (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society.

SUGGESTED MODIFICATION 19:

Section 3.2.1 ESHA, Page 3-32

ESHA Implementation Measure 1: Trails, camp facilities, park uses as described in this Plan, and necessary support facilities shall be considered permitted uses for those parkland areas subject to the ~~Malibu Parks Public Access Enhancement Plan Overlay and other Los Angeles County lands subject to this Plan,~~ as identified on the Public Parkland Map and Proposed Trail and Park Resources Map (Figure 8). Trails and other resource dependent park uses, and necessary support facilities associated with resource dependent uses, located within or adjacent to areas mapped as ESHA shall be sited and designed to avoid significant disruptions of habitat values within the ESHA and avoid significantly degrading such areas. Minor disruptions to ESHA resulting from resource dependent uses shall be mitigated pursuant to the ~~City of Malibu Local Implementation Plan provision 3.4.2(D)(7)(a)(viii) and as implemented by ESHA Implementation Measure 8.~~ Such uses shall also minimize impacts to other coastal resources through, among other things, mitigation measures, including, but not limited to, siting for new

permitted park improvements in previously disturbed areas, signs, and limited fencing shall be implemented as necessary to protect ESHA.

SUGGESTED MODIFICATION 20:

Section 3.2.1 ESHA, Page 3-33

ESHA Implementation Measure 3: New park facilities shall be located a minimum of 100 feet from the top of bank of all streams or from the outer edge of riparian vegetation, whichever is the most protective, to the maximum extent feasible, excluding those special provisions for low-impact campsites and associated support facilities as provided for ~~per City of Malibu Local Implementation Plan provisions D.2.a.v and D.5.a.iii and as implemented by Camp Implementation Measure 5 and Facilities Implementation Measure 3 of this Plan, respectively,~~ and new park facilities at Ramirez Canyon Park, a limited (no more than 10 spaces) Latigo trailhead parking and picnic area for Escondido Canyon Park, and an ADA compliant drop-off area at Corral Canyon Park which shall be located no less than 25 feet from top of stream bank. Riparian area buffers shall be planted with appropriate native species to provide canopy and vegetative structure to improve habitat function and value of buffer areas.

SUGGESTED MODIFICATION 21:

Section 3.2.1 ESHA, Page 3-33

ESHA Implementation Measure 4: Proposed park facility locations shall be evaluated by a qualified biologist (1) to ensure that, to the maximum extent feasible, (a) facilities are appropriately located in previously disturbed areas (where the habitat has not been illegally removed or degraded) ~~(except those described in Policy 3.6 of the City of Malibu Land Use Plan),~~ and (b) facilities are appropriately setback from the top of bank of any adjacent stream, and (2) to assess potential impacts to habitat areas and provide recommendations for alternatives to avoid impacts, and if impacts are unavoidable, for mitigation measures, as applicable.

SUGGESTED MODIFICATION 22:

Section 3.2.1 ESHA, Page 3-33 to 3-34

ESHA Implementation Measure 8: ~~Consistent with City Malibu Local Implementation Plan provision 3.4.2(D)(7)(a)(viii), prior to improving and opening~~ As part of a NOID for development of any trail or other resource dependent park facility for public use in an area of naturally vegetated habitat, a site-specific biological assessment shall be prepared by a qualified biologist or environmental resource specialist to evaluate the vegetation and habitat of the project area to determine potential impacts to ESHA that may occur. Should the biological assessment determine that unavoidable adverse impacts to ESHA may result from permitted development, the impacts must be mitigated to avoid any significant disruption or degradation of habitat values, in accordance with the following standards: ~~The following additional mitigation measures shall also be implemented:~~

- A. Mitigation measures for permanent impacts to ESHA shall include habitat creation, restoration and/or enhancement of degraded habitat and shall be monitored for a period of no less than five years following completion. Mitigation ratios for permanent impacts to specific types of habitat shall be as follows:

<u>Habitat</u>	<u>Mitigation Ratio (no. of acres of habitat required for each acre of habitat impacted)</u>
Coastal sage scrub/chaparral	3 to 1
Riparian vegetation areas	3 to 1
Native trees (oak, walnut, sycamore, alder, or toyon)	10 to 1
Native grasslands	3 to 1

- B. Mitigation measures for temporary impacts to ESHA shall include re-vegetation of the disturbed area, consistent with this Implementation Measure and with ~~To address temporary impacts to ESHA, all disturbed areas shall be re-vegetated consistent with City Malibu Local Implementation Plan provision 3.4.2(D)(8)(a)(iv) and as implemented by Water Quality Implementation Measure 4 of this Plan, and shall be monitored for a period of no less than five years following completion.~~
- C. As part of a NOID for development that will have unavoidable impacts to ESHA, a Mitigation/Restoration Plan shall be prepared by a qualified biologist or environmental resource specialist that is consistent with this Implementation Measure, the "Biological Concept Mitigation/Restoration Plan Memorandum" by Dudek included in Appendix B, and shall include, at a minimum, the following information elements:
- (a) the location of the mitigation site(s);
 - (b) the plant species to be used, container sizes, and seeding rates;
 - (c) the plant materials' sources and lead time;

- (d) a schematic depicting the mitigation areas;
 - (e) a planting schedule (plantings should occur between October 1 and April 30, when feasible, to take advantage of the winter/spring rainy season);
 - (f) a description of installation requirements, irrigation sources and methodology, erosion control, and maintenance and monitoring requirements;
 - (g) a description of the goals of the restoration program;
 - (h) a weed eradication plan (i.e., measures to properly control exotic vegetation on site);
 - (i) site-specific success criteria;
 - (j) a detailed monitoring program and summary of the annual reporting requirements (a report describing as-built status of the revegetation program and including topographic maps and planting locations shall be provided to the Coastal Commission for review within 90 days of mitigation site preparation and planting. An annual report shall be provided to the Coastal Commission by January 1 in years one through five (after planting the mitigation sites). The annual reports shall include (a) an overview of the mitigation efforts; (b) pre-project photos of all the mitigation areas taken from photo points to be used for all subsequent photos; (c) photos taken from each photo point established prior to project activities; (d) the number, by species, of plants replaced; (e) the survival, percentage cover, and height of both tree and shrub species; and (f) the methods used to assess these parameters);
 - (k) contingency measures should the success criteria not be met; and,
 - (l) identification of the responsible party(ies) for meeting the success criteria and providing for conservation of the mitigation site(s) in perpetuity.
- ~~(MM-BIO-1.1) Mitigation for impacts to sensitive vegetation communities shall occur in accordance with the ratios and guidelines described in the County's LUP and the City's LIP, where appropriate, to compensate for direct impacts to sensitive vegetation communities, including sage scrub and chaparral communities, native grassland habitat, and riparian and bottomland habitats.~~
 - ~~(MM-BIO-1.2) Mitigation efforts shall occur on lands currently managed by the Conservancy/MRCA. If it is determined during the planning process that additional land is required beyond what is supported by existing Conservancy/MRCA managed lands, then an appropriate off-site location(s) will be identified and approved by the Coastal Commission and CDFG prior to implementation.~~
- D. ~~(MM-BIO-1.3)~~ The mitigation sites shall be revegetated with indigenous plant species of local (Santa Monica Mountains) genetic stock. No plant species listed as problematic and/or invasive by the CNPS (<http://www.cnps.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the federal government shall be utilized within the property. All plant palettes should be reviewed by a qualified biologist and/or habitat restoration specialist familiar with those plants native or endemic to this region of California.
- E. Mitigation/Restoration Plans shall be implemented concurrent with project construction.

SUGGESTED MODIFICATION 23:

Section 3.2.1 ESHA, Page 3-35

ESHA Implementation Measure 12 (MMs BIO-2.1 and BIO-10.2): ~~Prior to the issuance of a grading permit(s) for areas adjacent to ESHA, a~~ A ~~biologist shall be retained and approved by the Conservancy/MRCA and CDFG to monitor construction activities. The biologist will monitor all grading and other significant ground disturbing activities in or adjacent to ESHA open space areas, and shall be on site during any clearing of habitat (annual ground cover, shrubs, or trees) to ensure that the project complies with the applicable standard conditions and mitigation measures. The monitoring biologist will flush sensitive species (avian or other mobile species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities.~~

SUGGESTED MODIFICATION 24:

Section 3.2.1 (B) Hydromodification, Page 3-37 to 3-38

ESHA Implementation Measure 18: ~~Existing streambed modifications in Ramirez Canyon Park are part of a larger system of channelization in Ramirez Canyon where numerous neighboring properties contain similarly modified channels. The Conservancy/MRCA shall initiate a site-specific, comprehensive analysis of the modified stream channel at Ramirez Canyon Park to assess opportunities for streambed and riparian habitat restoration and potential onsite and offsite flooding or erosional hazards that might result from removing or other modification of the channelization structures.~~

Within 180 days of final PWP certification, the Conservancy/MRCA shall ensure that a detailed Final Ramirez Creek Restoration Plan that is consistent with this Plan and the "Biological Concept Mitigation/Restoration Plan Memorandum" by Dudek included in Appendix B is prepared and submitted to the Commission as part of a NOID. Once the NOID is approved, the Conservancy/MRCA shall implement the plan consistent with any conditions imposed upon the NOID. The Final Plan may be implemented in phases, but at a minimum, stream bank restoration of lower Ramirez Creek as shown on Sheet 55 of Appendix A must be installed within one (1) year of the NOID approval, and the remainder of the proposed Ramirez Creek restoration and associated mitigation must be installed within five (5) years of the NOID approval.

"Final PWP certification" means not only that the approvals/certifications of the PWP, the Environmental Impact Report for the PWP, and the Malibu Local Coastal Program Amendment for the Malibu Parks Public Access Enhancement Plan Overlay (MAL-MAJ-1-08) (collectively referred to as the "Planning Approvals") are final and effective, but also that any potential administrative and judicial challenges to any of the Planning Approvals either did not occur within the allowable timeframe (so that they are time barred) or proceeded to completion, including through any available appeals or the like, and did not result in the overturning, invalidation, or remand of any of the Planning Approvals.

ESHA Implementation Measure 19: ~~If the analysis conducted pursuant to ESHA Implementation Measure 18 reveals a need for additional streambed alterations, and such alterations are allowable under policies 3.32 and 3.33 of the certified Malibu LUP, bioengineering methods or "soft solutions" shall be developed as an alternative to constructing rock revetments, vertical retaining walls or other "hard structures" along Ramirez Canyon Creek wherever feasible. If bioengineering methods are demonstrated to be infeasible, then other~~

~~alternatives may be considered.~~ Any development that includes protective measures along Ramirez Canyon Creek shall demonstrate that existing development and/or public use areas in Ramirez Canyon Park are in danger from flood hazards, that the proposed protective device is the least environmentally damaging alternative, that it is sited and designed to avoid and minimize impacts to the habitat values of the riparian corridor along the creek and the recreational and public access use of the Park property along the creek, and that any unavoidable impacts have been mitigated to the maximum extent feasible.

SUGGESTED MODIFICATION 25:

Section 3.2.1 (B) Hydromodification, Page 3-38

~~ESHA Implementation Measure 20 (MMs BIO-1.11 and HYD-3.3):~~ Alteration of natural streams for the purpose of stream crossings (vehicular or pedestrian) shall be prohibited, except where the alteration is not substantial, there is no other feasible alternative to provide access to public recreation areas, and the alteration does not restrict movement of fish or other aquatic wildlife: Any other stream crossings shall be accomplished by bridging that is designed to avoid placement of columns within the stream bed or channel and avoids removal of natural riparian vegetation to the maximum extent feasible. Where minor alteration of natural streams for the purpose of stream crossings (vehicular or pedestrian) are necessary to provide access to and within public recreation areas, the following development standards shall be applied:

- ~~• Use of Arizona crossings shall be limited to repair and maintenance of existing, legal crossings consistent with the repair and maintenance provisions of Section 13.4.2 Repair and Maintenance Activities of the City of Malibu Local Coastal Program Local Implementation Plan.~~
- ~~• All new stream crossings shall consist of a span bridge design which minimizes placement of any new structures within the stream bed or channel and avoids removal of natural riparian vegetation to the maximum extent feasible.~~
- Bioengineering methods shall be used wherever feasible.
- Construction activities shall be scheduled to occur during the dry season.
- Staging areas outside of the riparian canopy shall be identified and flagged for construction workers and to store materials.
- Monitoring of stream crossing construction activities shall be conducted by a qualified biologist or environmental resource specialist. The biologist/resource specialist shall be responsible for advising construction workers on potential resource damage avoidance prior to the commencement of any on site activities.

These provisions shall not apply to existing or proposed pedestrian stream crossings along hiking trails where no alteration of the natural stream channel is required to accommodate access.

SUGGESTED MODIFICATION 26:

Section 3.2.1 (D) Native Trees, Page 3-39

~~ESHA Implementation Measure 23 (MM BIO-1.4):~~ All development involving access and recreation improvements within areas containing one or more native oak (*Quercus* species), California Walnut (*Juglans californica*), Western Sycamore (*Platanus racemosa*), Alder (*Alnus rhombifolia*), or Toyon (*Heteromeles arbutifolia*) tree, that has at least one trunk measuring six

~~inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade shall be subject to the provisions of Chapter 5 Native Tree Protection of the Malibu Local Coastal Program Local Implementation Plan, which requires the preparation of a tree protection plan and mandates mitigation at a ratio of 10:1 for significant impacts to all native trees meeting the size dimensions above. In order to implement a cohesive mitigation plan for the project, trees planted in accordance with the tree protection plan may be integrated into the habitat restoration plan for the project.~~

New development shall be sited and designed to preserve native oak, walnut, sycamore, alder, and toyon trees to the maximum extent feasible. As part of a NOID for development within areas containing one or more native oak (Quercus species), California Walnut (Juglans californica), Western Sycamore (Platanus racemosa), Alder (Alnus rhombifolia), or Toyon (Heteromeles arbutifolia) tree, that has at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade, a site-specific Tree Protection Plan shall be prepared by a qualified biologist or resource specialist to evaluate the native trees of the project area to determine potential impacts that may occur. Should the Tree Protection Plan determine that unavoidable adverse impacts to native trees may result from permitted development, the impacts must be mitigated in accordance with the following standards:

<u>Impact</u>	<u>Mitigation Ratio (no. of replacement trees required for every 1 tree impacted/removed)</u>
<u>Removal</u>	<u>10:1</u>
<u>> 30% encroachment into protected zone</u>	<u>10:1</u>
<u>Encroachment that extends within 3 ft. of tree trunk</u>	<u>10:1</u>
<u>Trimming branch with over 11 in. diameter</u>	<u>10:1</u>
<u>10-30% encroachment into protected zone</u>	<u>5:1</u>
<u>< 10% encroachment into protected zone</u>	<u>None. See ESHA Implementation Measure 25 below for monitoring requirements.</u>

Protected Zone means that area within the dripline of the tree and extending at least five feet beyond the dripline, or 15 feet from the trunk of the tree, whichever is greater.

SUGGESTED MODIFICATION 27:

Section 3.2.1 (D) Native Trees, Page 3-39

ESHA Implementation Measure 24 (MMs ~~BIO-1.5 through BIO-1.10~~): As part of a NOID for development that will have unavoidable impacts to native trees and require mitigation pursuant to ESHA Implementation Measure 23 above, a Native Tree Replacement Planting Program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement tree locations, tree or seedling size planting specifications, and a ten-year monitoring program with specific performance standards to ensure that the replacement planting program is successful shall be submitted for the review and approval of the Coastal Commission. The tree replacement seedlings must be planted on parkland where there is suitable conditions/habitat. The approved Native Tree Replacement Planting Program shall be implemented concurrent with project construction.

~~A habitat restoration plan to address impacts to both sensitive uplands and wetlands habitats shall be prepared by qualified personnel with experience in Southern California ecosystems and native plant revegetation techniques.~~

- ~~• The habitat restoration plan should include, at a minimum, the following information:

 - ~~(a) the location of the mitigation site(s);~~
 - ~~(b) the plant species to be used, container sizes, and seeding rates;~~
 - ~~(c) the plant materials' sources and lead time;~~
 - ~~(d) a schematic depicting the mitigation areas;~~
 - ~~(e) a planting schedule;~~
 - ~~(f) a description of installation requirements, irrigation sources and methodology, erosion control, and maintenance and monitoring requirements;~~
 - ~~(g) a description of the goals of the restoration program~~
 - ~~(h) a weed eradication plan (i.e., measures to properly control exotic vegetation on site);~~
 - ~~(i) site-specific success criteria;~~
 - ~~(j) a detailed monitoring program;~~
 - ~~(k) contingency measures should the success criteria not be met;~~
 - ~~(l) a summary of the annual reporting requirements; and,~~
 - ~~(m) identification of the responsible party(ies) for meeting the success criteria and providing for conservation of the mitigation site(s) in perpetuity.~~~~
- ~~• Planting of the revegetation sites should occur between October 1 and April 30, when feasible, to take advantage of the winter/spring rainy season.~~
- ~~• Interim annual and final performance criteria for each potential mitigation site and vegetation community are provided below. Vegetation cover is expressed as percent absolute cover for native and non-native vegetation. For native cover, the percentages listed shall be the minimum attained to be considered successful, and for non-native cover, the percentages listed shall not be exceeded.~~

Mitigation Site	Vegetation Community	Year 1 (%)	Year 2 (%)	Year 3 (%)	Year 4 (%)	Year 5 (%)
Malibu Bluffs	Coastal scrub	15	30	50	65	75
	Perennial exotic cover	5	5	5	5	5
Cerral Canyon	Coastal scrub	15	25	40	50	65
	Perennial exotic cover	30	20	10	10	10

Mitigation-Site	Vegetation Community	Year 1 (%)	Year 2 (%)	Year 3 (%)	Year 4 (%)	Year 5 (%)
	Native Grasslands	40	20	35	45	55
	Perennial exotic cover	30	20	40	40	40
Tuna/Las Flores Canyon	Chaparral/Coastal scrub	15	25	40	50	65
	Perennial exotic cover	5	5	5	5	5
King Gillette Ranch	Southern willow scrub	20	35	50	65	80
	Sycamore-Coast live oak woodland	15	25	35	55	75
	Perennial exotic cover	5	5	5	5	5
Ramirez Canyon	Southern willow scrub	20	35	50	65	80

- A report (describing as-built status of the revegetation program and including topographic maps and planting locations) shall be provided to the Coastal Commission (and ACOE, CDFG, and RWQCB for wetlands mitigation) for review within 90 days of mitigation site preparation and planting.
- An annual report shall be provided to the Coastal Commission and other reviewing resource agencies (ACOE, CDFG, and RWQCB for wetlands) by January 1 in years one through five (after planting the mitigation sites). The annual reports shall include (a) an overview of the mitigation efforts; (b) pre-project photos of all the mitigation areas taken from photo points to be used for all subsequent photos; (c) photos taken from each photo point established prior to project activities; (d) the number, by species, of plants replaced; (e) the survival, percentage cover, and height of both tree and shrub species; and (f) the methods used to assess these parameters.

SUGGESTED MODIFICATION 28:

Section 3.2.1 (D) Native Trees, Page 3-40

ESHA Implementation Measure 25 (MMs BIO-13.1): Where development encroaches into less than 30% of the protected root zone of native trees, each affected tree shall be monitored annually for a period of not less than 10 years. An annual monitoring report shall be submitted by MRCA for review by MRCA the Coastal Commission for each of the 10 years. Should any of these trees be lost or suffer worsened health or vigor as a result of the proposed development, the applicant shall mitigate the impacts at a 10:1 ratio with seedling-sized trees.

SUGGESTED MODIFICATION 29:

Section 3.2.1 (D) Native Trees, Page 3-42

ESHA Implementation Measure 31: Future development not specifically described and analyzed in this Plan that may potentially affect environmentally sensitive habitat area shall be submitted to the City, County and/or Coastal Commission as may be applicable for specific project review. A site-specific biological survey shall accompany any specific project proposal or coastal development permit application involving development potentially affecting ESHA, as applicable, so that a determination of potential ESHA impacts and appropriate mitigation can be made.

SUGGESTED MODIFICATION 30:

Section 3.2.2 Water Quality, Page 3-43

Water Quality Implementation Measure 1: New park facility development shall, as applicable, include post-development phase drainage and polluted runoff control plans. These plans shall specify site design, source control and treatment control Best Management Practices (BMPs), that will be implemented to minimize post-construction polluted runoff, and shall include monitoring and maintenance provisions for identified BMPs and shall specifically address:

- Designated areas within camp facilities to provide fresh water for camp uses including drinking water, hand washing and dish washing, and areas where overspill will drain. All overspill shall be contained onsite and treated with appropriate post-development BMPs measures.
- Methods to accommodate onsite percolation and to mitigate and treat any increase in runoff from impervious surfaces, including utilizing permeable materials for surfacing wherever feasible. ~~consistent with all applicable development standards of Section 17.5.1 BMP Requirements and Implementation of the Malibu Local Implementation Plan.~~

SUGGESTED MODIFICATION 31:

Section 3.3 Hazards, Page 3-55 to 3-58

Hazards Implementation Measure 6: As part of a NOID for uses and/or improvements within any park in the Plan area, A a facility-specific Fire Protection and Emergency Evacuation Plan shall be developed, and submitted for review and approval to the reviewing body for any Coastal Act approval as well as to the appropriate Fire Agency as described below. The approved version Fire Protection and Emergency Evacuation Plan shall be implemented, with development of the approved facilities, for Ramirez Canyon Park, Escondido Canyon Park, Latigo Canyon Trailhead, Corral Canyon Park and the Conservancy-owned Malibu Bluffs. The Fire Management and Emergency Evacuation Plans shall include the following provisions:

- All standard Parkland rules and regulations shall be enforced per existing policies of the Conservancy/MRCA:
 - Except in designated camp areas, park properties shall be closed sunset to sunrise.
 - No smoking or fires.
 - No alcoholic beverages.
 - No littering or dumping.
 - No unauthorized vehicle use.
 - No defacing or destroying property.
 - Dogs must be on a leash and cleaned up after.
 - Possession of firearms, bow and arrow prohibited.
 - Violations subject to \$500 fine and/or 6 months in County jail. Violations of posted conditions may be punishable by fines of up to \$1,000 and/or 6 months in County jail, or to the maximum extent allowed by law.
- An annual fuel modification plan for site vegetation management and tree trimming/limbing at each park property shall be developed and implemented prior to the annual fire season.

- Campsite locations shall be located within existing public use areas to ensure easy access for purposes of maintenance and patrol, and in case of emergency.
- (MM BIO-1.19 and MM BIO-10.10) No person shall make or maintain, nor aid and abet others in making or maintaining, a campfire or any other open fire in any of the park facilities covered by this Plan. The only cooking apparatus permitted shall consist of small electrical cooking appliances when permitted consistent with the terms of the approved Fire Protection and Emergency Evacuation Plan, and as indicated below. No kerosene or white gas lanterns shall be permitted.
- Campers shall be required to utilize designated cook stations (hospitality stations) provided at each approved campsite, which shall be designed of nonflammable materials and capable of being fully enclosed vertically on three sides (leaving one side open for cooking operations); a horizontal rain cover would also be provided, while allowing for cooking operations. Cold-camping apparatus such as flame-less cook-stoves and lanterns shall be required; use of any type of liquid fuel (alcohol, kerosene, unleaded gasoline, white gas, mentholated Spirit, etc), canister fuel (propane, butane, etc), wood, wax or any other type of combustible material for cooking or lighting shall be expressly prohibited. Each cook station shall be equipped with an all-weather electrical outlet. Upon check-in by a wild-fire trained camp host or ranger, campers shall be informed of the No Campfire/Cold Camp Policy and shall be offered the opportunity to check-out a dual burner electrical hot plate for cooking purposes during their stay; a nominal deposit would be required. Use of electric hot plates, grills, griddles, waffle irons, and/or similar small electrical cooking appliances brought from home would be permissible at the designated cook stations only. Upon reserving and registering for use of camp facilities, prospective campers shall be put on notice that unauthorized use of fire-related camping and cooking apparatus is specifically prohibited by the No Campfire/Cold Camp Policy, but that use of small electrical cooking appliances (as described above) is permissible. However, the use of propane cook-stoves may be allowed at designated cook stations at approved campsites if it is determined that propane cook-stoves pose no greater fire hazard risk than electric stoves pursuant to a 1-yr. study, as described below. The SMMC/MRCA, in consultation with California Department of Parks and Recreation, Los Angeles County Fire Department, and the State Fire Marshall, shall conduct a 1-yr. study and pilot project that analyzes the potential fire hazard and incidents/accidents associated with the use of propane cook-stoves versus electric cook-stoves at Camp Areas 1 and 2 of Malibu Bluffs and other public campgrounds to determine if the ban on the use of propane cook-stoves is warranted. The results of the study and pilot project shall be submitted to the Executive Director of the Coastal Commission for review and approval. If it is determined that propane cook-stoves pose no greater fire hazard risk than electric stoves, then the use of propane cook-stoves shall be allowed at all designated campsites throughout the Plan area.
- Campers shall be notified that use of fire-related camping and cooking apparatus shall be cause for expulsion of visitors from camp facilities and violations of posted conditions may be punishable by fines up to \$1,000.00 and/or 6 months in County jail, or to the maximum extent allowed by law. Signs shall be posted at the designated cook stations informing campers of the No Campfire/Cold Camp Policy. In addition, campers shall be notified that use of the cook station electrical outlet(s) for space heaters, lighting sources, hair curling and flattening devices, blow dryers, stereos or other devices emitting audible noise would be cause for confiscation of

such devices and/or expulsion of visitors from camp facilities.

...

- Ramirez Canyon Park, Escondido Canyon Park, Latigo Canyon Trailhead, Corral Canyon Park, and Malibu Bluffs Park shall be closed to all recreational use during any Red Flag Day/period as declared for the Santa Monica Mountains area by the National Weather service, a division of the National Oceanic Atmospheric Administration (NOAA), Park properties shall be posted and patrolled to inform visitors of Red Flag Day closures and notification provided that violation of the Red Flag Day closure policy may be punishable by fines up to ~~\$6,000.00~~ \$1,000 and/or 6 months in County jail, or to the maximum extent allowed by law.

...

- ii. A Wooden Bridge Reinforcement Plan, developed and implemented to provide for reinforcement of the wood bridge over Ramirez Canyon Creek next to Ramirez Canyon Park, shall be maintained to ensure that the bridge will safely support a 75,000 pound fire truck and thereby accommodate emergency access. The wood bridge shall be maintained in sound condition to ensure safe and adequate emergency access to the Park.
- iii. An Emergency Access and Emergency On-Site Parking Plan for Ramirez Canyon Park, prepared by a licensed civil engineer and approved by the appropriate Fire Agency as compliant with applicable state and county fire and life safety regulations, shall be maintained for Ramirez Canyon Park. Special events held during the fire season shall retain all guest vans, shuttles, and drivers continuously on site during the event.
- iv. Opportunities for additional emergency ingress/egress to and from Kanan Dume Road over Via Acero shall be explored, including the potential for feasibly obtaining easements from willing property owners or by eminent domain. ~~Construction of an additional emergency ingress/egress at Ramirez Canyon may occur consistent with all applicable policies and provisions of the LCP.~~ Development of the proposed Ramirez Canyon Park secondary emergency access alignment over Via Acero Road may be implemented if demonstrated to be feasible and necessary. This policy is not intended to limit the use of, or access to, Ramirez Canyon Park via Ramirez Canyon Road.
- v. The Conservancy/MRCA shall explore and pursue all options to remove any permitted or unpermitted private encroachments into the Ramirez Canyon Road 40 foot easement to achieve full access road width and clearance standards as required by the appropriate fire agency.

SUGGESTED MODIFICATION 32:

Section 3.3 Hazards, Page 3-58

Hazards Implementation Measure 9: Opportunities for additional emergency ingress/egress to and from Kanan Dume Road over Via Acero shall be explored, including the potential for feasibly obtaining easements from willing property owners or by eminent domain. ~~Construction of an additional emergency ingress/egress at Ramirez Canyon over Via Acero may occur consistent with all applicable policies and provisions of this Plan. the City of Malibu Local Coastal Program.~~ Development of the proposed Ramirez Canyon Park secondary emergency access alignment over Via Acero Road may be implemented if demonstrated to be feasible and

necessary. This policy is not intended to limit the use of, or access to, Ramirez Canyon Park via Ramirez Canyon Road.

SUGGESTED MODIFICATION 33:

Section 3.3 Hazards, Page 3-58

Hazards Implementation Measure 7: ~~If required by LACFD, a A Wooden Bridge Reinforcement/Replacement Plan, developed and implemented to provide for reinforcement and/or replacement (consistent with LACFD requirements) of the existing wood bridge over Ramirez Canyon Creek next to Ramirez Canyon Park, shall be maintained to ensure that the bridge will safely support a 75,000 pound 25-ton fire truck and thereby accommodate emergency access. The wood bridge shall be maintained in sound condition to ensure safe and adequate emergency access to the Park.~~

SUGGESTED MODIFICATION 34:

Section 3.4.1 Land Use, Page 3-60

Land Use Policy 1: ~~Specific parkland, recreation, transportation, and trail improvement projects included in consistent with the Malibu Parks Public Access Enhancement Plan Overlay and this Plan are intended to: can be approved and implemented pursuant to notice of impending development (NOID) review procedures 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.

SUGGESTED MODIFICATION 35:

Section 3.4.1 Land Use, Page 3-60

Land Use Policy 2: ~~All new public access and recreation facilities shall be developed consistent with the established OS land use and zoning designation and provisions of 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.~~

SUGGESTED MODIFICATION 36:

Section 3.4.1 Land Use, Page 3-61

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.

SUGGESTED MODIFICATION 37:

Section 3.4.1 Land Use, Page 3-65

Land Use Implementation Measure 16: ~~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 physically challenged visitors in compliance with Americans with Disabilities Act (ADA) requirements, including trails, picnic facilities, drinking fountains, restrooms, and parking areas.~~
- ~~• Use of the Peach House, Barn, and Art Deco facility for small group gatherings and tours for up to 40 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 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, 16 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 disabled visitors 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 disabled visitors and their families, available by reservation.~~
- ~~Hike-in camp facility, available by reservation only.~~

Ramirez Canyon Park uses and improvements shall be implemented in phases, with the following limitations:

A. Ramirez Canyon Park Phase I Uses and Improvements

Phase 1 improvements and uses for Ramirez Canyon Park continues existing baseline uses at the park with only minor new improvements, including retrofit of the Ranger/Maintenance Supervisor Residence as a fire shelter, and passive recreation-related improvements. If required by CALFIRE, miscellaneous Phase 1 improvements to the Barwood, Peach House, Art Deco, and Barn structures may be implemented, focusing on providing building ignition resistance and prevention of ember intrusion. Each structure would be retrofitted with monitored interior sprinklers for fire suppression and new hydrants would be installed at the park. Existing administrative office uses and current small events (e.g., public outreach, meetings, etc.) would continue under Phase 1. Road improvements along Ramirez Canyon Road and Delaplane Road would occur under Phase 1, if required by the appropriate fire agency

Phase 1 would also include installation of picnic tables that would be placed in several locations within the park (no grading), and a two-stall, self-contained restroom would be installed at the northern terminus of trail alignment 5a (Figure 8) to replace the existing portable restroom. No improvements would be made to existing parking areas located within the Ramirez Canyon Park valley floor (a total of 54 spaces). The Ramirez Creek Restoration/Enhancement plan would be implemented as part of Phase 1.

Phase 1 would also include construction of trail alignment 1a (and the Kanan Spur Trail) that would extend from Kanan Dume Road to a connection at the Ramirez Canyon Park valley-floor to trail alignment 2a3 (Figure 8); and the associated 14-space parking areas along Kanan Dume would be constructed at this time. A short trail spur from the southerly portion of the park (trail 2a7) would be constructed to connect to the proposed Coastal Slope Trail (trail 2a3). During Phase 1, gates and fencing would be installed in the Park to direct trail users to stay on the trails, with signage notifying trail users to not enter facilities, including on-site buildings/ offices at the Park.

Phase 1 specialized programs and use limitations for Ramirez Canyon Park include the following:

- All Ramirez Canyon Park uses, including administrative and operational uses, public outreach, events, gatherings, tours, and workshops, etc. shall be limited in size, duration and occurrence to comply with the proposed maximum of 80 total trips/day (including both inbound and outbound trips) on Ramirez Canyon Road.
- Public outreach and education activities are priority uses and shall be accommodated first within the maximum allowed 80 trips/day for Ramirez Canyon Park uses.
- Events, tours, or other special functions permitted at Ramirez Canyon shall be cancelled when any National Weather Service 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.
- Amplified music shall 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 Barn facility.
- Special programs held during the fire season shall retain all guest vans, shuttles, and drivers continuously on site during the event. Additional vehicles shall be provided, as needed, onsite at Ramirez Canyon Park so that there would be enough vehicular capacity to relocate all persons on site for any event in one trip out.
- Specialized programs permitted at Ramirez Canyon Park and associated support facilities shall consist of the following uses and be limited by the following restrictions:
 - Administrative offices for the Conservancy and MRCA, with an on-site office/administration population not exceeding 15 staff persons.
 - 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 physically challenged visitors in compliance with Americans with Disabilities Act (ADA) requirements, including trails, picnic facilities, drinking fountains, and restrooms.
 - 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 may be used to greet guests or as a component of site tours, but not as a primary site for group functions.
 - Continuation of existing small events (e.g., public outreach, meetings, etc.)
 - Year-Round, Permitted 2 days/Week
 - Maximum 40 Participants (with an additional 20 staff on-site)

- Conservancy/MRCA employee training and workshops
 - Year-round, permitted twice per month
 - Max 60 persons on-site
 - 8am-dusk
- Placement of picnic tables at the park.
- Implementation of the Ramirez Creek Restoration/Enhancement Plan pursuant to ESHA Implementation Measure 18 of this Plan.
- A Transportation and Parking Management Plan is proposed to manage traffic trips on Ramirez Canyon Road and includes the following elements:
 - Agreements shall be secured and maintained between the Conservancy/ MRCA and willing providers of offsite parking resources to accommodate any necessary additional parking demand associated with the authorized Phase 1 uses of the park without displacing the current parking needs of the provider.
 - No off-site public coastal access parking, including the Winding Way Trailhead parking lot at Escondido Canyon Park, shall 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 are restricted to a maximum of 80 trips per day (40 round trips).
 - Signs shall be provided and maintained at the entrance gate to Ramirez Canyon Park forbidding horn honking except in case of emergency.
 - Vans and shuttles shall minimize traffic trips on Ramirez Canyon Road by traveling with maximum passenger capability and in convoys, whenever feasible.
- 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 shall 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.

B. Unpermitted Phase 1 Uses and Improvements

Within 180 days of final PWP certification, a NOID shall be submitted for both after-the-fact authorization of the unpermitted Phase 1 Ramirez Park uses, as well as for historic, unpermitted impacts to Ramirez Creek riparian habitat. Within 180 days of final PWP certification, the Conservancy/MRCA shall ensure that a detailed Final Ramirez Creek Restoration Plan that is consistent with this Plan and the "Biological Concept Mitigation/Restoration Plan Memorandum" by Dudek included in Appendix B is prepared and submitted to the Commission as part of a NOID. Once the NOID is approved, the Conservancy/MRCA shall implement the plan consistent with any conditions imposed upon the NOID. The Final Plan may be implemented in phases, but at a minimum, stream bank restoration of lower Ramirez Creek as shown on Sheet 55 of Appendix A must be installed within one (1) year of the NOID approval, and the remainder of the proposed Ramirez Creek restoration and associated mitigation must be installed within five (5) years of the NOID approval.

"Final PWP certification" means not only that the approvals/certifications of the PWP, the Environmental Impact Report for the PWP, and the Malibu Local Coastal Program Amendment for the Malibu Parks Public Access Enhancement Plan Overlay (MAL-MAJ-1-08) (collectively referred to as the "Planning Approvals") are final and effective, but also that any potential administrative and judicial challenges to any of the Planning Approvals either did not occur within the allowable timeframe (so that they are time barred) or proceeded to completion, including through any available appeals or the like, and did not result in the overturning, invalidation, or remand of any of the Planning Approvals.

C. Ramirez Canyon Park Phase 2 Uses and Improvements

Phase 2 includes all of the Phase 1 programs and uses and also includes structural retrofits to the Peach House to be used as a fire shelter, two new accessible campsites, new parking improvements, new improved accessible day use areas, new restrooms, as well as large special events (sixteen (16) 200-person events per year). If required by the appropriate fire agency, road improvements to Via Acero Road for secondary emergency access would be associated with the implementation of Phase 2 improvements.

Phase 2 improvements and uses for Ramirez Canyon Park would continue all the park uses and limitations included in Phase 1, and would include additional specialized programs, park improvements and uses and associated use limitations as follows:

- Special programs/events held during the fire season shall retain all quest vans, shuttles, and drivers continuously on site during the event. Additional vehicles shall be provided, as needed, onsite at Ramirez Canyon Park so that there would be enough vehicular capacity to relocate all persons on site for any event in one trip out.
- 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 shall 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 shall 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. See description of special event uses below.
- Administrative offices for the Conservancy and MRCA.
- Public Outreach, Events, Gatherings, Tours, And Workshops
 - Public Outreach Programs
 - Year-Round, Permitted 7 Days/Week
 - Maximum 40 Participants (with an additional 20 staff on-site)
 - 8:00 AM – 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
 - Maximum 40 Participants (with an additional 20 staff on-site)

- 8:00 AM – Dusk
- Special Events (gatherings of participants/ guests numbering more than 40)
 - March – October, 16 Events Permitted/Year, 1 Event Permitted/Week
 - Maximum 200 Participants (April 1 through July 31) (with additional 50 staff and employees of service providers)
 - Maximum 150 Participants (March 1 through March 31 and August 1 through October 31) (with additional 50 staff and employees of service providers)
 - 8:00 AM - 9:00 PM Sunday-Thursday, and 8:00 AM to 10:00 PM Friday and Saturday, One Additional Hour is Allotted for Personnel Clean-Up and Securing the Facility.
- Additional day-use picnic areas designed specifically to provide park amenities to accommodate disabled visitors 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.

In addition to the specific parking, camping, and support facility improvements for each particular park property included in the Plan, the phased improvements for Ramirez Canyon Park are identified in Table 3, Malibu Parks Public Access Enhancement Plan-Public Works Plan Facility Improvement Summary Table.

SUGGESTED MODIFICATION 38:

3.5 Public Works Plan Scope of Improvements

Camp Sites and Parking, last paragraph, Page 3-67

Public parking improvements are proposed along Kanan Dume Road (to support access to Ramirez Canyon Park), near the entrance in Ramirez Canyon Park (improvement to an existing parking lot), at the Latigo Trailhead property, Corral Canyon Park (improvement to existing parking lot), and Malibu Bluffs. Parking improvements generally consist of asphalt concrete parking lots (except parking improvements at Corral Canyon Park which would consist of decomposed granite) and include standard and accessible parking spaces and bike racks. Additional permeable materials in parking lot areas would be utilized where feasible and consistent with site-specific geotechnical recommendations. Parking improvements are identified in Table 3. The proposed Plan would provide a total of 469 157 (existing + proposed) parking spaces within the five parks. There would be drop boxes/iron rangers for collection of parking fees at most parking lots.

SUGGESTED MODIFICATION 39:

3.5 Public Works Plan Scope of Improvements

Pedestrian and Vehicle Bridges, Paragraph 1, Page 3-68

The proposed Plan includes construction of twelve (12) potential pedestrian trail bridges; one at Ramirez Canyon Creek along trail alignment 1a from Kanan Dume to Ramirez Canyon Park, three at Escondido Creek along trail alignment 4 in the northern portion Escondido Canyon

Park, four at Corral Creek along the Beach to Backbone Trail (one along trail alignment 11a, one along trail alignment 14, and two along trail alignment 15), and four within the Malibu Bluffs Conservancy Property. Final engineering design may allow for the construction of additional pedestrian bridges to minimize grading and/or creek encroachments. If required by the appropriate fire agency(ies), one vehicular bridge on Ramirez Canyon Road would be replaced and upgraded to a travel width of 20-ft as part of the Ramirez Canyon Road widening plan. Within Ramirez Canyon Park, ~~an the existing Arizona creek-crossing (if required by the appropriate fire agency(ies) to be widened to a travel width of 20 ft) would be replaced with a span bridge, or if permissible to the Coastal Commission, the existing facility would may be widened to a travel width of 20 ft.~~ as necessary to accommodate any safety requirements of appropriate fire agency(ies). In the long-term, the Conservancy/MRCA should explore opportunities to replace the existing Arizona Creek-crossing with a span bridge.

SUGGESTED MODIFICATION 40:

3.5 Public Works Plan Scope of Improvements

Fire Safety, Cook Stations (Hospitality Stations), second paragraph, Page 3-69

Each cook station would be equipped with an all-weather electrical outlet. Upon check-in by a wild-fire trained camphost or ranger, campers would be informed of the No Campfire/Cold Camp Policy and would be offered the opportunity to check-out a dual burner electrical hot plate for cooking purposes during their stay; a nominal deposit would be required. Use of electric hot plates, grills, griddles, waffle irons, and/or similar small electrical cooking appliances brought from home would be permissible (subject to the discretion of MRCA Rangers, camp hosts, and/or staff) at the designated cook stations only.

SUGGESTED MODIFICATION 41:

3.5 Public Works Plan Scope of Improvements

Fire Safety, Emergency Fire Shelters, Page 3-70

In order to address fire safety concerns associated with wildfire scenarios that would not allow enough time to safely evacuate the Plan area, the FPP specifies that the Ramirez Canyon Park shall have an emergency fire shelter(s) capable of accommodating the largest assembly of persons on-site allowed under the Plan (Phase 1: 60 persons; Phase 2: 250 persons). ~~The Peach Building and the Ranger/Maintenance Supervisor Residence (Phase 1) and the Peach House (Phase 2) would be remodeled and retrofitted to provide a safe and temporary "last resort" on-site sheltering should relocation from the Park be determined to be more dangerous than remaining on-site.~~

~~For all other park sites, emergency fire shelters would be optional and are identified on the project plans. The shelters are not considered a crucial component of fire protection planning at the other parks due to the location of the camping areas' relative proximity to highways and/or roadways, as well as in consideration of the other components of the FPP. These shelters are considered optional and would only be installed if required and approved by the Coastal Commission, CAL FIRE (or its representative), and/or LACFD; all Conservancy-owned properties are under the fire jurisdiction of CAL FIRE, while MRCA-owned properties are under the fire jurisdiction of LACFD.~~

~~The optional emergency fire shelters are proposed at the following locations:~~

- ~~• West of Murphy Way Road, trail 2a6~~
- ~~• Corral Canyon Park, east of Corral Canyon Road, trail 13b~~

- ~~Corral Canyon Park, Camp Area 1~~
- ~~Malibu Bluffs, Camp Area 3~~
- ~~Malibu Bluffs, Camp Area 4 (2 total)~~

SUGGESTED MODIFICATION 42:

3.5.2 Trail Improvements

Dry Canyon Connector Trail/Solstice Canyon Trail and Portion of Corral Canyon East Trail, third paragraph, Page 3-76

...

The trail would then continue east of Corral Canyon Road. This proposed trail alignment (11a) descends into Corral Canyon to where a natural, informal stream crossing exists and provides access across the creek to a burn-out site (proposed for ~~campsite~~ day-use improvements, discussed above). This section of the trail connection would require trail improvements within the riparian corridor of the stream. From this point, the public gains access to the existing Corral Canyon loop trail (Trail Segment 11e, discussed below; a portion of which is considered part of the Coastal Slope Trail), the Park's trailhead and parking facilities, and seasonal beach access to Dan Blocker Beach.

...

Beach to Backbone Trail: Corral East Trail (portion), Corral Easement Trail, Corral North Link 1, and Corral North Trail (Corral Canyon Park), second paragraph, Page 3-76

...

From the beach, people currently cross PCH at grade, or they utilize the existing undercrossing at PCH to reach the existing Corral Canyon loop trail in Corral Canyon Park. A traffic light is also located at the intersection of Corral Canyon Road and PCH. The existing Corral Canyon Loop Trail is further divided into the Corral Camp Trail and the Corral Camp North Trail (portion of the Coastal Slope Trail). These existing trails in Corral Canyon Park would lead to ~~new the~~ proposed campsites and day-use/picnic areas (two separate camp areas). A portion of the Corral Camp Trail would be improved to make it accessible for persons with disabilities and would lead to Camp Area 1.

...

SUGGESTED MODIFICATION 43:

Beginning Page 3-78

3.5.3 Fire Protection and Emergency Evacuation Plan

The Proposed Plan includes a Fire Protection Plan (which also addresses emergency evacuation) that includes site specific risk assessments for each park property included in the Plan and, at a minimum, the following fire protection and emergency evacuation measures, unless otherwise indicated pursuant to Hazards Implementation Measure 6:

Bullet point No. 1, Page 3-78

All standard Parkland rules and regulations shall be enforced per existing policies of the Conservancy/MRCA:

- Except in designated camp areas, park properties shall be closed sunset to sunrise.
- No smoking or fires.

- No alcoholic beverages.
- No littering or dumping.
- No unauthorized vehicle use.
- No defacing or destroying property.
- Dogs must be on a leash and cleaned up after.
- Possession of firearms, bow and arrow prohibited.
- Violations subject to \$500 fine and/or 6 months in County jail. Violations of posted conditions may be punishable by fines of up to \$1,000 and/or 6 months in County jail, or to the maximum extent allowed by law.

...
Last sentences of bullet point No. 5 on Page 3-78 to 3-79

... Campers shall be notified that use of fire-related camping and cooking apparatus shall be cause for expulsion of visitors from camp facilities and violations of posted conditions may be punishable by fines up to \$1,000.00 and/or 6 months in County jail, or to the maximum extent allowed by law. Signs shall be posted at the designated cook stations informing campers of the No Campfire/Cold Camp Policy. In addition, campers shall be notified that use of the cook station electrical outlet(s) for space heaters, lighting sources, hair curling and flattening devices, blow dryers, stereos or other devices emitting audible noise would be cause for confiscation of such devices and/or expulsion of visitors from camp facilities.

...
Bullet point No. 7 on Page 3-79

Ramirez Canyon Park, Escondido Canyon Park, Latigo Canyon Trailhead, Corral Canyon Park, and Malibu Bluffs Park shall be closed to all recreational use during any Red Flag Day/period as declared for the Santa Monica Mountains area by the National Weather service, a division of the National Oceanic Atmospheric Administration (NOAA), Park properties shall be posted and patrolled to inform visitors of Red Flag Day closures and notification provided that violation of the Red Flag Day closure policy may be punishable by fines up to \$6,000.00 \$1,000 and/or 6 months in County jail, or to the maximum extent allowed by law.

...
Last sentence of bullet point No. 9 on Page 3-79

... ~~Every Camp Host shall be designated and trained as a "public officer" under the provisions of the Penal Code. As public officers, Camp Hosts and/or Park Rangers shall enforce all applicable ordinances and regulations, including the "cold-camping" provisions cited within the PWP.~~ Every Camp Host shall be designated and trained as a uniformed public officer pursuant to the provisions of the Public Resources Code. As such Camp Hosts shall enforce all applicable misdemeanors or infractions, including the "cold-camping" provisions cited within the PWP, pursuant to the MRCA ordinance and other provisions of law. MRCA park rangers are sworn California Peace Officers and can enforce felony as well as misdemeanor and infraction violations.

...
Bullet point No. 13 on Page 3-80

If required by LACFD, a A-Wooden Bridge Reinforcement/Replacement Plan, developed and implemented to provide for reinforcement and/or replacement (consistent with LACFD requirements) of the existing wood bridge over Ramirez Canyon Creek next to Ramirez Canyon Park, shall be maintained to ensure that the bridge will safely support a 75,000 pound fire truck and thereby accommodate emergency access. The ~~wood~~ bridge shall be maintained in sound condition to ensure safe and adequate emergency access to the Park.

...
Bullet point No. 15 on Page 3-80

Opportunities for additional emergency ingress/egress to and from Kanan Dume Road over Via Acero shall be explored, including the potential for feasibly obtaining easements from willing property owners or by eminent domain. ~~Construction of an additional emergency ingress/egress at Ramirez Canyon may occur consistent with all applicable policies and provisions of the LCP.~~ Development of the proposed Ramirez Canyon Park secondary emergency access alignment over Via Acero Road may be implemented if demonstrated to be feasible and necessary. This policy is not intended to limit the use of, or access to, Ramirez Canyon Park via Ramirez Canyon Road.

SUGGESTED MODIFICATION 44:

3.5.3 Project Phasing, end of paragraph 3, Page 3-81

...The Ramirez Creek Restoration/Enhancement plan would be implemented as part of Phase 1. The Conservancy/MRCA will implement a Ramirez Creek Restoration Plan, that is consistent with the "Biological Concept Mitigation/Restoration Plan Memorandum" prepared by Dudek (Appendix B) and Sheets 53-64 of the PWP Concept Plans prepared by Penfield & Smith (Appendix A). The creek restoration/ enhancement plan includes removing existing gabions and installing pervious boulder berms and/or log deflection structures throughout the creek to control stream degradation; creating areas of overbank enhancement in two areas (by the existing tennis court and at the southerly portion of the park) by removing artificial creek wall linings, grading back the slopes, constructing rock toe protection, installing retaining walls, and planting native plants; removing existing concrete and artificial hard surfaces in the creek; and planting of native plant species and removing non-native plants throughout the creek and implementing corresponding best management practices. The creek enhancement area would also provide for educational displays associated with restoration and enhancement efforts of the proposed creek restoration program.

...

SUGGESTED MODIFICATION 45:

3.5.3 Project Phasing, bullet point at top of Page 3-82

- Specialized programs permitted at Ramirez Canyon Park and associated support facilities shall consist of the following uses and be limited by the following restrictions:
 - Administrative offices for the Conservancy and MRCA, with an on-site office/administration population not exceeding 15 staff persons.
 - 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 physically challenged visitors in compliance with Americans with Disabilities Act (ADA) requirements, including trails, picnic facilities, drinking fountains, and restrooms.
 - 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 may be used to greet guests or as a component of site tours, but not as a primary site for group functions.
 - Continuation of existing small events (e.g., public outreach, meetings, etc.)

- Year-Round, Permitted 2 days/Week
- Maximum 40 Participants (with an additional 20 staff on-site)
- Conservancy/MRCA employee training and workshops (Phase 1)
 - Year-round, permitted twice per month
 - Max 60 persons on-site
 - 8am-dusk
- Placement of picnic tables at the park.

SUGGESTED MODIFICATION 46:

4.1.5 Development Excluded from NOID Procedures, Page 4-3

The categories of development and uses identified in this section are excluded from the requirements of Sections 4.1.1-4.1.4.

1. Installation, testing, and placement in service or the replacement of, any necessary utility connection between an existing service facility and any development authorized pursuant to this Section, including utility hook up activities described in the document entitled "Repair, Maintenance and Utility Hook Up Exclusions from Permit Requirements," adopted by the Commission on September 5, 1978, provided that any adverse impacts on coastal resources, including scenic resources, have been mitigated.
2. Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair and maintenance activities, including those specifically described in the document entitled "Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements," adopted by the Commission on September 5, 1978, provided the activity does not include:
 - a. Any method of repair or maintenance of a seawall, revetment, bluff retaining wall, breakwater, groin, culvert, outfall, or similar shoreline work that involves substantial alteration of the foundation of the structure being repaired or maintained; placement of rip-rap or other solid material on a beach or in coastal waters, streams, estuaries, or wetlands, or on a shoreline protective work; replacement of 20 percent or more of the materials of an existing structure with materials of a different kind; or the presence of mechanized construction equipment or construction materials on any sand area, bluff, or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams.
 - b. Any repair or maintenance to facilities, structures, or work located in an environmentally sensitive habitat area, any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams, that includes: (a) the placement or removal, whether temporary or permanent, of rip-rap, rocks, sand, other beach materials, or any other form of solid materials; and/or (b) the presence, whether temporary or permanent, of mechanized equipment or construction materials.
 - c. Any routine maintenance dredging or disposal of dredge materials that involves the dredging of 100,000 cubic yards or more within a 12-month period; the placement of dredged spoils of any quantity within an environmentally sensitive habitat area, on any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or

streams; or the removal, sale, or disposal of dredged spoils of any quantity that would be suitable for beach nourishment in an area the Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use.

- d. For activities described in the "Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements" referenced in this subsection, above, any activity that will have a risk of substantial adverse impact on public access, environmentally sensitive habitat area, wetlands, or public views to the ocean.
3. ~~Development authorized by a coastal development permit issued by the Commission prior to certification of this PWP.~~
4. ~~Funding, operations and maintenance activities described in Section 4.5.~~

SUGGESTED MODIFICATION 47:

4.2 Amendment of Public Works Plan Projects, Page 4-4

4.2 Amendment of Public Works Plan Projects

~~Authorization for development that has been deemed consistent with the PWP by the Conservancy/MRCA and the Commission may be subsequently amended as necessary according to the procedures set forth in California Code of Regulations, Title 14 Section 13365 Amendment of Public Works Plan. Development in the Plan area that requires amendment of a pre-PWP certification Commission action, and that is subject to coastal development requirements, shall be pursued through the appropriate authority having jurisdiction over such coastal development permit, unless the director or project manager and the Commission determine that review of the amended development under PWP procedures is more appropriate.~~

Pursuant to California Code of Regulations, Title 14, Sections 13365, an application for amendment to the certified PWP shall be submitted to the Coastal Commission and shall contain information which meets the requirements for submittal of public works plans in California Code of Regulations, Title 14, Sections 13353, 13354, and 13366.

SUGGESTED MODIFICATION 48:

4.3 Emergency Authorizations, Page 4-5

~~Definition of Emergency. For the purpose of this section the term "emergency" means: A sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.~~

In accordance with Coastal Act Section 30611 of the Coastal Act, where immediate action by the Conservancy/MRCA is required to protect life and public property within the Plan area from imminent danger or to restore, repair, or maintain public works, utilities, or services destroyed, damaged, or interrupted by natural disaster or other emergency, the requirement for obtaining an emergency permit may be waived upon notification of the executive director of the Coastal Commission of the type and location of the work within three days of the disaster or discovery of the danger, whichever occurs first. Nothing in this section authorizes permanent erection of structures valued at more than twenty-five thousand dollars (\$25,000), in accordance with Coastal Act Section 30611 of the Coastal Act; provided that the Conservancy/MRCA shall

comply with the requirements of Coastal Act Section 30611 and California Code of Regulations, Title 14, Sections 13136-13144.

SUGGESTED MODIFICATION 49:

The biological resource maps of the EIR Appendix MRA-8, and included as Exhibit 6 of this staff report, shall be included as Figure 10 in PWP to serve as baseline biological mapping.

SUGGESTED MODIFICATION 50:

The following PWP appendices changes shall be made:

List of Appendices

- A California Coastal Commission Staff Report – City of Malibu LCP Amendment Overlay PWP Concept Plans, prepared by Penfield & Smith, dated August 25, 2010
- B Policy Consistency Analysis Biological Concept Mitigation/Restoration Plan Memorandum by Dudek, dated July 26, 2010

SUGGESTED MODIFICATION 51:

The following change shall be made to the Biological Concept Mitigation/Restoration Plan Memorandum by Dudek, dated July 26, 2010, that shall be included as Appendix B of the PWP pursuant to Suggested Modification 50 above:

*Delete laurel sumac (*Malosma laurina*) from the Native Bunchgrass Grasslands Plant Palette of Table 8.*

SUGGESTED MODIFICATION 52:

The following changes shall be made to the PWP Concept Plan Set:

- *PWP Concept Plan Sheets 6, 55, and 56 shall be revised to replace reference of "repair/maintain" with "widen".*
- *PWP Concept Plan Sheets 10, 19, 25, 27, 29, 32, and 33 shall be revised to delete all optional emergency fire shelters.*

SUGGESTED MODIFICATION 53:

The following changes to the Tables of the PWP shall be made:

- *Table 2 (Permitted Uses) on Pages 3-13 through 3-19 shall be omitted, with remaining Tables re-numbered accordingly.*
- *The following corrections shall be made to Table 3 (Facility Improvements Summary) and Table 4 (Trail Improvements Summary) on Pages 3-85 through 3-92:*

TABLE 3
Malibu Parks Public Access Enhancement Plan-Public Works Plan Facility Improvements Summary¹

Facility Improvement	Quantity (maximum)	Grading (maximum cy)	Footprint (maximum sf/lf)	Height (maximum) as applicable	Plans Reference ² (sheet no.)	
RAMIREZ CANYON: PHASE 1						
Area 1						
Parking	Existing parking area to be used	960 cy cut 95 cy fill (total Phase 1 Site-wide, not incl. Parking Areas or Access Roads)	No change	No change	Penfield & Smith 5 & 6 of 63	
Day Use-Picnic Areas	4 (6 picnic tables)		N/A	at-grade		
Water Tanks	Existing tanks to be used		No change	No change		
Area 2						
Day Use-Picnic Areas	3 (3 picnic tables)	290 lf (retaining walls)	N/A	at-grade	Penfield & Smith 5 & 7 of 63	
Restrooms	1 double		380 sf	12 ft		
Water Tanks	Existing tanks to be used		No change	No change		
Kanan Dume Road Parking Area 1						
Parking	5 (1 ADA)	612 cy cut 91 cy fill	7,500 sf	at-grade	Penfield & Smith 4 & 8 of 63	
Kanan Dume Road Parking Area 2						
Parking	4 (1 ADA)	326 lf (retaining walls)	5,472 sf	at-grade		
Kanan Dume Road Parking Area 3						
Parking	5 (0 ADA)		7,056 sf	at-grade		
Access Road Improvements						
Ramirez Canyon Road & Delaplaine Road Widening/Bridge	3,473 lf (road)	500 cy import	11,391 sf	at-grade (road) 5 ft handrails (bridge)	Penfield & Smith 39-44 & 50 of 63	
Widening of Roads/Driveways Within Ramirez Canyon Park	n/a	n/a	337 lf	n/a	51a, 52a, 55, and 56 of 63	
Other Site-wide Improvements						
Camp Host Site Ranger/Maintenance Supervisor Residence	1 existing, yr-round ranger's residence	960 cy cut 95 cy fill (total Phase 1 Site-wide, not incl. Parking Areas or Access Roads)	No change	No change	Penfield & Smith 5 of 63	

1 Some of the fire protection measures (e.g., fire shelters, road widening, new hydrants, etc.) would be implemented if, and when, required by the appropriate fire agency(ies) and other agencies.

2 See Appendix A (PWP Concept Plans) TM-3, Modified Redesign Alternative Civil Plans within the Final EIR.

Facility Improvement	Quantity (maximum)	Grading (maximum cy)	Footprint (maximum sf/lf)	Height (maximum) as applicable	Plans Reference ² (sheet no.)
Emergency Fire Shelters	2 1 total: Peach Building/Camp Host Site Ranger/Maintenance Supervisor Residence retrofitted, if required & 1 optional, west of Murphy Way on Trail 2A6	960 cy cut 95 cy fill (total Phase 1 Site-wide, not incl. Parking Areas or Access Roads)	192 sf	11 ft	Penfield & Smith 10 of 63
Fire Hydrants	3		18 sf	3 ft	Penfield & Smith 5-10 of 63
Ramirez Creek Restoration/Enhancement Plan	n/a		1,248 lf	n/a	53 to 63 of 63
Foot Bridge	1 on Trail 1A at Ramirez Canyon Creek		192 sf	at-grade	Penfield & Smith 7 of 63
Utilities: Sewer Water	Sewer/Water: w/in Area 2 only		Sewer: 4-in, 560 lf (total Phase1 & Phase2) Water: 4-in, 425 lf (total Phase1 & Phase2)	below-grade	Penfield & Smith 5-7 of 63
Trails	See Table 4, below				
RAMIREZ CANYON: PHASE 2					
Area 1					
Campsites	2 small type 2	905 cy cut 1,380 cy fill (total Phase 2 Site-wide, not incl. Parking Areas) 720 lf (retaining walls)	600 sf	at-grade	Penfield & Smith 5 & 6 of 63
Parking	48 (existing reconfigured, 2 ADA)		4,425 sf	at-grade	
Restrooms	2 singles		247 sf	12 ft	
Day Use-Picnic Areas	3 (2 picnic tables)		N/A	at-grade	
Water Tanks	Existing tanks to be used		No change	No change	
Wildland Fire Hydrants	1		6 sf	3 ft	
Area 2					
Day Use-Picnic Areas	3 (3 picnic tables)		N/A	at-grade	Penfield & Smith 5 & 7 of 63
Restrooms	1 double		No change from Phase1	No change from Phase1	

Facility Improvement	Quantity (maximum)	Grading (maximum cy)	Footprint (maximum sf/lf)	Height (maximum) as applicable	Plans Reference ² (sheet no.)		
Water Tanks	Existing tanks to be used		No change from Phase1	No change from Phase1			
Kanan Dume Road Parking Area 1							
Parking	5 (1 ADA)	No change from Phase1	No change from Phase1	No change from Phase1	Penfield & Smith 4 & 8 of 63		
Kanan Dume Road Parking Area 2							
Parking	4 (1 ADA)		No change from Phase1	No change from Phase1			
Kanan Dume Road Parking Area 3							
Parking	5 (0 ADA)	No change from Phase1	No change from Phase1				
Access Road Improvements							
Via Acero Road Emergency Secondary Access	2,938 lf (road) 1,460 lf (walls)	1,587 cy cut 2,946 cy fill 1,359 cy import	40,434 sf	at-grade (road) 5 ft (walls)	Penfield & Smith 4 & 45-49 of 63		
Other Site-wide Improvements							
Camp Host Site Ranger/Maintenance Supervisor Residence	1 existing, yr-round ranger's residence	905 cy cut 1,380 cy fill (total Phase 2 Site-wide, not incl. Parking Areas)	No change	No change	Penfield & Smith 5 of 63		
Foot Bridge	1 on Trail 1A at Ramirez Canyon Creek		No change from Phase1	No change from Phase1	Penfield & Smith 7 of 63		
Emergency Fire Shelters	2 1 total: Peach Building/ Camp Host Site retrofitted, if required & 1 optional, west of Murphy Way on Trail 2A6		No change from Phase1	No change from Phase1	Penfield & Smith 10 of 63		
Utilities: Sewer Water Other (Electrical, Communication)	Sewer/Water/ Other: w/in Area 1 only (No change from Phase1 in Area 2)		Sewer: 4-in, 560 lf (total Phase1 & Phase2) Water: 4-in, 425 lf (total Phase1 & Phase2) Other: 252 lf	below-grade	Penfield & Smith 5-7 of 63		
Trails	See Table 4, below						
LATIGO CANYON							
Day Use Area							
Day Use-Picnic Sites	4 (7 picnic tables)	30 cy cut (total Site-wide, not incl. Parking)	N/A	at-grade	Penfield & Smith 16 of 63		
Parking	*see Parking		*see Parking	at-grade			

Facility Improvement	Quantity (maximum)	Grading (maximum cy)	Footprint (maximum sf/lf)	Height (maximum) as applicable	Plans Reference ² (sheet no.)
	Area	Area)	Area		
Parking Area					
Parking/Driveway	4 (1 ADA)	85 cy fill	5,208 sf	at-grade	Penfield & Smith 16 of 63
Restroom	1 single		247 sf	12 ft	
Other Site-wide Improvements					
Utilities: Water	Water: Parking Area only	30 cy cut (total Site-wide, not incl. Parking Area)	Water: 3-in, 348 lf	below-grade	Penfield & Smith 16 of 63
Fire Hydrant	1		6 sf	3 ft	16 of 63
Trails	See Table 4, below				
CORRAL CANYON (INCLUDES SOLSTICE CANYON TRAIL SEGMENT)					
Camp Area 1					
Campsites	5 small type 1 12 large	306 cy cut 306 cy fill (total Site-wide, not incl. Parking/Drop Off Area) 36 lf (retaining walls)	10,100 sf	at-grade	Penfield & Smith 25 & 27 of 63
Restrooms	1 double		247 sf	12 ft	
Water Tank	1 10,000-gallon		201 sf	13 ft	
Emergency Fire Shelters	2 optional		384 sf	11 ft	
Wildland Fire Hydrant	5 + 1 on trail		30 36 sf	3 ft	
Day Use Area 2					
Day Use-Picnic Sites	1 (2 picnic tables)		N/A	at-grade	Penfield & Smith 25 & 28 of 63
Parking/Drop Off Area					
Parking/Driveway/Drop Off Area	34 (2 ADA); 15 existing	48 cy cut 6 cy fill	5,640 sf	at-grade	Penfield & Smith 25-26 & 28 of 63
Restrooms	2		494 sf	12 ft	
Camp Host Site Employee Residence	1	66 lf (retaining walls)	600 sf	12 ft	
Gray Water Underground Holding Tank	1 Max. 2,000-gal.				
Fire Truck Shed	1		675 sf	12 ft	
Fire Hydrant	1		6 sf	3 ft	
Pump Station/ Fire Connection	1 (2 tanks)		600 sf	12 ft	

Facility Improvement	Quantity (maximum)	Grading (maximum cy)	Footprint (maximum sf/lf)	Height (maximum) as applicable	Plans Reference ² (sheet no.)		
Other Site-wide Improvements							
Emergency Fire Shelter	1 optional, east of Trail 13B	306 cy cut 306 cy fill	192 sf	11-ft	Penfield & Smith 19 of 63		
Utilities: Fire Water Water* Other (Electrical/Communication) *incl. 10-12-in. PCH extension	Fire Water/ Water: Camp Area 1 & Parking/Drop Off Area Other: Parking/ Drop Off Area	(total Site-wide, not incl. Parking/Drop Off Area) 36 lf (retaining walls)	Fire Water: 6-in, 555 lf Water: 6-12-in, 510 lf Other: 3,025 lf	below-grade	Penfield & Smith 25-28 of 63		
Trails	See Table 4, below						
MALIBU BLUFFS							
Camp Area 1							
Campsites	4 small type 1 6 large	288 cy cut 450 cy fill (total Camp Areas)	5,650 sf	at-grade	Penfield & Smith 29-34 of 63		
Parking	*See Parking Area 1		*See Parking Area 1	*See Parking Area 1			
Restrooms	1 single		127 sf	12 ft			
Wildland Fire Hydrants	3		18 sf	3 ft			
Camp Area 2A							
Campsites	6 small type 1		4,450 sf	at-grade			
Restrooms	1 single		127 sf	12 ft			
Wildland Fire Hydrants	2		12 sf	3 ft			
Camp Area 2B							
Campsites	5 large		3,375 sf	at-grade			
Wildland Fire Hydrants	2	12 sf	3 ft				
Pedestrian Foot Bridge	4	192 sf	at-grade				
Camp Area 3							
Campsites	5 large	3,375 sf	at-grade				
Restrooms	1 single	127 sf	12 ft				
Wildland Fire Hydrants	2	12 sf	3 ft				
Emergency Fire Shelter	1 optional	192 sf	11-ft				
Camp Area 4							
Campsites	5 small type 1 4 large	4,700 sf	at-grade				
Restrooms	1 double	247 sf	12 ft				
Wildland Fire Hydrants	5	30 sf	3 ft				
Emergency Fire	2 optional	384 sf	11-ft				

Facility Improvement	Quantity (maximum)	Grading (maximum cy)	Footprint (maximum sf/lf)	Height (maximum) as applicable	Plans Reference ² (sheet no.)
Shelters					
Parking Area 1 & Adjacent Area					
Parking/Driveway	26 (3 ADA)	378 cy cut 1,266 cy fill (total Site-wide, not incl. Camp Areas or Access Roads) 276 lf (retaining walls)	11,334 sf	at-grade	Penfield & Smith 29-31 of 63
Overflow Area/ Future Storage	1		696 sf	at-grade	
Fire Truck Shed	1		675 sf	12 ft	
Restrooms	1 single & 1 double		374 sf	12 ft	
Camp Host Site	1		600 sf	12 ft	
Employee Residences	2		1,200 sf	12 ft	
Gray Water Underground Holding Tank	2 Max. 2,000-gal.				
Water Tank	1 10,000-gallon		201 sf	13 ft	
Fire Hydrant	1		6 sf	3 ft	
Parking Area 3					
Parking/Driveway	14 (3 ADA)		11,256 sf	at-grade	
Restrooms	1 single		127 sf	12 ft	
Camp Host Site	1		600 sf	12 ft	
Water Tank	1 10,000-gallon		201 sf	13 ft	
Fire Hydrant	1		6 sf	3 ft	
Malibu Road Restroom Area					
Restrooms	1 double	378 cy cut 1,266 cy fill (total Site-wide, not incl. Camp Areas or Access Roads)	247 sf	12 ft	Penfield & Smith 29 & 34 of 63
Pedestrian Foot Bridge	1		192 sf	at-grade	
Access Road Improvements					
Access Roads & Bridges	Access Roads: Camp Areas 3 & 4 and Parking Areas 1 & 3. Pedestrian Foot Bridges: Parking Area 1	336 cy cut 96 cy fill	18,360 sf 96 lf (walls)	at-grade (roads) 5 ft (walls) 5 ft handrails (bridges)	Penfield & Smith 29-34 of 63

Facility Improvement	Quantity (maximum)	Grading (maximum cy)	Footprint (maximum sf/lf)	Height (maximum) as applicable	Plans Reference ² (sheet no.)
Other Site-wide Improvements					
Picnic Area	1 (2 picnic tables)	378 cy cut 1,266 cy fill	N/A	at-grade	Penfield & Smith 29 & 34 of 63
Pedestrian Foot Bridges	3 <u>2</u> (in addition to 2 listed above)	(total Site-wide, not incl. Camp Areas or Access Roads)	192 sf ea.	at-grade	Penfield & Smith 30-34 of 63
Utilities: Fire Water Water Other (Electrical/Communication)	Fire Water/ Water: Parking Areas Water: Site-wide		Fire Water: 6-in, 26 lf Water: 6-in, 5,258 lf Other: 544 lf	below-grade	Penfield & Smith 30-34 of 63
Trails	See Table 4, below				

**TABLE 4
Malibu Parks Public Access Enhancement Plan-Public Works Plan Trail Improvements Summary**

Trail Segment	Length (maximum ft)	Grading (maximum cy)	Retaining Walls (maximum lf)	Plans Reference ³ (sheet no./date)
TRAIL IMPROVEMENTS				
Ramirez Canyon				
Trail 1A. Kanan Dume to Ramirez Canyon	4,465 ft	3,290 cy cut 690 cy fill	5,960 lf	Penfield & Smith 5, 9 & 10 of 63
Trail 2A3/2a6. Ramirez Canyon to Murphy Way	7,267 ft		3,900 lf	
Trail KDPS (Kanan Dume Parking Spur)	874 ft	107 cy cut 63 cy fill	n/a	4, 8, and 9 of 63
Trail 2a7-HG (Herb Garden)	909 ft	253 cy cut 50 cy fill	70 lf	5, 6, and 10 of 63
Escondido Canyon				
Trail 4B. Murphy Way to Escondido Canyon	8,200 ft	2,260 cy cut 470 cy fill	1,980 lf	Penfield & Smith 11, 12 & 15 of 63
Trail 9/9A. Escondido to Latigo	2,850 ft		1,320 lf	
Latigo Canyon				
Trail 9B. Latigo to Solstice	7,100 ft	1,410 cy cut 300 cy fill	4,440 lf	Penfield & Smith 15-16 of 63
Corral Canyon (includes Solstice Canyon)				
Trail 10B/11A. Solstice to Corral	7,814 ft	12,920 cy cut 2,690 cy fill	2,808 lf	Penfield & Smith 17-18 & 22 of 63
Trail 11C/12/15. Corral North	23,794 ft		13,332 lf	Penfield & Smith 17-23 of 63
Trail 11D. Old Road West	1,484 ft		240 lf	Penfield & Smith 17-18 of 63
Trail 13A. Corral Easement	1,167 ft		612 lf	Penfield & Smith 17, 19 & 23 of 63
Trail 13B. Corral North Link	1,376 ft		504 lf	Penfield & Smith 17, 19 & 23 of 63
Trail 11E. Corral Camp	840 ft		1,008 lf	Penfield & Smith

Trail Segment	Length (maximum ft)	Grading (maximum cy)	Retaining Walls (maximum lf)	Plans Reference ³ (sheet no./date)
				17, 22 & 24 of 63
Trail 11E. Corral Camp North	794 ft		48 lf	Penfield & Smith 17, 22 & 24 of 63
Trail 14. Old Road East	21,540 ft		6,912 lf	Penfield & Smith 17, 19, 22-24 of 63
Malibu Bluffs				
Trail Alignment 16	1,400 ft	500 cy cut 460 cy fill	384 lf	Penfield & Smith 29-30 & 34 of 63
Trail Alignment 17	1,736 ft		1,176 lf	Penfield & Smith 29 & 31 of 63
Trail Alignment 18	623 ft		N/A	Penfield & Smith 29 & 32 of 63
Trail Alignment 19	399 ft		N/A	29 of 63

Suggested Modification 54

4.1.1 NOID Content and Procedures

Prior to commencement of any development included in the PWP, the Conservancy/MRCA shall notify the Commission and other interested persons, organizations, and governmental agencies (including, but not limited to, the local government where the project is located) of the impending development. No development shall take place within 30 working days after the notice.

A NOID for any PWP project shall be clearly titled as such and shall, at a minimum, include the following information regarding the development project authorization:

...