

DRAFT

**INITIAL STUDY
MITIGATED NEGATIVE DECLARATION
RESTORE SEPULVEDA ADOBE
MALIBU CREEK STATE PARK**



October 2004



**State of California
CALIFORNIA STATE PARKS
*Acquisition and Development Division***

MITIGATED NEGATIVE DECLARATION

PROJECT: RESTORE SEPULVEDA ADOBE

LEAD AGENCY: California State Parks

AVAILABILITY OF DOCUMENTS: The Initial Study for this Mitigated Negative Declaration is available for review at:

- Southern Service Center
California Department of Parks & Recreation
8885 Rio San Diego Drive, Suite 270
San Diego, California 92108
- Central Service Center
California Department of Parks & Recreation
21 Lower Ragsdale Drive
Monterey, California 93940
- California Department of Parks & Recreation
Angeles District Headquarters
Malibu Creek State Park
1925 Las Virgenes Road, Calabasas, CA 91302
- City of Calabasas Library
23975 Park Sorrento
Calabasas, CA 91302
- California State Parks website
http://www.parks.ca.gov/default.asp?page_id=981

PROJECT DESCRIPTION:

California State Parks proposes various improvements at the site of the historic Sepulveda Adobe at Malibu Creek State Park. The project includes, (1) restoration of the adobe and portions of the historic landscape, (2) adaptive reuse of the adobe for public education and interpretation of the site's historic significance, (3) construction of related site facilities including access road, parking lot, and restroom, and (4) utility connections to service the site including water, sewer, and electricity.

Questions or comments regarding this Initial Study/Mitigated Negative Declaration should be submitted in writing to:

Suzy Lahitte – Project Manager
California State Parks
Southern Service Center
8885 Rio San Diego Drive, Suite 270
San Diego , California 92108
Fax: (619) 220-5400

Pursuant to Section 21082.1 of the California Environmental Quality Act, California State Parks has independently reviewed and analyzed the Initial Study and Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of State Parks. State Parks, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Negative Declaration.

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CHAPTER 1 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

The Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by California State Parks to evaluate the potential environmental effects of the proposed restoration of the Sepulveda Adobe and related site improvements at Malibu Creek State Park, Los Angeles County, California. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 *et seq.*, and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 *et seq.*

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by or agreed to by the applicant mitigate the potentially significant effects to a less than significant level, a Mitigated Negative Declaration may be prepared instead of an EIR [CEQA Guidelines §15070(b)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/MND conforms to the content requirements under CEQA Guidelines §15071.

1.2 LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is DPR. The contact person for the lead agency regarding specific project information is:

Suzy Lahitte – Project Manager
California State Parks
Southern Service Center
8885 Rio San Diego Drive, Suite 270
San Diego, California 92108
(619) 220-5411

Questions or comments regarding this Initial Study/Mitigated Negative Declaration should be submitted to:

Suzy Lahitte – Project Manager
California State Parks
Southern Service Center
8885 Rio San Diego Drive, Suite 270
San Diego , California 92108
Fax: (619) 220-5400

Submissions must be in writing and postmarked or received by fax or email no later than November 20, 2004. The originals of any faxed document must be received by regular mail within ten working days following the deadline for comments, along with proof of successful fax transmission. Email or fax submissions must include full name and address.

1.3 COMMENTING EFFECTIVELY ON AN ENVIRONMENTAL DOCUMENT

Public participation is an essential part of the CEQA process. Review of environmental documents offer interested governmental agencies, private individuals, and organizations an opportunity to consider a proposed project and share expertise; evaluate agency analyses; check for completeness and accuracy; identify areas of concern; and present alternative or additional options for consideration. (California Code of Regulations §15200).

To comment effectively on an environmental document, consider the following points:

1. Objectively evaluate the project.

- Consider the activities proposed as part of the project and determine if these actions could result in an impact or change to the environment.
- If an impact could occur, would it be substantial or "significant"? Significance is determined by the amount of difference between what currently exists and what will exist during or following completion of the project.
- If you conclude there would be a significant adverse effect, does the document agree with that assessment?
- If the impact is potentially significant, are there mitigations (ways to reduce the severity of the impact) included in the document? Will they reduce the impact to a less than significant level? (For an MND, mitigations must reduce all potentially significant impacts to a less than significant level. For an EIR, impacts must be reduced to the extent feasible. All mitigations must be feasible and enforceable).
- If a potential significant impact has not, in the reviewer's opinion, been adequately identified; if no mitigation has been proposed for a potentially significant impact; or if the mitigation proposed does not appear to be sufficient or appropriate, the reviewer should:
 - Identify the specific impact in question;
 - Explain why you believe the impact would occur;
 - Explain why you believe the effect would be significant (§15204[b]); and, if applicable,
 - Explain what additional mitigation measure(s) or changes in proposed mitigations you would recommend.

2. Explain the basis for your comments and recommendations (facts, reasonable assumptions based on facts, or expert opinion supported by facts) and, whenever possible, submit specific data and/or references supporting your conclusions (§15204[d]).
3. Make sure comments are submitted before the deadline. Comments postmarked after the close of the public review period will not be accepted. If necessary, fax your comments on or before the close of the review period and follow up by regular mail. Comments must be submitted in writing and must include your name and a valid address. Email addresses are not sufficient.
4. Reviewing agencies or organizations should include the name of a contact person, who would be available for questions or consultation, along with their comments. (§15204[c]).

1.4 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this document is to evaluate the potential environmental effects of the proposed restoration of the Sepulveda Adobe and development of site improvements at Malibu Creek State Park. Mitigation measures have also been incorporated into the project to eliminate any potentially significant impacts or reduce them to a less than significant level.

This document is organized as follows:

- Chapter 1 - Introduction.
This chapter provides an introduction to the project and describes the purpose and organization of this document.
- Chapter 2 - Project Description.
This chapter describes the reasons for the project, scope of the project, and project objectives.
- Chapter 3 - Environmental Setting, Impacts, and Mitigation Measures.
This chapter identifies the significance of potential environmental impacts, explains the environmental setting for each environmental issue, and evaluates the potential impacts identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less than significant level.
- Chapter 4 - Mandatory Findings of Significance.
This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.
- Chapter 5 - Summary of Mitigation Measures.
This chapter summarizes the mitigation measures incorporated into the project as a result of the Initial Study.
- Chapter 6 - References.
This chapter identifies the references and sources used in the preparation of this IS/MND.

- Chapter 7 - Report Preparation.
This chapter provides a list of those involved in the preparation of this document.

1.5 SUMMARY OF FINDINGS

Chapter 3 of this document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

Based on the IS and supporting environmental analysis provided in this document, the proposed restoration of the Sepulveda Adobe and development of site improvements would result in less than significant impacts for the following issues: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems.

In accordance with §15064(f) of the CEQA Guidelines, an MND shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, the proposed project would have a significant effect on the environment. It is proposed that a Mitigated Negative Declaration be adopted in accordance with the CEQA Guidelines.

CHAPTER 2

PROJECT DESCRIPTION

2.1 INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by California State Parks to evaluate the potential environmental effects of the proposed restoration of the Sepulveda Adobe and development of site improvements at Malibu Creek State Park (Park). This project will provide and facilitate education and interpretation opportunities for Park visitors. The project includes, (1) restoration of the adobe and the historic landscape, (2) adaptive reuse of the adobe for public education and interpretation of the site's historic significance, (3) construction of related site facilities including access road, parking lot, and restroom, and (4) utility connections to service the site including water, sewer, and electricity.

2.2 PROJECT LOCATION

Malibu Creek State Park (Park) comprises approximately 7,550 acres of rugged mountains and open space located approximately 25 miles west of downtown Los Angeles in the heart of the Santa Monica Mountains National Recreation Area (SMMNRA). The SMMNRA is situated in the northwestern corner of the populous and diverse County of Los Angeles and is one of the world's largest urban recreation areas. The SMMNRA is 90 percent undeveloped, with nearly half of the land reserved as open space held by government and conservation agencies. The remainder of the land is under private ownership. The Park is one of the largest park holdings in the SMMNRA, a 150,050-acre national recreation area established in 1978 by the United States Congress. The National Park Service (NPS), the Santa Monica Mountains Conservancy (SMMC), and DPR jointly administer the public parklands in the SMMNRA.

Outside of the SMMNRA, the Park is surrounded by a number of cities and communities in Los Angeles County, including the City of Agoura Hills and the unincorporated communities of Cornell and Agoura to the north, the cities of Calabasas and Hidden Hills and the communities of Calabasas Highlands and Calabasas Park to the northeast, the community of Monte Nido to the east, and the community of Malibou Lake to the northwest. The city of Malibu lies within the SMMNRA, as do the nearby unincorporated areas of Malibu Bowl and El Nido.

The Sepulveda Adobe, the site of the proposed project, is located approximately 150 feet north of Mulholland Highway and approximately 500 feet west of Las Virgenes Road, just north of the main entrance to Malibu Creek SP. (See Appendix A.)

2.3 BACKGROUND AND NEED FOR THE PROJECT

Malibu Creek State Park's Sepulveda Adobe is the last remaining adobe building of the historic 19th century settlement of the Las Virgenes Valley. The adobe and its builder, Pedro Sepulveda, are linked to the settlement and development history of the Las Virgenes Rancho and the surrounding area during the 1800s and early 1900s. The oldest portion of the adobe dates back to 1863. The later 19th and early 20th century additions and remodels of the structure are also reflective of the events and themes of the local history of the valley.

The Sepulveda Adobe was damaged in the 1994 Northridge Earthquake and was renovated through State Park Bond funds, Deferred Maintenance Funds, and Federal Emergency Management Agency (FEMA) funds. During preparation, study, and environmental review for the FEMA repair work, the California State Office of Historic Preservation concurred with the

State's determination that the Sepulveda Adobe was potentially eligible for the National Register of Historic Places. As such, the Sepulveda Adobe provides an invaluable resource for meeting California State Parks strategic plan goals of preservation and protection of significant cultural resources, enhanced public education and understanding of those resources, and diverse, high-quality interpretive recreation experiences and opportunities. Legal and departmental mandates direct that this significant cultural resource receive appropriate treatments in accordance with Federal and State preservation standards and codes.

The project site is located in an area that is designated as a Cultural/Historic Zone in the Malibu Creek State Park General Plan (2004). The Cultural/Historic Zone protects areas of the Park that are representative of the region's heritage, including historic and prehistoric features and landscapes, while encouraging visitor participation and enrichment. Areas in this zone are representative of the diverse local and regional heritage and are significant for their role in representing the human experience in California. This zone is a low to moderate-intensity use area where only essential visitor services and facilities are to be located. The Cultural/Historic Zone encompasses both White Oak Farm and Sepulveda Adobe and extends southward to the main Park entrance area and northward to the Park boundary. These historic structures tell much about the agrarian heritage that is connected with the early inhabitants in the Santa Monica Mountains.

The Park's General Plan (GP) sets forth goals and guidelines that call for the protection of the character and integrity of the historic resources at White Oak Farm and the Sepulveda Adobe while providing improved public access and increased interpretive and educational opportunities for Park visitors. The GP calls for the restoration and enhancement of historic structures to improve the understanding of and appreciation for these resources and specifically calls for adaptive reuse of the Sepulveda Adobe with an emphasis on enhancing interpretation opportunities (Guideline CR-3.1). Additionally, the GP calls for the preservation of cultural landscapes to provide interpretive education on cultural heritage (Goal CR-4). Consistent with these goals and guidelines, this project will implement some of the development envisioned in the GP.

2.4 PROJECT OBJECTIVES

The intent of this project is to restore, improve, and interpret the Sepulveda Adobe, its documented historic landscape, and develop facilities to support public visitation to the site. This work is necessary for State Parks to fulfill its mission as custodians of these valuable resources and to enhance the public's interpretive opportunities and experiences. Resource preservation needs, lack of interpretive and service facilities, inadequate access for disabled persons, as well as the site's security and fire protection issues necessitate the proposed project.

The proposed project would provide for the public enjoyment of the cultural history of the Park in a manner that is compatible with the Park's ecological values and the recreational, cultural, and educational opportunities that the California Park System provides.

Specifically, the project would:

- Provide indoor and outdoor interpretive exhibits and features to help tell the story of the Adobe and the development of the Las Virgenes Valley.
- Provide the first developed site in the Cultural/Historic Zone for interpretive programs on the cultural heritage of the area.
- Provide infrastructure to support public use such as safe access to the site, parking, and restroom facilities.

2.5 PROJECT DESCRIPTION

California State Parks proposes various improvements at the site of the Sepulveda Adobe at Malibu Creek State Park. The project consists of (1) restoration of the adobe and portions of the historic landscape, (2) adaptive reuse of the adobe for public education and interpretation of the site's historic significance, (3) construction of related site facilities including access road, parking lot, and restroom, and (4) utility connections to service the site. The following is a summary of the proposed work: (See also Appendix A.)

Sepulveda Adobe Restoration

The Sepulveda Adobe is a one-story, roughly rectangular-shaped adobe and frame building of approximately 1,800 square feet. The structure currently consists of ten rooms and a porch area. It has a medium pitch side-gable roofline with shed-roof extension over the porch. The restoration of the adobe will include the following:

- Restore or replace interior doors and door hardware using historically appropriate materials.
- Restore or replace windows to their historic configuration.
- Restore or replace built-in interior fixture improvements such as cabinetry, counters, etc.
- Replace interior finishes to match historic finishes appropriate to the interpretive period.
- Rewire the building to provide power for historic light fixtures and interpretive needs.
- Provide an alarm system that will provide off site security monitoring.
- Provide for heating and cooling of the adobe using portable equipment.
- Implement Interpretation and Furnishing Plans. The Plans include items such as removing the restroom fixtures and walls to create space for a multi-purpose/AV room, interpretive panels, exhibits and room vignettes, and converting a room to a docent sales/storage area.
- Make renovations necessary for ADA compliance according to the Interpretive Plan such as removing some doors, replacing existing hinges with double action hinges, removing some door stops, and constructing a ramp to the north end of the front porch and the rear exit.
- Provide improved drainage away from the building by grading up to 12" deep and up to 15' away from the building or by installing french drains (18" wide x 24" deep trench around the building).
- Provide a rodent barrier around the building such as a buried wire mesh.
- Treat, contain, and/or properly dispose of painted surfaces containing lead (such as doors, window frames, cabinets) and materials containing asbestos.

Historic Landscape Reconstruction and Interpretation

The site includes one existing outbuilding - a 10' x 10' formed-concrete panel tank house structure located approximately 20 feet west of the adobe. Several outbuildings and landscape features existed during the site's historic period. However, limited information exists regarding these outbuildings and landscape features; therefore, reconstruction of these historic features will be limited as necessary to implement the Interpretive Plan. The restoration and interpretation of the historic landscape will include the following:

- Restore existing site features such as the cistern, tank house, and historic well.
- Provide interpretive reconstruction of the barn (a 60'x40' shade structure with a barn type roof) and possibly other historic period outbuildings such as the chicken coop, the tack room and bunk house, corrals, woodshed, etc.
- Construct and install appropriate site interpretation improvements such as signs or other interpretive displays at the locations of historic buildings, an adobe borrow pit, and a picnic/staging area with a native plant specimen garden.
- Remove an existing stone barbeque.
- Remove non-historic and non-native trees and plant historic trees.
- Reconstruct orchard, vineyard and kitchen garden including an irrigation system. The orchard will include up to 20 fruit trees.
- Install benches and picnic tables in front of the house and in the orchard area.
- Install symbolic fencing around historic zone and remove existing fencing around the adobe and the old property line.

Site Facility Improvements and Utilities

Construction of improved public access, visitor-serving facilities, and utility connections is required to facilitate the adaptive reuse of the Sepulveda Adobe site for public education and interpretation purposes. Site improvements will include the following:

- Construct an approximately 100' x 200' parking area north of the adobe. The parking area will be constructed of permeable material. The location of the parking area was chosen because it best serves the interpretive use of the site, provides the best ADA access, and fits best into the overall future plans for the area (see Section 2.10 RELATED PROJECTS).
- Construct an approximately 575' x 24' access road from Mulholland Highway to the parking area described above with an approximately 60' x 17' railroad car type bridge spanning the ephemeral creek. The access road will be constructed of permeable material.
- Install an approximately 20' x 12' prefabricated unisex restroom near the proposed parking area. To the extent possible, architecture will be compatible with, but not mimicking, the historic structures.
- Install a park unit identification sign consistent with the character of the park unit.
- Install a wharf hydrant near the adobe.
- Provide water service to the adobe, grounds, proposed restroom, and wharf hydrant by connecting to existing water main (trench approximately 1,275' L x 18" W x 3' D).
- Provide electrical service to the adobe, tank house, and new restroom by connecting to existing underground utility lines (trench approximately 275' L x 1' W x 3' D).
- Provide sewer connection to the new restroom by connecting to existing sewer main (trench approximately 300' L x 3' W x 3-13' D).

2.6 PROJECT CONSTRUCTION

Project construction is scheduled to begin in December 2005 and is expected to take approximately one year to complete. Areas of the site under active construction would be restricted to authorized personnel only. Work will generally occur Monday through Friday between 8 a.m. and 5 p.m. Weekend and/or holiday work may be implemented to accelerate the construction schedule as necessary.

Heavy equipment such as a road grader, bulldozer, haul/material trucks, trencher, backhoe, crane, and haul/material trucks would be used during construction. Staging areas for the project would be located at the entrance adjacent to Mulholland Highway and in the proposed new parking lot. Transport vehicles for building components, material delivery trucks, and crew vehicles would also be present intermittently at the site. Construction equipment and vehicles would access the site via Las Virgenes Road and Mulholland Highway.

2.7 VISITATION TO MALIBU CREEK STATE PARK

Each year, more than 33 million visitors enjoy the SMMNRA, including more than 650,000 visitors to Malibu Creek SP. The Park offers a multitude of active and passive recreational opportunities, which attract a wide variety of visitors including hikers, wildlife enthusiasts, bikers, college and university classes, equestrian users, campers, picnickers (large and small groups), and school groups. Most visitors are day users from the southern California region; however, many visitors from other parts of the country and from around the world visit the Park each year.

The Park's large open spaces and extensive trail network attract all types and levels of trail users. A significant number of the trail users drive to the Park and take short hikes on the more accessible trails located near the major roads and the Park entrance. Many local residents regularly use the Park's trails for jogging, hiking, mountain biking, and horseback riding. These users tend to come from the affluent communities that surround the Park.

A State Park visitor satisfaction survey has been conducted annually since 1996. The surveys profile the demographic character of park users and solicit opinions regarding park facilities, staff, and overall satisfaction with the visitor experience. The majority of the survey respondents were Caucasian; however, this does not necessarily reflect the use patterns of the entire Park. For example, the Tapia area of the Park is heavily used by Hispanic visitors, which is not reflected in the survey results. Based on the survey, most visitors who camp do so for at least two nights, and many enjoy hiking, mountain biking, and horseback riding on the trails and fire roads that traverse the Park. The survey indicates that the Park is used primarily by people residing within an hour driving radius, some of whom enjoy the Park as an extension of their backyard.

State Parks collected attendance data for 2002 to understand the seasonal use patterns. The data are broken into three categories: paid day use, free day use, and camping. Overall use is highest in the summer. The heaviest paid day use for 2002 occurred in February, followed by June and July. Including visitors who entered the Park through free entrances, the largest attendance occurred during the summer months of May, June, and July. Likewise, the campgrounds were used most often in June, July, and August.

Currently the Sepulveda Adobe is not open to the public. Once construction is completed, the site will be opened to the public on weekends and by appointment for school groups or other visitors during the week. Visitation is expected to increase as the volunteer base is strengthened and the hours of operation are lengthened. The site would also be used periodically for special events.

2.8 CONSISTENCY WITH LOCAL PLANS AND POLICIES

For more information, see Chapter 3, Section IX, Land Use and Planning.

2.9 DISCRETIONARY APPROVALS

DPR has approval authority for implementation of projects within the boundaries of Malibu Creek State Park. However, the following permits and/or consultations may also be required before work can begin:

- Coastal Development Permit from the California Coastal Commission
- California Department of Fish and Game
- Notice of Intent (NOI) to Comply with the Terms of the General Permit to Discharge Stormwater Associated with Construction Activity - State Water Resources Control Board. Includes preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the General Permit.

This project will adhere to the “California Code of Regulations – Title 24 California Building Standards Code” and applicable local development regulations/ordinances of Los Angeles County.

2.10 RELATED PROJECTS

In addition to the proposed project within Malibu Creek SP, State Parks anticipates constructing additional projects in the vicinity of the Sepulveda Adobe project. Specifically, the Malibu Creek State Park General Plan (2004) calls for the development of an interpretive trail system connecting the Sepulveda Adobe and White Oak Farm to the main Park entrance area and the creation of self-guided hikes and interpretive displays throughout this area that highlight the history of early human settlement at the Park. In addition, the General Plan calls for an “improved connection” between White Oak Farm and Sepulveda Adobe as part of the improvements to the Cultural Zone. The overall plan for the area is to create a soft surface road connection between White Oak Farm and Sepulveda Adobe with a single crossing of Liberty Creek (an ephemeral stream). This road would replace the current access road to White Oak Farm which has a substandard intersection at Las Virgenes Road and a longitudinal crossing of Las Virgenes Creek. The existing road would be removed and the area restored. Also included in the plan is the removal and restoration of the service road to the Southern California Edison substation since the new road would be able to accommodate that access. These proposed projects are all contingent on future funding and approvals.

As described in this Mitigated Negative Declaration, the proposed adobe restoration and related facility development would not result in significant adverse environmental impacts based on implementation of the mitigation measures discussed herein. Although not individually significant, those environmental topics that are not expected to be subject to

significant adverse effects from the proposed development may result in cumulative impacts to the extent that they are occurring in conjunction with other reasonably foreseeable projects in the area, such as water quality degradation and the loss of biological, cultural, and visual resources. The future road connection to White Oak Farm has the potential to negatively affect wildlife movement from Las Virgenes Creek to the upland habitat to the west. A connection between these historical resources is called for in the Park's General Plan and overall, the impacts from the plan described previously would be less on biological resources. However, the connection should be planned so that it will not negatively affect wildlife movement from Las Virgenes Creek to the upland habitat to the west, or remove or modify significant amounts of habitat or native species. Future planning and environmental review will be required for additional development in the area and would act to protect existing Park resources, preserve viewsheds, and restore plant and wildlife habitat by providing habitat linkages and buffers. As a result, cumulative impacts associated with these environmental topics are expected to be less than significant.

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CHAPTER 3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1. Project Title: Restore Sepulveda Adobe
2. Lead Agency Name & Address: California State Parks
3. Contact Person & Phone Number: Suzy Lahitte - Project Manager
(619) 220-5411

Tina Robinson - Environmental Coordinator
(619) 220-5324
4. Project Location: Malibu Creek State Park, Los Angeles County, California
5. Project Sponsor Name & Address: California State Parks
Southern Service Center
8885 Rio San Diego Drive, Suite 270
San Diego, California 92108
6. General Plan Designation: State Park (Classification)
General Plan (updated 2004)

Open Space/Conservation/Recreation (Los Angeles County
General Plan)
7. Zoning: Open Space/Conservation/Recreation (Los Angeles County
General Plan)
8. Description of Project: Refer to Chapter 2, Section 2.5 of this document
9. Surrounding Land Uses & Setting: Refer to Chapter 3 of this document (Section IX, Land Use
Planning)
10. Approval Required from Other Public Agencies: Refer to Chapter 2, Section 2.9 of this document

1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	<input checked="" type="checkbox"/> None

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.

I find that, although the original scope of the proposed project **COULD** have had a significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents.

I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required.

Tiffany S. Tauber
Environmental Coordinator

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.
4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration [CCR, Guidelines for the Implementation of CEQA, § 15063(c)(3)(D)]. References to an earlier analysis should:
 - a) Identify the earlier analysis and state where it is available for review.
 - b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.
 - c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.
7. A source list should be appended to this document. Sources used or individuals contacted should be listed in the source list and cited in the discussion.
8. Explanation(s) of each issue should identify:
 - a) the criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question **and**
 - b) the mitigation measures, if any, prescribed to reduce the impact below the level of significance.

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ENVIRONMENTAL ISSUES

I. AESTHETICS.

ENVIRONMENTAL SETTING

Malibu Creek SP is located in the heart of the picturesque Santa Monica Mountains among rugged mountains, rolling hills, riparian corridors, and unique cultural and historic sites. The Park is noted for its pristine views and diversity of visual resources.

Near the entrance of the Park, views are dominated by large chaparral-covered mountains and the massive volcanic rock formations of the Goat Buttes. The Park's diverse plant communities provide unique visual settings, ranging from lush riparian woodlands along the creeks and streams to dry chaparral-covered hillsides and oak woodlands along the upland slopes and valleys. The scenic characteristics of the Park vary greatly depending on the location and the time of year. In the spring, wildflowers carpet the hills and the shrub-covered hillsides turn green. Although the Mediterranean climate is fairly consistent throughout the year, colorful deciduous leaves are visible during the fall season along the riparian corridors. Coastal fog is common in the winter, when most of the rainfall occurs in the Santa Monica Mountains.

Visitors who venture to the outer regions of the Park along its numerous trails can observe many scenic vistas. A short hike from the Park entrance is Rock Pool, located in a stunning gorge surrounded by volcanic cliffs, boulders, and sycamore trees. Farther along the trail, Century Lake offers more views of the volcanic Goat Buttes to the west and sedimentary mountains to the east. Those who visit White Oak Farm in the north of the Park and hike the Phantom Stagecoach Trail, enjoy views of the valley oak savanna preserved by the Liberty Canyon Natural Preserve. To the west, ridgetop Malibou Lake Vista provides beautiful views of the lake and the surrounding community. In the south, the Backbone Trail provides spectacular views of the Pacific Ocean to the south and the Park to the north. On a clear day, a number of distant mountain ranges can be seen from the Park's highest vantage points.

In addition to its natural scenery, the Park also offers numerous cultural and historic sites that define its overall visual character, including the Sepulveda Adobe (project site), White Oak Farm, Hunt House, Century Lake, and the Park's numerous famous filming locations that offer snapshots of historic human occupation in the region.

The Sepulveda Adobe is located just north of the main entrance to the Park in a meadow located on the valley floor. The project area provides views of the chaparral-covered mountains, towering volcanic formations, and dramatic Goat Buttes to the west. The adobe is located approximately 150 feet north of Mulholland Highway and 500 feet west of Las Virgenes Road. Views to and from the adobe from Las Virgenes Road are limited due to intervening riparian vegetation along Las Virgenes Creek located along the eastern edge of the site between the road and the adobe. However, the adobe and the proposed parking area are slightly visible from the overlook along Las Virgenes Road just north of its intersection with Mulholland Highway. The project site is also visible from the public access trail (Talepop Trail) that runs north-south along the eastern edge of the site and connects the Park's main entrance with the White Oak Farm and the Liberty Canyon Natural Preserve. The adobe is currently surrounded by chain-link security fencing to prevent unauthorized access, which degrades

from the visual appeal of the area.

There are several designated scenic corridors in the vicinity of the Park. A portion of Las Virgenes Road, which becomes Malibu Canyon Road to the south, was designated in 2002 as a state-protected scenic highway. The road is also designated as a county scenic highway and was the first road in southern California to be awarded such designation. The 8-mile route from Calabasas to the Malibu coastline features oak and sycamore groves below rocky ridges. The county scenic highway designation extends from Lost Hills Road to Pacific Coast Highway (PCH). The road receives the same level of protection as a state scenic highway, including increased protection against billboards, utility lines, and other potential eyesores along the road.

Mulholland Highway was designated by the city of Los Angeles as a protected scenic corridor in 1973. This east-west corridor runs for 55 miles from Griffith Park near downtown Los Angeles to Leo Carrillo State Park on the Pacific Ocean and is dotted with pull-outs and designated scenic overlooks (NPS 2002). It traverses the Park from just north of the Park headquarters at Las Virgenes Road to north of Century and Malibu Lakes.

The Park's General Plan (GP) sets forth goals and guidelines regarding the protection of the visual resources of the Park and the surrounding area. The GP calls for (1) maintaining aesthetically pleasing facilities and scenic views for visitor enjoyment that do not detract from the Park's natural and cultural resources, (2) designing any development within the Park along the designated County Scenic Highway on Malibu Canyon Road to meet applicable standards, and (3) preserving and protecting scenic values along this corridor.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) The proposed project involves restoring the Sepulveda Adobe and developing site improvements to facilitate education and interpretation opportunities for Park visitors. The proposed project would introduce new development to the site including a parking area and access road, restroom, and historic landscape features that would be minimally visible from Mulholland Highway and Las Virgenes Road. However, due to the location of the adobe site on the valley floor, the proposed project does not involve any ridge top

development that would interfere with scenic views of the chaparral-covered mountains and rock formations to the west that largely define the visual character of the area. The proposed parking area will be screened with landscaping, including oak trees and native shrubs, to soften its appearance when viewed from Mulholland Highway and Las Virgenes Road. The new restroom building will be designed to be compatible with the historic character of the site so as not to be visually intrusive. The project site is also visible from the north-south trail that runs through the site adjacent to Las Virgenes Creek. The development of the interpretation elements of the project will restore historic features to the site (e.g., orchard, vineyard, barn, chicken coop, woodshed, etc.) and would appear consistent with the rural aesthetic of the area and would not impair the scenic vistas provided to and from the site. The proposed project is not visible from any other trails or camping areas in the Park and therefore, would not have an adverse effect on views from any of these public vantage points.

The project also involves trenching and excavation for utility connections, which would result in open trenches, exposed soil and stockpiles, and heavy equipment at the site. This work would temporarily impair views to and across the site during construction. However, all utility connections will be placed underground and the disturbed areas will be returned to pre-project conditions following construction and will not result in any permanent change to the scenic quality of the area. Less than significant impact.

- b) The project site is bounded by Mulholland Highway to the south and Las Virgenes Road to the east. As noted in the Environmental Setting above, a portion of Las Virgenes Road is designated as a state and county scenic highway. Additionally, Mulholland Highway is designated as a protected scenic corridor by Los Angeles County. The adobe and the new parking lot site are minimally visible from the overlook on Las Virgenes Road located just north of its intersection with Mulholland Highway. The proposed project would restore the Sepulveda Adobe, a historic building located adjacent to these two scenic roadways. The adobe is currently surrounded by chain-link security fencing, which detracts from the scenic quality of the area and would be removed upon completion of construction. The proposed restoration work would improve the visual appeal of the building and the surrounding site by reintroducing historic features of the building and the landscape, and by providing a more consistent maintenance presence. The objective of the project is to protect and preserve the historic adobe and its cultural significance and to prevent the building from incurring additional damage or disrepair. Some non-native and/or non-historic trees (e.g., Tree of Heaven, *Ailanthus altissima*) would be removed from the site and replaced with native, historic species. However, removal and replacement of these trees would not adversely affect views from the designated scenic roadways. Furthermore, the project would not result in impacts to any rock outcroppings or other geologic features. Less than significant impact.
- c) The project would not substantially degrade the existing visual character of the site and its surroundings. The project would restore the historic landscape to the viewshed and would improve the visual appearance of the adobe, which is currently surrounded with chain link fencing. As noted in Discussion I (a) above, the new restroom would be constructed of materials that are visually compatible with the character of the area without mimicking a structure that is not historically accurate to the site. In addition, the new parking area would be screened with landscaping to minimize its visibility from Mulholland

Highway, Las Virgenes Road, and the existing north-south public access trail. The project requires trenching and excavating for the installation of underground utility connections and clearing and grading to construct access and parking improvements. This ground disturbance will result in the temporary removal of ground cover in some areas and will create exposed soil and soil stockpiles during construction. As with any construction project, there would be some temporary decrease in the visual appeal of the area due to the presence of construction equipment, disturbed vegetation, and exposed soil. However, following project construction, the excavated material will be replaced and compacted and the area allowed to revegetate. Although construction activities may have a limited impact on the scenic quality of the site, construction impacts would be temporary. There will be no long-term or permanent adverse impact to the overall appearance of the area. Therefore, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings.

The proposed project also involves the installation of a unit identification sign near the entrance to the adobe site and interpretive signage at key historic features. Guideline SR-2.3 of the Park's GP requires the assessment of the adequacy of the Park's signage to ensure protection of the visual quality of the area. Implementation of the following mitigation measure will ensure all new signage is consistent with the visual character and quality of the site and the surroundings. Less than significant impact.

MITIGATION MEASURE AESTHETICS-1 SIGNAGE

New signage will be evaluated for consistency with State Parks guidelines, aesthetic appeal, traffic safety, obstruction of views, and compatibility with the surrounding natural environment and will be coordinated with governmental agencies adjacent to park boundaries as necessary.

- d) The project area does not currently have any sources of nighttime lighting. The project would involve minimal new lighting on the exterior of the adobe building for security purposes and along pathways to and from the parking area. However, this lighting will be downcast, shielded, and illumination will be limited to the areas directly around the building. The lighting will be minimally visible from Mulholland Highway and Las Virgenes Road, but will not be visible from any other areas within the Park. Nighttime views in the area are dominated by headlights from the steady stream of traffic on Las Virgenes Road and Mulholland Highway. The new exterior lighting will not be a significant new source of lighting beyond the existing conditions and thus, will not create a new source of substantial light that would adversely impact day or nighttime views. The adobe is not planned to be open for public visitation at night.

It is expected that all construction work for the proposed project will be limited to daylight hours, eliminating the need for work lights. However, emergency situations could require minimal use of exterior construction lights on a limited basis. If nighttime lighting is required during construction, work areas would be confined to a maximum of a few hundred feet at any one time and will be of limited duration.

Guideline SR-1.2 of the Park's GP requires measures to protect the Park's visual resources from nighttime light pollution where feasible. Implementation of the following

mitigation measure consistent with the GP Guideline will reduce nighttime lighting impacts to less than significant.

MITIGATION MEASURE AESTHETICS-2 NIGHTTIME LIGHTING

All light sources will be shielded and will utilize full cutoff luminaries, low reflectance surfaces, low-angle spotlights, and other appropriate measures to reduce light pollution where feasible.
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II. AGRICULTURAL RESOURCES.

ENVIRONMENTAL SETTING

Malibu Creek SP includes over 7,550 acres of parkland located approximately 25 miles outside the urban Los Angeles area. Land within the Park has had a number of previous owners, including ranchers, Craggs Country Club, and 20th Century Fox Studios who used the area for filming television and movies. Historically, the project site and the surrounding land were used for agricultural purposes for nearly a century. Agrarian practices left significant imprints on this landscape, although many of the site’s inherent natural characteristics are reasserting.

The project site is located just north of the main entrance to the Park and is bounded by Mulholland Highway to the south and Las Virgenes Road to the east. The project site is planned and zoned by Los Angeles County as Open Space/Conservation/Recreation and does not support any agricultural operations or farmland.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT*:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model for use in assessing impacts on agricultural and farmland.

DISCUSSION

a-c) Although the project site and surrounding area historically supported agricultural uses, Malibu Creek SP does not currently support any agricultural operations or farmland. The proposed project involves the preservation and restoration of certain agricultural aspects of this rural historic site including prescribed treatments for the adobe ranch house and some of the ranch’s historic landscape features including the orchard, vineyard, and dooryard garden. The proposed project would not interfere with the use or result in the conversion of agricultural land to a non-agricultural use. There are no Williamson Act lands in mainland Los Angeles County (California Department of Conservation, 2003). Additionally, there is no prime farmland or farmland of statewide importance at the Park.



III. AIR QUALITY.

ENVIRONMENTAL SETTING

Malibu Creek SP is located in Los Angeles County and is within the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD) and the U.S. Environmental Protection Agency (EPA), Region IX. The project falls within the South Coast Air Basin (SCAB), which encompasses 6,745 miles and includes Orange County and portions of San Bernardino, Riverside, and Los Angeles Counties. The SCAB stretches from the Pacific Ocean in the west, the Angeles National Forest to the north, San Clemente to the south, and Riverside County to the east.

The SCAB's geography and regional climate result in varying seasonal and daily air quality conditions. On spring and summer days most pollution is moved out of the SCAB through mountain passes or is lifted by the warm vertical currents produced by the heating of the mountain slopes. From late summer through the winter months, lower wind speeds and the earlier appearance of offshore breezes combine to trap pollution in the SCAB. During summertime, temperature inversions are more pronounced than during winter and prevent pollutants from flowing upward and dispersing. In the winter, surface or ground-level inversions often form during the night and trap vehicle carbon monoxide emissions from the morning commute time. In winter, the greatest pollution problems are carbon monoxide and nitrogen oxides, which are trapped and concentrated by the inversion layer.

The EPA has established primary and secondary National Ambient Air Quality Standards (NAAQS) for carbon monoxide (CO), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), respirable particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and lead (Pb), which are referred to as criteria air pollutants. The primary standards protect public health and the secondary standards protect public welfare. The California Air Resources Board has established California Ambient Air Quality Standards (CAAQS) for these same pollutants, as well as sulfates, hydrogen sulfide, vinyl chloride, and visibility reducing particulates, which in most cases are more stringent than the NAAQS.

Attainment Designations

The California Air Resources Board and the U.S. EPA designate areas as in attainment or non-attainment for each criteria pollutant, based on whether ambient air quality standards have been met.

As the regional authority for air quality, SCAQMD promulgates rules and regulations that govern the permitting and enforcement processes for emitters of air pollutants. SCAQMD is also responsible for preparing planning documents that are used to ensure that national and state AAQS are met, as required by federal and State legislation. The principal planning document regarding such enforcement is the Air Quality Management Plan (AQMP). On August 1, 2003, the governing Board of SCAQMD approved the 2003 Air Quality Management Plan (AQMP) update. The California Air Resources Board approved the plan on October 23, 2003. This new air quality plan identifies new clean air strategies needed to bring the region into attainment with national AAQS for O₃, PM₁₀, and CO. Table 1 below lists the SCAB air quality attainment designation status.

Table 1. South Coast Air Basin Air Quality Designations		
Pollutant	2002 State Levels	2002 National Levels
Ozone (O ₃)	nonattainment	nonattainment (1-hour: extreme; 8-hour: severe 17)
Carbon Monoxide (CO)	nonattainment (LA County)	nonattainment (serious)
Nitrogen Dioxide (NO ₂)	attainment/unclassified	attainment/unclassified
Sulfur Dioxide (SO ₂)	attainment/unclassified	attainment/unclassified
Particulate Matter 10 (PM ₁₀)	nonattainment	nonattainment (serious)
Sulfates	attainment	n/a
Lead (Pb)	attainment/unclassified	attainment
Hydrogen Sulfide	unclassified	n/a
Visibility-Reducing Particles	attainment/unclassified	n/a

Sources: California Air Resources Board, www.arb.ca.gov/desig/adm/adm.htm; U.S. EPA Green Book, www.epa.gov/airprog/oar/oaqs/greenbk/index.html

More detailed information regarding individual pollutants in the Basin and their potential health impacts is included in Appendix C.

Existing Air Quality

Southern California's high density population, together with terrain and climactic factors, create some of the nation's highest smog levels. Due to the relative low population and isolation of the Park as compared to the whole of the South Coast Air Basin, together with the marine influence, air quality levels in this portion of Los Angeles County are consistently in attainment with federal and California standards for ozone, carbon monoxide, PM₁₀, nitrogen dioxide, and sulfates. Ambient air pollutant concentrations in Los Angeles County are measured at 13 air quality monitoring stations operated by SCAQMD. The nearest monitoring station to the project site is located at the West Los Angeles VA Hospital at the Wilshire Boulevard/Sawtelle Boulevard intersection.

According to the South Coast Air Quality Management District (SCAQMD) and the California Air Resources Board, the principal problem air pollutants in Los Angeles County are ozone, pesticides, organic solvents, carbon monoxide, and particulate matter less than 10 microns in size (PM₁₀). The three primary sources of regional emissions are auto use, industrial pollution, and construction activities.

The largest contributing pollutant to air quality in the areas surrounding the Park is vehicular traffic. Las Virgenes Road/Malibu Canyon Road, the north-south two-lane highway that passes through the eastern section of the Park, serves as a primary commuter passage for traffic coming to and from the city of Malibu. Traffic does not pass directly through the Park; however, the proximity to Las Virgenes Road/Malibu Canyon Road and roadway segments that operate at unacceptable LOS (i.e., LOS F), results in a considerable amount of air contaminants.

Sensitive Receptors

Some land uses are considered more sensitive to air pollution than others due to the population groups or activities involved. The SCAQMD includes in its list of sensitive receptors residences, schools, playgrounds, childcare centers, convalescent homes, retirement homes, rehabilitation centers, and athletic facilities. Sensitive population groups include children, the elderly, and the acutely and chronically ill, especially those with cardio-respiratory diseases. Residential areas are also considered to be sensitive to air pollution because residents tend to be home for extended periods of time, resulting in sustained exposure to any pollutant present. Industrial and commercial districts are less sensitive to poor air quality because exposure periods are shorter and workers in these districts are, in general, the healthier segment of the public.

The nearest schools include Absolutely Art Fine Arts School and Faith and Love Preschool located approximately 7 and 9 miles to the northeast of the project site, respectively. The nearest health care facility is the Silverado Senior Living facility located 7 miles northeast of the project site.

WOULD THE PROJECT*:	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Conflict with or obstruct implementation of the applicable air quality plan or regulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations (e.g., children, the elderly, individuals with compromised respiratory or immune systems)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make these determinations.

DISCUSSION

- a) The proposed project would occur at Malibu Creek SP, located in Los Angeles County. Work proposed by this project, and any associated emissions, would not conflict with or obstruct the implementation of any applicable air quality management plan. No impact.

b,c) The proposed project would not emit air contaminants at levels that, by themselves, would violate any local, state, or federal ambient air quality standard, or contribute to a permanent or long-term increase in any air contaminant. However, construction activities associated with the proposed project could generate substantial amounts of dust (including PM₁₀ and particles with diameters of 2.5 microns or less [PM_{2.5}]) primarily from “fugitive”¹ sources and lesser amounts of other criteria air pollutants, primarily from operation of heavy equipment. A large portion of the potential construction dust emissions would result from equipment and motor vehicle traffic over paved and unpaved roads and from grading and excavation activities. Potential dust emissions from construction would vary from day to day, depending on the level and type of construction activity, the silt content of the soil, and the prevailing weather.

Exhaust from heavy construction equipment and haul trucks could also result in increased PM₁₀ levels, along with other criteria air pollutants such as ozone precursors (i.e., reactive organic gases [ROG] and nitrogen oxides, or NO_x), which could incrementally add to regional atmospheric air pollution. Consequently, construction emissions would be considered a potentially significant short-term adverse impact.

The SCAQMD has set forth recommendations for control measures for construction activities to minimize air quality impacts. Implementation of the following mitigation measures, that includes applicable SCAQMD recommended measures, would reduce temporary construction air quality impacts to less than significant.

MITIGATION MEASURE AIR-1
<ul style="list-style-type: none"> • Active grading sites and unpaved roads will be watered as needed during dry, windy conditions. • Exposed piles of gravel, sand, or dirt will be enclosed, covered, or watered as needed. • Disturbed areas will be replanted as quickly as feasible following grading or excavation activities. • All trucks hauling soil, sand, or other loose materials on public roads would be covered or required to maintain at least two feet of freeboard. • Traffic speeds will be limited to 15 mph on unpaved roads. • Sandbags or other erosion control measures will be installed, as necessary, to prevent silt runoff to public roadways. • Nearby and adjacent streets will be swept at the end of the day if visible soil material is carried over from construction site. • All grading and excavating operations will be suspended when wind speeds exceed 25 mph. • All equipment engines will be maintained in good condition, in proper tune (according to manufacturer’s specifications), and in compliance with all State and federal requirements.

¹ “Fugitive” emissions generally refer to those emissions that are released to the atmosphere by some means other than through a stack or tailpipe. Fugitive dust emissions typically include emissions from onsite surface disturbance activities and offsite vehicular travel on unpaved roadways.

- d) As noted in Discussion III (b,c) above, project construction has the potential to generate dust and equipment exhaust emissions. Malibu Creek SP is actively used by visitors for a variety of recreational purposes. The proposed project is expected to take approximately one year to complete. During this time, the Park would remain open to the public with the exception of areas immediately surrounding construction work. Visitors utilizing the areas immediately adjacent to construction operations may be exposed to increased pollutant concentrations (e.g. dust, vehicle exhaust). However, the project site is well removed from the most heavily used areas of Malibu Creek SP, which would not be affected by the proposed project. As such, Park visitors with conditions that make them sensitive to these emissions would have the option of avoiding the area altogether or remaining in portions of the Park that would be upwind or protected from blowing dust or other emissions. Additionally, implementation of **MITIGATION MEASURE AIR-1** above would reduce any potentially adverse impact to a less than significant level.
- e) The proposed work would not result in the long-term generation of odors. Construction-related emissions may result in a short-term generation of odors, including diesel exhaust and fuel vapors. These odors might be considered objectionable by some park visitors and personnel. However, because construction activities would be short-term and odorous emissions would dissipate rapidly in the air, with increased distance from the source, visitor exposure to these odors would be extremely limited [see (d) above], potential odor impacts would be considered less than significant.

IV. BIOLOGICAL RESOURCES.

ENVIRONMENTAL SETTING

The project site is located on the upper floodplain of Las Virgenes Creek, the direct alluvial deposits of Liberty Canyon, and a smaller unnamed ephemeral creek. This land is directly within a broad, relatively flat region of confluence between the Liberty, Stokes, Las Virgenes, and Malibu drainages. Previous to Sepulveda ranching activity these flatlands supported expanses of oak woodland savanna, sage scrub, chaparral, and alluvial scrub. Currently, these lands are either developed or largely support annual grasslands with scattered remnant oak trees.

The project site is directly adjacent to Las Virgenes Creek, a major perennial water source that confluences with Malibu Creek within Malibu Creek State Park. Southern coast live oak riparian forest occurs within and adjacent to the south edge of the project site along the banks of Las Virgenes Creek. Las Virgenes Creek is known to have down-cut significantly in the past decades resulting in an incised channel and steep banks. It is not likely that flows from Las Virgenes Creek will leave the existing creek bed to any significant degree.

An ephemeral creek, a tributary to Las Virgenes Creek, flows directly through the site. This creek has sustained direct impacts from the historic Sepulveda ranching activity as well as the construction and maintenance of Mulholland Highway, which crosses it via culverts twice upstream of the site and again at the stream's confluence with Las Virgenes Creek. Native trees and shrubs and exotic annuals occupy the majority of this creek's bed and banks within the site. Previous to ranching activity and the development of Mulholland Highway, this creek was likely more broad and shallow from bank to bank with variable channels, benches, and alluvial deposits, supporting both oak riparian and alluvial scrub plant communities. The hydrology and plant communities in this area have been highly modified in the last century; what is currently present is not representative of the high quality habitat that can potentially be supported by this site.

Habitats

Southern coast live oak riparian forest: A dense riparian forest dominated by coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*), willow (*Salix* sp.), and California walnut (*Juglans californica*) occupy the steep banks of Las Virgenes Creek on the south side of the project site. The understory is typically dominated by: Mugwort (*Artemisia douglasiana*), willow (*Salix* sp.), Valley oak (*Quercus lobata*), CA Walnut (*Juglans californica*), CA blackberry (*Rubus ursinus*), CA coffeeberry (*Rhamnus californica*), Coast goldenbush (*Isocoma menziesii*), Periwinkle (*Vinca major*), Verbena (*Verbena lasiostachys*), Black mustard (*Brassica nigra*), Milk thistle (*Silybum marianum*), Coast live oak (*Quercus agrifolia*), Honey suckle (*Ionicera subspicata*), Western ragweed (*Ambrosia psilostachya*), Elderberry (*Sambucus mexicana*), Coyote bush (*Baccharis pilularis*), Narrowleaf milkweed (*Asclepia fascicularis*), Wild rose (*Rosa californica*), Poison oak (*Toxicodendron diversilobum*), Virgin's bower (*Clematis lingusticifolia*), Horehound (*Marrubium vulgare*), and Fennel (*Foeniculum vulgare*).

This habitat includes Waters of the United States, and wetland habitat as defined by the Army Corps of Engineers, Regional Water Quality Control Board, and CA Department of Fish and

Game. Southern coast live oak riparian forest is noted as a sensitive natural community in the California Natural Diversity Database.

Disturbed riparian and alluvial scrub: Native trees and shrubs, and exotic annuals occupy the bed and banks of the ephemeral creek that flows through the site. This riparian and scrub community exhibits a somewhat patchy distribution throughout the length of the stream. Downstream of the site, this drainage supports a relatively mature, though narrow, valley oak and live oak riparian canopy. Upstream of the site, sycamores can be found with oak trees and higher densities of native shrubs. The species found in the ephemeral creek on site include: black mustard (*Brassica nigra*), horehound (*Marrubium vulgare*), milk thistle (*Silybum marianum*), tree of heaven (*Ailanthus altissima*), *Malacothamnus* sp., elderberry (*Sambucus mexicana*), valley oak (*Quercus lobata*), Arroyo willow (*Salix* sp), Mugwort (*Artemisia douglasiana*), CA coffee berry (*Rhamnus californica*), CA Walnut (*Juglans californica*), Virgin's bower (*Clematis lingusticifolia*), Brome (*Bromus diandrus*), Stinging nettle (*Urtica dioica*), *Solanum* sp., (*Conyza bonariensis*), (*Conyza canadensis*), Italian thistle (*Carduus pycnocephalus*), *Erodium* sp., Coyote bush (*Baccharis pilularis*), Verbena (*Verbena lasiostachys*), Western ragweed (*Ambrosia psilostachya*), White sage (*Salvia apiana*), Monkey flower (*Mimulus aurentiacus*), Brome (*Bromus hordaceus*), Heliotrop (*Heliotropium currasavicum*), Coast live oak (*Quercus agrifolia*), Honey suckle (*Lonicera subspicata*), Mulefat (*Baccharis salicifolia*), Narrow-leaf milkweed (*Asclepias fascicularis*), Cliff aster (*Malacothrix saxatilis*), and prickly lettuce (*Lactuca serriola*).

This habitat includes Waters of the United States, and wetland habitat as defined by the Army Corps of Engineers, CA Regional Water Quality Control Board, and CA Department of Fish and Game.

Annual grassland: This is a highly disturbed area dominated by: Black mustard (*Brassica nigra*), Milk thistle (*Silybum marianum*), Italian thistle (*Carduus pycnocephalus*), Wild oats (*Avena barbata*), Brome (*Bromus diandrus*), Tarweed (*Hemizonia (Deinandra) fasciculata*), Curly dock (*Rumex crispus*), Fennel (*Foeniculum vulgare*), Narrow-leaf milkweed (*Asclepius fasciculata*), and Turkey-mullein (*Eremocarpus setigerus*), and Spanish clover (*Lotus purshianus*).

Valley Oak Woodland: It is thought that valley oak woodland once occupied the majority of what is now grassland on-site. Valley oaks constitute a significant portion of the Las Virgenes riparian, occur in the ephemeral wash, along Mulholland Highway at the site, and are scattered on the hills around the area.

Coastal sage scrub: A small occurrence of disturbed or establishing coastal sage scrub (primarily: *Hazardia squarosa*, and lesser: *Salvia apiana*, and *Opuntia literalis*) exists on an adjacent hillside to the northwest.

Sensitive Biota

Sensitive biota, in the form of special status species and sensitive habitats may occur at the project site. For the purposes of this document, special-status species are defined as plants and animals that are legally protected or that are considered sensitive by federal, state, or local resource conservation agencies and organizations. Specifically, this includes species listed as state or federally Threatened (FT) or Endangered (FE), those considered as candidates for

listing as Threatened or Endangered, species identified by the USFWS and/or CDFG as Species of Concern (CSC), animals identified by CDFG as Fully Protected or Protected, and plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered (i.e., plants on CNPS lists 1 and 2), and species that are at the limit or extent of their natural range. Sensitive habitats are those that are listed as critical for the survival of a listed species, or those that have special value for wildlife, or plant communities that are unique or of limited distribution.

Twenty-one special-status plant species, 33 special status wildlife species, and 7 sensitive plant communities or habitats were given consideration as potentially present in the region. This sensitive biota was identified through: CNDDDB (2003) listing for USGS 7.5 minute quadrangles in the vicinity of the proposed project site (Malibu Beach, Calabasas, Thousand Oaks, Point Dume); specific mention in the Malibu Creek State Park General Plan (2004), communication with local ecology specialists; and consideration of historic habitat in the region. All sensitive biota considered are listed in Appendix B, with a brief discussion of their specific ecology, potential for occurrence, and potential for negative effect due to this project. Species and habitats among this sensitive biota believed to have the potential to occur on or closely associated with the project site are listed below, and a specific discussion of the potential negative effect due to the project is also included.

Special-Status Plant Species Potentially Occurring Within the Project Area

Considering the range of closely associated landforms and that the hydrological forces at the site were historically fairly diverse, all 21 of the special-status plant species listed in Appendix B may have been present historically within the project area. However, due to repeated and persistent disturbance of this site, the probability of any of these species to be currently present is low. The oak woodland has been cut, the soils have been damaged by farming and livestock grazing, and the watercourses have been channeled and have down-cut. Apart from the riparian habitat, the plant community at the site is dominated by and is almost exclusively invasive exotic annuals. Given this, the most reasonable locations for special-status plant species are the ephemeral stream channel and its banks and also the riparian understory of Las Virgenes Creek.

Special-Status Animal Species Potentially Occurring Within the Project Area

Of the 33 wildlife species listed in Appendix B as potentially occurring within Malibu Creek State Park and vicinity, sixteen have the potential to either 1) currently occur on site and be negatively affected by the project, or 2) have the potential to occur on the site in the future and deserve consideration in that event to avoid potential future negative effects from the project. These sixteen species include: two sensitive mammals, Townsend's big-eared bat (CSC) and San Diego desert woodrat (CSC); five sensitive birds, least Bell's vireo, (FE, SE), southwestern willow flycatcher (FE, SE), California horned-lark (CSC), Southern California rufous-crowned sparrow (CSC), and Cooper's hawk (CSC); two sensitive fish, Southern California steelhead (FE) and arroyo chub (CSC); six sensitive reptiles, Southwestern pond turtle (CSC), San Diego horned lizard (CSC), California horned lizard (CSC), coast patch-nosed snake (CSC), San Diego Mountain kingsnake (CSC), and two-striped garter snake (CSC); and one sensitive amphibian, California red-legged frog (FT, CSC).

Sensitive Habitats

Of the 7 sensitive habitats known from the region, only Southern coast live oak riparian forest occurs on site. As described above, this plant community occurs on the banks of Las Virgenes Creek. Valley oak woodland is thought to have historically been present. Although valley oak constitutes a significant element of the Las Virgenes riparian, the density of valley oaks outside of the riparian is low. California walnut woodland may arguably be present to some degree in the riparian of Las Virgenes, however, California walnut trees are typically a more minor component of the riparian when compared to the live oak and valley oak.

Would the project:	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) As discussed in the Environmental Setting above, there are several sensitive native plant and animal species that could exist within or directly adjacent to the project area (see also Appendix B). Although sensitive species may potentially occur on site, the past disturbance and degraded quality of the site in conjunction with the small scale of this development and the intended low-use of the facility indicate that significant negative effects to potentially present species from this project are not likely. Nevertheless, mitigation measures are proposed to avoid significant impacts to potentially occurring species. In addition to considering the potential effects of project construction and long-				

term visitor use on each potentially present special status species, it is useful to also consider potential impacts as they relate to ecologically connected groups of species, such as aquatic wildlife species and riparian-associated birds. Therefore, this assessment of potential affect to special status species is organized to reflect this.

Sensitive Aquatic Species

A number of sensitive species have the potential to currently, or in the future, occur within the aquatic habitat of Las Virgenes Creek closely associated with the project site. As noted above, these species include California red-legged frog, arroyo chub, Southern California steelhead, southwestern pond turtle, and two-striped garter snake.

Red-legged frog (*Rana aurora draytonii*) (CSC, FT): This species is known from Las Virgenes Creek roughly 5 miles upstream of the project site. Although there are deep perennial-water pools present in Las Virgenes Creek in the vicinity of the project site, this species is not known to be present within those pools. This area was previously designated critical habitat for CA red-legged frog, however this designation was rescinded over a year ago. In informal discussions, the U.S. Fish and Wildlife Service indicated that a 'no take' assessment for this species is reasonable for projects associated with Las Virgenes Creek south of Highway 101, given the concentration of bullfrogs, crayfish, and exotic fish. Due to the low potential for occurrence of this species, there is an extremely low potential for negative impact. However, considering the potential for future recolonization of this area by red-legged frogs, it is important that drainage is controlled from the site and that development is kept out of the Las Virgenes riparian corridor. For this project, development and site use will be low and therefore, in the event of future recolonization by red-legged frogs, if any upland nocturnal wet-weather frog dispersal were to occur through the site, direct effect to dispersing frogs would be low.

Arroyo Chub (*Gila orcutti*) (CSC): This species occurs in Las Virgenes Creek downstream of Highway 101 and is potentially present in this creek adjacent to the project site. Arroyo chub will congregate in the perennial pools of small streams and creeks throughout the summer months; therefore, maintenance of water quality in these pools is important. Potential for negative effect to this species is low provided runoff is appropriately controlled.

Southern steelhead (*Oncorhynchus mykiss irideus*) (CSC, FE): Known from Malibu Creek, from Rindge Dam to the ocean. Las Virgenes Creek, in the vicinity of the project site, may provide spawning and rearing habitat for steelhead upon removal or natural stream bypass of Rindge Dam. Remnant land-locked steelhead are thought to be extirpated from this portion of Las Virgenes drainage, though cool water pools exist that provide suitable habitat. Currently there is no potential for negative effect due to the likelihood that species is not present and to the small scale of the development and low-level of intended use. Because there is likelihood that this species may have access to its historic habitat again in the future, the potential negative effect to suitable habitat must be noted. If run-off is not appropriately controlled, these facilities may contribute to a negative effect on this species in the future.

Southwestern pond turtle (*Clemmys marmorata pallida*) (CSC): This species is known from Las Virgenes Creek in close proximity upstream of the site. There is a potential for negative effect if pond turtles are occupying habitat in the creek adjacent to the site and

nesting in, hibernating, or dispersing across the site. However, because the distance from channel bottom to bank top (roughly 100 feet) and steep slope of the bank of Las Virgenes Creek in this area reduce the potential that this species will disperse onto or across the site. Because this species is known to occur in the area, it is important that drainage is controlled from the site.

Two-striped garter snake (*Hamnophis hammondi*) (CSC): This species has not been noted at the project site. However Las Virgenes Creek does provide appropriate rocky stream bed and permanent freshwater habitat adjacent to the project site. The distance from channel bottom to bank top (roughly 100 feet) and steep slope of the bank of Las Virgenes Creek in this area reduce the potential that this species will disperse onto or across the site.

For all the species discussed above, the quality of adjacent and downstream aquatic habitat in Las Virgenes Creek is either currently important, or is an integral factor in the future recovery. This habitat may be significantly affected as a result of contaminated or uncontrolled run-off from the project site. To avoid this potential negative effect, runoff from the project site must be controlled and prevented from entering Las Virgenes Creek. Implementation of the following mitigation measure would reduce contaminated site runoff and would minimize impacts to aquatic habitat of Las Virgenes Creek and the sensitive species dependent on this habitat to less than significant.

MITIGATION MEASURE BIO-1 SENSITIVE AQUATIC SPECIES AND HABITAT PROTECTION
<p>All drainage from the parking lot, access road, and interpretive elements and facilities will be controlled such that runoff from these facilities does not flow directly into surface waters to prevent sediment or other pollutants (especially vehicle-related) from entering the ephemeral drainage and Las Virgenes Creek. This would be accomplished by:</p> <ul style="list-style-type: none">• To the extent feasible, locating the access road, parking lot, and interpretive elements and facilities an adequate distance from the edge of the riparian canopy (minimum of 30 feet);• Constructing a vegetated infiltration basin in the parking lot to capture and infiltrate runoff;• Planting buffer zones with native vegetation, where appropriate; and• Using permeable materials for parking lot and access road construction.

Sensitive Riparian Associated Bird Species

Several riparian-associated special status bird species may potentially occur at the project site including: Cooper’s hawk, least Bell’s vireo, southwestern willow flycatcher, and yellow warbler. The project does not propose to remove potential nesting habitat for these species. However, construction noise, and noise and night-time lighting generated through long-term public use of the new facilities could negatively affect these species, if present.

Cooper’s hawk (*Accipiter cooperii*) (CSC): This species nests primarily in oak woodlands but occasionally in willows or eucalyptus and has a high potential to occur within the woodland and riparian habitats within the Park. This species likely uses riparian of adjacent Las Virgenes Creek, scrub of the ephemeral creek and grassland to forage. The

proposed parking lot will remove a portion of potential foraging habitat. Negative effects to this species are not likely significant due to the small scale of the development and low-level of intended use. Plantings (when mature) in parking lot and along riparian buffer may provide further nesting and perch habitat.

Least Bell's vireo (*Vireo bellii pusillus*) (CE, FE): This species is restricted to riparian woodland and scrub, particularly in areas with an under-story of dense young willows or mulefat with a canopy of tall willows. There is a moderate potential to nest within the riparian woodland habitat along Malibu Creek and its tributaries. There is a low potential for significant negative effect to this species because of the low probability that this species occurs on site, the fact that the project will not remove significant amounts of riparian vegetation, and the small scale of development with low-level of intended use.

Southwestern willow flycatcher (*Empidonax traillii extimus*) (CE, FE): Restricted to wide bands of dense riparian woodlands of willow, cottonwood, oak, and other deciduous shrubs and trees. There is a low potential for negative effect to this species due to low potential to occur at the project site and the limited scope of development.

Yellow Warbler (*Dendroica petechia*) (CSC): Yellow warbler may occur in the riparian habitats of the site. Because this project will not remove any riparian habitat, there is a low potential for negative effect to this species.

Though none of the above species have been previously documented to occur on site, implementation of the following mitigation measures would reduce impacts to these sensitive bird species to less than significant in the event that they do occur.

MITIGATION MEASURE BIO-2 SENSITIVE RIPARIAN ASSOCIATED BIRD SPECIES
<ul style="list-style-type: none">• Pre-construction surveys will be conducted for sensitive bird species, including protocol surveys for the least Bell's vireo and Southwestern willow flycatcher. If found to be present, operation of mechanical and heavy equipment during construction will be limited to the non-breeding season (September 15- March 15) or monitored by a qualified biologist to avoid impacts, including noise impacts, to nesting birds.• The new facilities shall be located and designed to minimize public use impacts to sensitive birds.• The bridge over the ephemeral creek will be placed such that it does not require the removal of riparian vegetation.• Any lights will be of low intensity and directed away from the riparian habitat.• If listed species are detected, public use and maintenance restriction may be imposed as determined in consultation with appropriate wildlife agencies. This may include noise and light restrictions during the breeding season.• Signage will be placed along the riparian corridor informing visitors that off-trail travel is not allowed.

Special Status Species and Facility Construction and Use

Grading associated with the construction of the proposed access road, parking lot, comfort station, interpretive facilities, installation of the bridge, and trenching for utility extensions may have a negative effect on several potentially present special status species. These species include: southwestern pond turtle, San Diego horned lizard, California horned lizard, coast patch-nosed snake, San Diego mountain kingsnake, two striped garter snake, California horned lark, Southern California-rufous crowned sparrow, San Diego woodrat, and all special status plant species listed in Appendix B.

Southwestern pond turtle may utilize the banks of Las Virgenes Creek for nesting and hibernation, in addition to using the perennial water pools. If this species is present, take is unlikely but may result during construction and thereafter with use of the road and parking lot. The distance from channel bottom to bank top (roughly 100 feet) and steep slope of the bank of Las Virgenes Creek in this area reduce the potential that turtles will disperse onto or across the site. Slow speed of vehicles and the relative visibility of this species will reduce the probability of take by vehicles with long-term use of the site. The low level of use and requirements that park visitors stay on trails or within a core interpretive zone will reduce potential for negative effects on hibernating turtles or turtle nests in the long-term. Excavation for utility extensions and extension of the road that currently lies within the Las Virgenes Creek riparian corridor (historic trail) has the potential to negatively affect this species.

San Diego horned lizard, California horned lizard, coast patch-nosed snake, San Diego mountain kingsnake, and two striped garter snake have the potential to occur on site and therefore may be directly affected by construction activities involving ground disturbance, such as grading for and construction of the access road and parking lot, grading for extension of the road within the Las Virgenes riparian corridor, installation of utilities, and long-term vehicular use of the roads and parking lots. The negative effect to these species is not believed to be significant due to the disturbed nature of the site and the limited size of development and low level of intended use.

California horned lark (*Eremophila alpestris actia*) (CSC): This species is a resident of grasslands and open habitats such as agricultural fields, beaches, and disturbed areas and has a moderate potential to occur in the grasslands in the Park. Construction of the proposed parking lot and access road will remove a portion of potential habitat for this species. However, this negative effect is not likely significant due to the small scale of the development and low-level of intended use.

Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) (CSC): This species prefers grassy or rocky slopes with open scrub, particularly coastal sage scrub. Although there is a high probability that this species occurs within the Park throughout the scrub and grassland habitats, there is a low potential for significant negative effect due to the lack of suitable habitat at the site and the small scale of the development and low-level of intended use.

Burrowing owl (*Athene cunicularia*) (CSC): Burrowing owls have the potential to occur on site; however, the dominance of tall-stature exotic vegetation in conjunction with the disturbed grade indicate that this species is not likely to be present and be negatively

affected by grading and facility development. This species as well as potential burrows have not been noted on site.

San Diego desert woodrat (*Neotoma lepida intermedia*) (CSC): This species inhabits a variety of scrub habitats where it constructs large middens, usually consisting of small twigs, cactus pads, and other plant material. There is a high probability that this species occurs in the Park as it has been documented immediately south of the Park on the Pepperdine University campus. However, this species has not been noted on the project site. The San Diego desert woodrat, if present, would build its nests in or adjacent to the riparian or dense scrub habitat. No habitat of this type is proposed for removal for this project. However the bridge across the ephemeral drainage or other proposed interpretive elements could have the potential to remove a nest, if present.

Although the Townsend's big eared bat has the potential to occur on site within the Sepulveda adobe, the adobe has been undergoing study and stabilization over the last several years and in that time no bats have been detected to be using the building. Therefore, there is no potential for impacts to this species.

As noted above, although unlikely, all sensitive plant species listed in Appendix B have the potential to occur within the project site. If present, these species could potentially be adversely affected by construction activities associated with grading, installation of the bridge, and trenching for utility extensions.

Implementation of the following mitigation measures would avoid or reduce potential adverse effects to the above species from facility construction and use to less than significant.

MITIGATION MEASURE BIO-3 SPECIAL STATUS ANIMAL SPECIES

- All construction activities, including staging and access routes, will be confined to existing disturbed areas to the extent feasible to minimize disturbance of native habitat. A biological monitor will be on-site during initial grading to identify and move any reptiles outside of the limits of grading. If sensitive reptiles are encountered, drift fencing will be erected around the limits of grading to prevent re-entry into the construction site and monitoring will continue through the period of construction involving use of heavy equipment.
- If a species listed by State or Federal regulatory agencies as Threatened or Endangered is encountered at any time during construction, the CDFG and USFWS will be contacted within 24 hours, and construction work would be suspended or redirected to non-sensitive habitat areas until consultation is completed and additionally required conservation measures are in place as directed by regulatory agencies.
- The area proposed for the footprint of the bridge or any interpretive element will be sited to avoid impacts to any woodrat nests.

MITIGATION MEASURE BIO-4 SPECIAL STATUS PLANT SPECIES

- Pre-construction surveys for all sensitive plant species potentially occurring at the site will be conducted during appropriate times of year for detection with particular attention to the footprint of the access road, parking lot, bridge, historic trail extension and other interpretive facilities. If sensitive plant species are found to be on site, State Parks will re-route and/or re-design proposed development as necessary to avoid impact to the species. In the unlikely event that sensitive plant species are found and cannot be avoided through re-route or re-design of the project, State Parks will mitigate losses of individuals through translocation or habitat enhancement for these species at a ratio of 3:1 within Malibu Creek SP, or as otherwise required by regulatory agencies.

- b) As discussed in the Environmental Setting above, the project site is located at the confluence of an ephemeral creek and a perennial creek (Las Virgenes Creek), which are both designated by Federal and State regulatory agencies as wetlands or sensitive natural communities. Although the majority of the proposed facilities would not be located within the riparian habitat of these drainages, a bridge is proposed to cross the ephemeral creek, and the proposed road, parking lot, and interpretive facilities are all adjacent to existing riparian habitat. The extension of the road (historic trail) currently located within the Las Virgenes Creek riparian corridor may require the removal of a limited number of riparian trees and shrubs. The construction of the utility connections may also require the removal of riparian vegetation directly around the man hole. Implementation of the following mitigation measure would reduce impacts to riparian and wetland habitats to less than significant.

MITIGATION MEASURE BIO-5 RIPARIAN AND WETLAND HABITAT PROTECTION

- All vehicle, foot, bike, and equestrian use will be restricted to the core interpretive zone, or to the roads and trails.
- Active, repeated, and/or heavy public use of facilities that must, for historical representational purposes, be placed directly adjacent to or within riparian habitat areas will be restricted to the specific facility and visitor use will not be permitted within the adjacent riparian and restoration areas.
- Any native riparian trees and shrubs that must be removed will be replaced in kind at a ratio of 3:1, or as otherwise required by regulatory agencies.
- Runoff from the project site will be controlled in a manner that does not allow sedimentation or scour of the riparian vegetation (see also **MITIGATION MEASURE BIO-1 AQUATIC HABITAT PROTECTION** above).
- The bridge abutments will be placed at least 10' from the top edge of the stream channel to allow for some pre-historic hydrologic processes within the ephemeral stream, including scour and fill, braiding, and the creation of semi-ephemeral channel benches and terraces.

- c) Waters of the United States, and wetlands as recognized by the Army Corps of Engineers, CA Coastal Commission, CA Regional Water Quality Control Board, and CA Department of Fish and Game exist within and directly adjacent to the project site. No proposed activity will subject these wetlands to direct removal, filling, or hydrological interruption. Although

the access road, bridge crossing, parking lot, and interpretive facilities can be viewed as potential constraints to the hydrological processes and natural movement of this habitat through time, the larger constraints of Mulholland Highway and Las Virgenes Road ultimately limit the ability of this environment to flourish naturally. The proposed facilities will be designed with this ultimate constraint in mind, giving as much room as reasonably fit to the limited sections of wetland and riparian habitat within the site. Implementation of **MITIGATION MEASURE BIO-1**, **MITIGATION MEASURE BIO-5**, and **MITIGATION MEASURE GEO-3** would reduce the potential for impacts to wetland habitats to less than significant.

- d) To provide for the safe and unrestricted movement of wildlife through the project area, facilities should be designed so as not to force wildlife onto Mulholland Highway and, to a lesser degree, Las Virgenes Road. Facilities shall not be located or designed to deter movement of wildlife from Las Virgenes Creek through the contiguous upland habitat to the west. Implementation of the following mitigation measure would reduce the potential for impacts to the movement of wildlife species to less than significant.

<p>MITIGATION MEASURE BIO-6 WILDLIFE PROTECTION</p> <ul style="list-style-type: none"> • Public activities at this facility will be primarily restricted to day use and shall generally not extend past dusk or occur before dawn; • Vehicle use on the site will be limited to 5 miles per hour (mph); and • The parking area will be landscaped with native vegetation that will contribute to cover and habitat for wildlife moving through the area.
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- Public activities at this facility will be primarily restricted to day use and shall generally not extend past dusk or occur before dawn;
- Vehicle use on the site will be limited to 5 miles per hour (mph); and
- The parking area will be landscaped with native vegetation that will contribute to cover and habitat for wildlife moving through the area.

- e) This project is not known to conflict with any local policies or ordinances protecting biological resources. No impact.
- f) This project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No Impact.

V. CULTURAL RESOURCES.

ENVIRONMENTAL AND CULTURAL SETTING

Malibu Creek SP has a rich and varied cultural history. This extensive history of human occupation is reflected in a number of historic and archaeological resources located within the Park. The proposed project would restore one of these resources, the historic Sepulveda Adobe and its surrounding historic landscape while providing education and interpretation of the site's historical significance to Park visitors.

Brief History and Significance of the Sepulveda Adobe

The Sepulveda Adobe is historically significant for its association with the 19th and early 20th Century rural community of the Las Virgenes Valley and the structure's adobe vernacular architecture during its period of significance (1863 to 1930). The growth of rural communities around or in previously occupied Mexican Period Rancho land grants was typical in Southern California during the Early American Period. New Euro-American residents and Mexican-American Californios looked to find available lands to develop into rural farms and ranches. Although American land laws such as the Homestead Act often were blocked by Mexican Period grants, the settlers--both Californio and American--continued to occupy the small amounts of available arable land in arid Southern California such as in Triunfo Canon and the Las Virgenes Valley.

The Sepulveda Adobe's owners and their history reflect the Valley's origins within the Spanish and Mexican Republic Periods of California through its development in the Early American Period. The Adobe's original owner and builder Pedro Sepulveda is associated through adoption and marriage to several of the pioneer Mexican Californio families of the Valley. Therefore, Pedro Sepulveda and his family's activities during his period of ownership of the structure and the subsequent ownerships of immigrant Gustav Kleman and later Joseph Hunter reflect the historic trends and events that shaped the development of the local community during the late 19th and early 20th Centuries. As the last remaining structure associated with the 19th Century community of the Las Virgenes Valley, the structure has significant historical value in relation to the local history of the area.

The Sepulveda Adobe is also architecturally significant as a unique example of rural vernacular adobe construction techniques in 19th Century Southern California. The structure is a mix of Mexican Period style adobe mud blocks and plaster, with milled lumber made more available in the Early American Period for details such as window and door lintels. The unstabilized adobe block (adobe made from sand and soil only) of various, non-uniform sizes is a unique vernacular element to the structure. The structure's small floorplan with exterior kitchen and bathroom is also typical of the lifestyle of the rural Californio homestead of this period. Additionally, the structure's modest decorated features (interior painting) and later adobe additions show the adaptive form of the Californio adobe structure, and its vernacular origins. As such the Sepulveda Adobe is a unique and significant example of rural vernacular adobe architecture and reflects the distinctive characteristics of that style in Early American Period Southern California (Felton and Newland 2001).

California State Parks purchased the Sepulveda Adobe in 1979 and held it in caretaker status until it was damaged in the 1994 Northridge Earthquake. Following several years of negotiation and struggle, the State Parks oversaw structural repairs and renovation using State

Park Bond, Deferred Maintenance, and Federal Emergency Management Agency (FEMA) funds. During preparation, study, and environmental review for the FEMA repair work, the California State Office of Historic Preservation concurred with the Department's determination that the Sepulveda Adobe was potentially eligible for the National Register of Historic Places. Legal and departmental mandates direct that this significant cultural resource receive appropriate treatments in accordance with Federal and State preservation standards and codes. The historical significance of the Sepulveda Adobe is most recently documented in the following reports: *Historical Eligibility Report* by James Newland, June 2001; *The Sepulveda Adobe, Malibu Creek State Park: Historic Structure Investigations Report* by David Felton and James Newland, July 2001; and *Malibu Creek State Park Sepulveda Adobe FEMA Restoration and Stabilization Project Monitoring Report* by Carmen Zepeda-Herman, December 2002.

Ethnography

The aboriginal people who occupied present-day Malibu Creek State Park at the time of historic contact were the Ventureño Chumash (Grant 1978:505-506, Fig. 1). The Chumash occupied a wide area stretching along the coast from San Luis Obispo to Malibu (Malibu Canyon is recognized by many as the eastern edge of Chumash territory), which extended inland to the San Joaquin Valley, and included four Channel Islands. The aboriginal people living in the territory recognized for the Chumash did not live as an organized political unit. Rather, the basic political unit was a named town community; towns sometimes were organized with other towns into larger sociopolitical groups. King and Johnson (1999) document Chumash towns located within the Santa Monica Mountains at the time of Spanish contact.

The diverse environments formerly occupied by Chumash people are reflected by a rich and varied material culture and by their subsistence practices. An extensive and complex trading network among the Chumash facilitated movement of goods between villages located in different habitats. One Chumash town, identified as *Ta'lopop*, is located partly within Malibu Creek State Park; it is designated as site CA-LAN-229 (King et al. 1982; King and Johnson 1999:87-88). According to King and Johnson (1999:87-88), *Ta'lopop* had ties to the towns of *Humaliwo* (at the mouth of Malibu Creek), *Sumo* (at Point Dume), *Loxostox'ni* (probably at the mouth of Lechuza Canyon), *Hipuk* (at Westlake Village), *Lalimanux* (base of Conejo Grade), and *Huwam* (El Escorpion, in Bell Canyon). This site lies nearby but well out of the project area of the Sepulveda Adobe.

Previous Archaeological and Historical Investigations

Lands within present-day Malibu Creek State Park have been the subject of a series of formal archaeological studies since 1960. Student volunteers and field school classes from the University of California, Los Angeles (UCLA) conducted archaeological excavations at three prehistoric sites within the Park on a periodic basis between 1960 and 1963. Several of these sites are located near the Sepulveda Adobe. Site CA-LAN-229, the Chumash town of *Ta'lopop*, was occupied in the Late Period up to the early 1800s. Family legend indicates that local Chumash assisted with building the Sepulveda Adobe in the 1860s (Smith 1987). After State Parks acquired much of the current park property in 1975, excavations again occurred at site CA-LAN-229 in the winter of 1980-1981, under the direction of Dr. Chester King (King et al. 1982). Additional excavations were performed on CA-LAN-229 in 1986 and 1987 (Raab 1990). The Sepulveda Adobe is located within a quarter mile of site CA-LAN-229 but no project work will be undertaken within the site boundary.

Soon after the initial acquisition of lands for Malibu Creek State Park, Department archaeologists conducted a park-wide archaeological site survey in July 1976 (Bingham 1979). The Sepulveda Adobe and surrounding terrain were still in private ownership and could not be visited at that time. The nearby White Oak Farm and other park parcels to the north and west of the Adobe, however, were examined during the 1976 State Parks archaeological survey. A total of 41 archaeological sites were recorded at that time within Malibu Creek State Park, including, 35 prehistoric camps and special-use areas and 6 historic-period sites. Five prehistoric sites were documented during the 1976 survey along Las Virgenes Creek, in areas nearby the Sepulveda Adobe (sites CA-LAN-729, 730, 731, 732, and 734).

California State Parks purchased the Sepulveda Adobe property in 1979. It was first documented as a potential historical resource by State Parks Historian John McAleer in 1983. The Adobe and surrounding historic and prehistoric archaeological features were formally recorded on a State of California site record form in 1987 by State Parks Archaeologist Michael Sampson. The South Central Coastal Information Center designated this site as CA-LAN-1426/H.

The first formal study of the building occurred later that year. Architect Gil Sanchez and Associate Daryl Allen, experts in historic adobe construction, conducted a limited-scope architectural assessment of the Sepulveda Adobe in August 1987 (Sanchez and Allen 1987). The goal of the project was to accomplish the following: (1) document the current condition of the Adobe, (2) identify the architectural history of the building, and (3) determine the depth and type of foundation underlying the Adobe. Archaeologists from Greenwood and Associates excavated two small units, as a means to secure evidence of a foundation and subsurface features (Foster and Greenwood 1987).

Subsequent to the fieldwork, Sanchez and Allen conducted an important oral history interview with George Smith, grandson of Pedro Sepulveda. The transcript of the interview is attached to their 1987 architectural report. The Smith interview provided considerable information on the history of the Sepulveda Adobe and its former occupants. Sanchez and Allen included a map of the site showing locations of outbuildings, dumps, and other landscape features, as recalled by Mr. Smith. These recollections of outbuildings and other cultural features were based both on Mr. Smith's first-hand visits to the site in the mid-twentieth century and information provided to him by his family. (Sanchez and Allen 1987).

In July 1990, an archaeological field methods class from UCLA under the direction of Paul Farnsworth and Laurie Wilkie Farnsworth conducted excavations around the grounds of the Sepulveda Adobe (Farnsworth and Farnsworth 1991). The principal goal of this project was to test building sites and landscape features identified by George Smith in the 1987 interview using auger test borings and excavation units for evidence of structural remains and other cultural material. The 1990 work yielded no unequivocal evidence of site use by Pedro Sepulveda and family during the nineteenth century. Therefore, Farnsworth and Farnsworth (1991:58-59) made several recommendations for additional research at the Sepulveda Adobe.

In January 1994, the Northridge Earthquake severely damaged the Sepulveda Adobe. Struggles with the Federal Emergency Management Agency (FEMA) resulted in a historical evaluation report by State Historian James Newland that resulted in the State Office of Historic

Preservation's concurrence that the adobe was potentially eligible for the National Register of Historic Places (Newland 1998).

In preparation for stabilization repairs State Archaeologist D. Larry Felton, with assistance from State Archaeologist Karen Hildebrand, conducted an investigation of the architectural evolution of the Sepulveda Adobe in 2000. That work included a detailed recordation of architectural elements and a salvage of selected items of historic fabric to preserve those data prior to the initiation of the repair of damage caused by the 1994 Northridge Earthquake. The subsequent report by Felton and Newland (2001) presents the building evolution, recommendations for the treatment of building materials and archaeological deposits during the earthquake repairs, and an updated history of the Adobe.

The 2000 investigations yielded many important observations about the architectural history of the Sepulveda Adobe. Felton and Newland (2001) conclude that many architectural elements found within the adobe portion of the building, are consistent with vernacular California construction traditions. This finding fits well with the oral history accounts of George Smith and observations made by Sanchez and Allen (1987) and the most recent historical documentation concerning the early history of the Sepulveda Adobe.

Zepeda-Herman (2002) presented the results of monitoring construction during the earthquake restoration and stabilization work at Sepulveda Adobe by Southern Service Center Archaeologists. During the course of the latter project, archaeologist-monitors also excavated holes along the south exterior wall required for the stabilization work. The project monitors documented architectural elements, recovered historic fabric (if removed by the construction crew), made sketches, took photographs, and extracted paint and finish samples from various rooms (Zepeda-Herman 2002:9, Tables 3 and 4).

Methods and Results for Proposed Project

Archaeological investigations were undertaken in 2001 through 2003 by archaeological staff of the Southern Service Center under the direction of Michael Sampson (Sampson and Jenkins 2003). The latter investigations represent the study phase for the proposed project. Considerable information on the history and architectural evolution of the Sepulveda Adobe was available from previous investigations here (Felton and Newland 2001; Sanchez and Allen 1987; Wilkie-Farnsworth and Farnsworth 1991; Zepeda-Herman 2002). The 2001-2003 archaeological work therefore concentrated on identifying and analyzing evidence of outbuildings and other landscape features associated with both nineteenth and twentieth century occupations at Sepulveda Adobe. Work locations were selected to seek out remnants of outbuildings described by George Smith. Aerial photographs dating from 1928 to 1946 were used to determine the location of outbuildings that formerly stood at the Sepulveda Adobe site during the 2001-2003 work.

The 2001-2003 archaeological investigations for the present project yielded a large number of artifacts and provided documentation of several outbuildings. The State Parks work also examined large surface areas of the field north of the Adobe and may have located new evidence of the original adobe. The aerial extent of the prehistoric component of site CA-LAN-1426/H was also studied using surface scrapes over a broad area in all directions around the Adobe, as well as, by test excavations and surface survey. No cultural features, e.g., house floors, hearths, etc, associated with the prehistoric component of CA-LAN-1426/H were

identified during the present work. Only a relatively small number of finished artifacts and tools were recovered during all years of excavations at the Sepulveda Adobe.

The 2001-2003 fieldwork did provide information on the areal extent of the prehistoric component of the site, good information on twentieth century activities here, and good data on areas where no cultural remains exist. For example no archaeological sites or cultural features were found within the proposed project area for the new parking area and entrance road during this survey. The proposed parking lot and entrance road are free of any significant surface cultural remains. Buildings and other landscape features associated with the Sepulveda Adobe complex lie further to the south and east of the proposed parking lot and entrance road. The proposed project includes bringing water and sewer lines to the restroom planned for placement at the parking lot. These utility lines will be not placed within known archaeological deposits, and have been purposefully sited to avoid culturally sensitive locations.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a) The proposed project would restore the adobe and historic landscape features of the site and provide an adaptive use for public education and interpretation of the site’s historic significance. The project requires physical improvements to the adobe structure as well as to areas of the site that were once part of a working ranch yard. It is expected that interior modifications to doorways, windows, ceilings, flooring, etc. will be completed in compliance with the Secretary of the Interior’s Standards for Treatment of Historic Properties in an effort to balance the historic character and significance of the property with more current health, safety, and accessibility codes. The home evolved from a four-room adobe into a building of nine rooms -- primarily with concrete frame, lath and plaster construction. As a result, the interior modifications will need to match materials dating from mid-1860 to the 1920’s. The adobe will also require various utility upgrades and interior adaptations to facilitate visitor traffic flow, volunteer programs, school programs, etc. The exterior arrangement of the property will not be fully reconstructed in all details due to a lack of specific documentation but will provide interpretive features to meet the needs of Park visitors while also meeting several State Parks interpretive and educational objectives. Implementation of the following mitigation measures will reduce any potential adverse impacts to historical resources to less than significant.

MITIGATION MEASURE CULT-1

- All development, restoration, and interpretation plans (e.g., parking lot, walkways, plantings, etc.) will be reviewed by State Parks cultural resource specialists for compatibility with the existing historic setting and to ensure that the selection of material for replacement and interpretive use will have no adverse effects on original historic fabric. All treatment proposals will be based on previous research and building monitoring so that historic fabric removal, replacement, addition, and finish selections, etc. are consistent with architectural findings and research. All effort will be made to avoid further damage to original historic fabric.

MITIGATION MEASURE CULT-2

- The project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Weeks and Grimmer 1995). In order to do so, each property should be: "used as it was or be given a new use that requires minimum change to its distinctive materials, features, spaces, and spatial relationships." Overall, the footprint and building envelope shall be retained during the rehabilitation. Further, the historic character of the property shall be retained and preserved. Historic materials, features, and spaces shall be retained. Distinctive features, finishes, and construction techniques that characterize the property shall be retained and preserved or replaced in kind. All new adaptations will be done in a reversible manner in order to protect original fabric and historic integrity of the resource.

MITIGATION MEASURE CULT-3

- During construction/restoration, a cultural resource monitor that is trained in the Secretary of the Interior's Standards shall be in place to salvage historic fabric that is impacted, and record historic features or materials as they are uncovered.

- b) The grounds underlying the Sepulveda Adobe and the surrounding terrain have a high potential for yielding cultural remains. The proposed project has been designed to avoid and/or minimize impacts to known archaeological features within the project area. The major construction features including the parking lot, access road, utility lines, etc., were sited and designed away from significant cultural remains. All subsurface work, including placing utility lines, grading and excavation associated with construction of interpretive structures, access road, parking lot, landscaping, and other similar project activities, will be monitored by a State Parks archaeologist as a precaution. The highest potential for uncovering subsurface cultural remains, particularly artifacts, lies under or around the perimeter of the adobe. The ground lying directly under the south side addition and the west side addition of the adobe are considered areas with a high potential for finding nineteenth century cultural deposits. State Parks archaeologists should conduct test excavations at these locations if structural work is necessary within these areas in the future; the project plans do not currently call for such work.

Geophysical investigations by staff from Cal State University, Long Beach in 2002 and 2003 reported finding evidence for structural remains northwest of the adobe. The finds were made in the general location of the original Sepulveda Adobe, as reported by George Smith (George Smith interview in Sanchez and Allen 1987). This location should be avoided in designing interpretive features or site facilities. State Parks archaeologists would conduct limited-scope test excavations in the future at the location identified by the geophysical survey to investigate evidence for the original adobe. Implementation of the following mitigation measure will reduce potential impacts to archaeological resources to less than significant.

MITIGATION MEASURE CULT-4

- All earthmoving activities (i.e., trenching, grading, augering, landscaping, etc.) will be monitored at the discretion of a State Parks-qualified archaeologist. The monitor must be included in pre-construction meetings with the prime contractor and any subcontractors involved with earthmoving construction work. In the event of making inadvertent finds, the monitor will notify the State’s Representative to temporarily halt construction at the location of the discovery and direct the contractor to continue work at a designated distance from the find. The monitor will evaluate the situation and provide management recommendations leading to the avoidance of further impacts, or mitigate adverse effects through additional data recovery. A monitoring report will be prepared at the conclusion of the monitoring program.

- c) In all the archaeological work completed in or at the sites around the Sepulveda Adobe, no human remains have been discovered. In addition the type of pre-historic archaeological sites are generally lithic scatters and not sites generally associated with burial activities. It is highly unlikely that unknown human remains will be encountered. However, in the unlikely event that human remains are encountered, implementation of the following mitigation measure will reduce impacts to less than significant.

MITIGATION MEASURE CULT-5

- In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the State's Representative. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities.

If the coroner or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination.

If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

VI. GEOLOGY AND SOILS.

ENVIRONMENTAL SETTING

Topography

The Santa Monica Mountain Range is one of only three east-west trending ranges in California, extending 35 miles from Oxnard to the Los Angeles Basin. Deep, narrow canyons incise the steep mountain slopes. Along the western portion of the range, an area that includes the Park, the Santa Monica Mountains are at their broadest, ranging from 8 to 10 miles wide. This area also includes Sandstone Peak, the highest peak in the range, at 3,111 feet.

The Park is immediately north of the crest of the central Santa Monica Mountains. The topography of the Park is dominated by the deep canyon formed by Malibu Creek, which runs in a northwest to southeast direction, flowing through the mountains. Much of the canyon floor is boulder-filled. Away from the canyon walls and high ridges, the Park exhibits level fields and rolling hills. The project site is located in a low elevation meadow area in the valley floor at the base of the rocky buttes.

Geology

Malibu Creek SP is located in the central portion of the Santa Monica Mountains. The Santa Monica Mountains are composed of markedly faulted and folded coarse- to medium-grained sediments. From the crest of the Santa Monica Mountains in the south of the Park to the Thousand Oaks Corridor Hills in the Park's north lie belts of sandstone and fossil-bearing Miocene shale. Over 15 million years ago, during the Middle Miocene age, the sandstone and shale were covered by Conejo Volcanics, a molten volcanic rock. The volcanic rock, layered with sedimentary rock, began the mountain formation. After the volcanic activity, marine sediment formed the Calabasas formation, which consists of layers of sandstone, siltstone, and fragments of sedimentary rock imbedded in sandstone (McAuley 1996a). The Park has many steep canyons with shallow alluvial fills, ranging in thickness from 30 feet at the bottom of canyons to less than four feet on canyon slopes.

The Santa Monica Mountains display relatively low seismic activity compared to the regionally high seismic levels in southern California. The mountains are bordered by two major fault lines, the Simi-Northridge-Santa Susana-Verdugo fault and the Malibu Coast-Santa Monica-Raymond Hill fault, to the north and south, respectively. No major earthquakes are known to have originated in the Park and the Park is not located in an Alquist-Priolo special study zone. However, the Sepulveda Adobe was damaged in the Northridge Earthquake in 1994. Due to steep slopes, landslides are the seismic activity most likely to affect the Park.

Soils

The Malibu Creek watershed includes a range of soils, including loamy, silty, sandy, and clayey soils. These soils originated from a combination of rock types, including sandstone, shale, and igneous rocks, which were laid in place as marine and non-marine terrace deposits. Folding and erosion of these terraces, and deposition by rivers left the alluvial soils that are now abundant in the Park.

WOULD THE PROJECT:	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a i-ii) The Santa Monica Mountains display relatively low seismic activity, compared to the regionally high seismic levels in southern California. No major earthquakes are known to have originated in the Park and the Park is not located in an Alquist-Priolo special study zone. In addition, all structures developed within the Park would have to comply with the standards contained in California Code of Regulations, Title 24, also known as the California Building Standards Code, through State Parks' internal planning processes. Seismic retrofit was recently completed on the existing adobe during the FEMA restoration work. Therefore, no additional seismic retrofit to the existing structure is necessary. However, new structures planned for use by the public would be constructed consistent with applicable earthquake design standards. Implementation of

the following mitigation measure would reduce seismic related impacts to less than significant.

MITIGATION MEASURE GEO-1 SEISMIC STANDARDS

All proposed new structures will comply with all applicable earthquake design requirements of the California Building Code.

- (iii-iv) The California Department of Conservation has issued Seismic Hazard Zone Maps for much of southern California, including the Santa Monica Mountains area. The seismic hazard zone maps for the Malibu Beach, Calabasas, and Point Dume quadrangles show landslide hazard areas and liquefaction hazard zones covering much of the Park. Areas identified as being susceptible to landslides include the Park's steep and rugged hillside terrain. The State of California Seismic Hazard Zone Map (SHZM) for the Malibu Beach Quadrangle (released 10-17-01) shows the project site to be outside of any Earthquake-Induced Landslide areas. The same SHZM shows the project location to be inside an area "where historic occurrence of liquefaction, or other geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required." The proposed project improvements will incorporate construction methods to minimize these potential hazards per accepted design procedures. Adherence to these and other applicable building codes would reduce potential impacts related to landslides and liquefaction hazards to less than significant.

MITIGATION MEASURE GEO-2 LANDSLIDES AND LIQUEFACTION

All proposed structures will comply with all applicable landslide and liquefaction design requirements of DMG Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California.
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- b) Construction of the proposed parking area and underground utility connections will require grading and excavation and will result in exposed soil and soil stockpiles, which would create the potential for erosion and the loss of topsoil. Guidelines NR-7.3 and NR-8.2 of the Park's GP require the implementation of Best Management Practices (BMPs) to capture and treat storm water runoff from Park roads and the preparation and implementation of erosion control plans for projects involving excavation or other ground surface disturbances that would increase the potential for generating sediment-carrying runoff. Consistent with these guidelines, temporary erosion control measures (i.e., Best Management Practices) would be implemented during all soil-disturbing activities and until all disturbed soil has been stabilized (recompacted, revegetated, etc.). This would include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls to minimize erosion and loss of topsoil. In addition, a Storm Water Pollution Prevention Plan (SWPPP) would be prepared as required by the State Water Resources Control Board for projects involving greater than one acre of land disturbance and would include measures to control soil and surface water runoff during excavation and grading activities. Implementation of the following mitigation measure would reduce impacts

from soil erosion or loss of topsoil to a less than significant level.

MITIGATION MEASURE GEO-3 EROSION CONTROL

- Best Management Practices (BMPs) will be used in all areas of ground disturbance to control erosion and surface water runoff during trenching and grading activities. Temporary erosion control measures (BMPs) must be used during all soil disturbing activities and until all disturbed soil has been stabilized (recompacted, revegetated, etc.). These BMPs will include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls and protection of storm drain inlets to prevent erosion and sedimentation into receiving waters.
- Permanent erosion controls would be implemented, including proper compaction and revegetation of disturbed soil areas as soon as feasible following construction, detention swales, infiltration basins, and energy dissipaters, as appropriate. The State's contractor would be responsible for providing the planned BMPs for State Parks' review and approval, prior to the start of work.
- If ground-disturbing operations must occur during the rainy season (October 31 to May 1), or if storms are anticipated during construction, exposed soil will be covered and/or stabilized using temporary erosion control measures such as tarps, hydroseeding, mulching, and/or binding.
- A Storm Water Pollution Prevention Plan (SWPPP) (i.e., erosion control plan) will be prepared, as required by the State Water Resources Control Board for projects involving greater than one acre of land disturbance. The project will comply with all applicable water quality standards as specified in the Los Angeles Regional Water Quality Control Board Basin Plan.

- c) The project site has been inspected by a California Licensed Civil Engineer. No evidence of unstable soils was detected by visual observations during this inspection. No unstable soils are known to exist at the project site. No impact.
- d) The project site has been inspected by a California Licensed Civil Engineer. No evidence of expansive soils was detected by visual observations during this inspection. No expansive soils are known to exist at the project site. No impact.
- e) The project does not involve the installation of a septic system and /or leach field. No impact.
- f) As discussed in Section V. Cultural Resources, the project site may contain paleontological resources. Implementation of **MITIGATION MEASURE CULT-4** requiring the presence of a qualified cultural resource monitor during all ground disturbing activities will reduce potential impacts to paleontological resources to less than significant. No geologic features would be impacted as a result of the proposed project.

VII. HAZARDS AND HAZARDOUS MATERIALS.

ENVIRONMENTAL SETTING

Malibu Creek SP is located in the SMMNRA, which is composed of a mosaic of land ownerships and land uses spread over 150,050 acres in the Santa Monica Mountains. Land within the Park has had a number of previous owners including ranchers, Craggs Country Club, and 20th Century Fox Studios during which the area was used for filming television and movies. The area was not developed by Fox and remains generally undeveloped today. The State classified the land as a State Park in 1976 to restore and preserve the natural beauty of the area. The State has greatly expanded the size of the Park since it opened through numerous subsequent land acquisitions. According to the Environmental Protection Agency's (EPA) National Priorities List and the California Department of Toxic Substances Control's Cortese List, the Park is free of environmental waste and underground storage tanks, as it has never been used for industrial purposes (EPA 2003; DTSC 2003).

As the proposed project involves restoration and modifications to various interior fixtures in the Sepulveda Adobe, an asbestos and lead-based paint inspection report was prepared for the site by ENCORP Environmental Management Services, dated February 14, 2000. Asbestos and lead-based paint has been detected on painted wood including windows, doors and frames, base boards, cabinets, and other wood surfaces.

The project site is not located within an airport land use zone, or within two miles of an airport. There are no public or private airstrips in the vicinity of the Park. There are no schools located near the project site.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located within an airport land use plan or, where	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project result in a safety hazard for people residing or working in the project area?

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| f) Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION

- a) Construction activities may require the use of potentially hazardous materials such as fuels, oils, and solvents associated with construction equipment. These materials are generally contained within vessels engineered for safe storage. Large quantities of these materials would not be stored on site. Spills, upsets, or other construction-related accidents could result in the release of fuels or other hazardous materials into the environment. The project will not result in the routine transport, use, or disposal of hazardous materials beyond project construction. Implementation of the following mitigation measure would reduce the potential impacts to the public and the environment from the release of construction-related hazardous materials to less than significant.

MITIGATION MEASURE HAZMAT-1 SPILL PREVENTION
<ul style="list-style-type: none"> • A Spill Prevention and Response Plan (SPR Plan) will be developed and approved by the State Parks project manager prior to the start of any work. This plan would provide guidelines for safe work practices to prevent any hazards to the public, workers, or the environment from the release of hazardous materials (fuels, oils, or other vehicle fluids). It would also include a map delineating construction staging or storage areas where refueling, lubrication, and maintenance of equipment may occur. A spill kit would be maintained onsite throughout the duration of the project. In the event of a spill or release of any chemical in any physical form on or immediately adjacent to the project site during construction, the contractor would immediately notify appropriate State Parks staff (e.g., project manager, supervisor, or State Representative). • All equipment would be inspected for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from Park premises. • Equipment would be cleaned and repaired (other than emergency repairs) outside the Park boundaries. All contaminated water, soil, sludge, spill residue, or other hazardous compounds would be disposed of outside Park boundaries, at a lawfully permitted or authorized designation.

As noted in the Environmental Setting above, asbestos and lead-based paint has been detected in various surfaces and materials within the adobe. The proposed restoration of interior fixtures would involve the removal, repair, and/or replacement of historic wall and wood finishes, paint, and plaster. Old pipes and conduit containing asbestos may also be encountered. As a result, the potential for exposure of workers to hazardous substances may occur during the restoration/construction of the project. The use of paint strippers, along with other solvents and chemicals, could pose a human health risk, or a risk to the environment (i.e., water and soil contamination) in the event of a spill or other accident, or due to improper handling or disposal. Implementation of the following mitigation measure would reduce the potential impacts to the public and the environment from the release of hazardous materials to less than significant.

MITIGATION MEASURE HAZMAT-2

- All abatement work shall be done in compliance with the asbestos and lead-based paint inspection report prepared for California State Parks by ENCORP Environmental Management Services, dated February 14, 2000 and with all applicable local and federal regulations.
- Procedures for the proper removal and disposal of any hazardous materials will be established as part of a Health and Safety Plan developed by State Parks' contractor and approved by State Parks. This may include the use of respirators, dust masks, protective clothing, air monitoring, or other procedures to reduce or eliminate exposure to workers, the public, or the environment. The Health and Safety Plan will contain procedures for storage, transport, and disposal of any hazardous waste generated as part of the restoration/construction process (both materials removed from the buildings and any chemicals used in the process).
- All hazardous materials will be removed by trained and authorized personnel and disposed of at a licensed facility (generally a Class III landfill), in compliance with local, state, and federal regulations and guidelines.

- b) See Discussion VII (a) above. **MITIGATION MEASURE HAZMAT-1** and **MITIGATION MEASURE HAZMAT-2** would reduce the potential for adverse impacts to a less than significant level.
- c) There are no schools within one-quarter mile of the project site. No impact.
- d) The project site is not included on a current list of hazardous materials sites (Cortese List), compiled by the California Department of Toxic Substances Control (DTSC), pursuant to Government Code §65962.5. The project site is also not on the U.S. Environmental Protection Agency's National Priorities List. No impact.
- e,f) The proposed project is not located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private air strip. No impact.
- g) All construction and restoration activities associated with the project would occur within the boundaries of the Park and would not block any public road, although short delays may occur periodically along Mulholland Highway while construction equipment is

accessing the site. No proposed work would interfere with any emergency response plans or emergency evacuation plans. Therefore, the impact of this project on an emergency response or evacuation plan would be less than significant.

- h) The project site is located in an area of high fire hazard and contains annual grasses that can become flammable during the dry season (June-October). Heavy equipment, if used on or driven across any flammable area, could cause a fire due to improper exhaust systems or by the creation of sparks from the friction of metal parts on rock or other hard surfaces. The Malibu Creek SP maintenance staff provides fire protection measures at the site on a regular, on-going basis including, mowing, tree trimming, and garbage pick-up. These maintenance procedures will continue at the site following completion of the proposed project. In addition, the project is required to meet fire safety standards of the State Fire Marshall. Implementation of the following mitigation measures would reduce the potential impacts from wildland fire to less than significant.

MITIGATION MEASURE HAZMAT-3 CONSTRUCTION FIRE MANAGEMENT

A Health and Safety Plan would be developed and reviewed by all project staff prior to the start of any work. Job site characteristics to reduce the potential for fire will be included such as, but not limited to, those discussed below:
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| <ul style="list-style-type: none">• Spark arresters or turbo charging (which eliminates sparks in exhaust) and fire extinguishers will be required for all heavy equipment.• Construction crews will be required to park vehicles away from flammable material, such as dry grass and brush. At the end of each workday, heavy equipment will be parked over mineral soil, asphalt, or concrete to reduce the chance of fire. |
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MITIGATION MEASURE HAZMAT-4 OPERATIONAL FIRE MANAGEMENT
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| <ul style="list-style-type: none">• Areas surrounding any structures would be kept clear of flammable materials.• The project will meet all applicable California Building Code Standards regarding fire safety and management and requirements of the State Fire Marshall. |
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VIII. HYDROLOGY AND WATER QUALITY.

ENVIRONMENTAL SETTING

Malibu Creek SP is located in the Malibu Creek watershed, which contains eight subwatersheds. The Park is located within the Malibu Creek subwatershed, which is approximately 90 percent undeveloped open space. Within the Park there are two primary watercourses: Malibu Creek and Las Virgenes Creek. Malibu Creek eventually drains into Santa Monica Bay through Malibu Lagoon (USDA 1997). Most tributaries of Malibu Creek, with the exception of Las Virgenes Creek, are ephemeral; however, irrigation water as well as water released from Malibu Lake, has created year round flows down Malibu Creek and some of its tributaries. Both Malibu Creek and Las Virgenes Creek are in designated 100-year flood zones, although the boundaries of this zone do not extend above the stream bank.

The project site is directly adjacent to Las Virgenes Creek, a major perennial water source that confluences with Malibu Creek within Malibu Creek State Park. Southern coast live oak riparian forest occurs within and adjacent to the south edge of the project site along the banks of Las Virgenes Creek. The creek is known to have down-cut significantly in the past decades resulting in an incised channel and steep banks. It is not likely that typical flows from Las Virgenes Creek will leave the existing creek bed to any significant degree.

An ephemeral creek, a tributary to Las Virgenes, also flows directly through the site. This creek has sustained direct impacts from the historic Sepulveda ranching activity as well as the construction and maintenance of Mulholland Highway, which crosses it via culverts twice upstream of the site and again at the stream's confluence with Las Virgenes Creek. Mulefat and exotic annuals occupy the majority of this creek's bed and banks within the site, while upstream and downstream the ephemeral creek has a mature oak canopy. Previous to ranching activity and the development of Mulholland Highway, this creek was likely more broad and shallow from bank to bank with variable channels, benches, and alluvial deposits, with a mixture of oak trees and alluvial scrub.

The Los Angeles Regional Water Quality Control Board (LARWQCB) adopted a Water Quality Control Plan, *Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties*, in 1994 for the purposes of preserving and enhancing water quality and protecting designated beneficial uses of all regional waters. The Basin Plan outlines water quality objectives that are used in conjunction with beneficial uses to act as water quality standards. The designated beneficial uses of the water in the Malibu Creek subwatershed include contact and non-contact water recreation, warm freshwater habitat, cold freshwater habitat, wildlife habitat, migration and spawning, wetland habitat, and rare and endangered species habitat. Potential beneficial uses include municipal and domestic water supply. Although the subwatershed is primarily undeveloped, the beneficial uses of the waters are in jeopardy due to urban and natural area runoff, septic systems, fertilizers, erosion, wildlife, and domestic animals (USDA 1997). The LARWQCB establishes a Total Maximum Daily Load (TMDL) for impaired water bodies in which pollutant sources exceed established concentration levels and are included on a 303(d) list of impaired surface waters with the Los Angeles Region. Las Virgenes Creek/Malibu Creek is currently on the 303(d) listing because of high coliform count, nutrients (algae), organic enrichment/low dissolved oxygen, unnatural scum/foam, selenium, and trash (City of Calabasas Master Plan for Restoration, 2003).

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) As noted in the Environmental Setting, Malibu Creek SP is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). This project would be in compliance with all applicable water quality standards and waste discharge requirements. Construction of the proposed parking area and underground utility connections will require grading and excavation and will result in exposed soil and soil stockpiles, which would create the potential for erosion and the loss of topsoil. Guidelines NR-7.3 and NR-8.2 of the Park's GP require the implementation of Best Management Practices (BMPs) to capture and treat storm water runoff from Park roads and the preparation and implementation of erosion control plans for projects involving excavation or other ground surface disturbances that would increase the potential for generating sediment-carrying runoff. Consistency with these guidelines, temporary erosion control measures (i.e., Best Management Practices) would be implemented during all soil-disturbing activities and until all disturbed soil has been stabilized (recompacted, revegetated, etc.). This would include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls, to minimize erosion and loss of topsoil. In addition, a Storm Water Pollution Prevention Plan (SWPPP) would be prepared as required by the State Water Resources Control Board for projects involving greater than one acre of land disturbance and would include measures to control soil and surface water runoff during excavation and grading activities.

Additionally, construction activities may require the use of potentially hazardous materials such as fuels, oils, and solvents associated with construction equipment. These materials are generally contained within vessels engineered for safe storage. Large quantities of these materials would not be stored on site. Spills, upsets, or other construction-related accidents could result in the release of fuels or other hazardous materials into the environment. The project will not result in the routine transport, use, or disposal of hazardous materials beyond project construction.

Implementation of **MITIGATION MEASURE GEO-3** and **MITIGATION MEASURE HAZMAT-1** requiring implementation of Best Management Practices, preparation of a Storm Water Pollution Prevention Plan, and preparation of a Spill Prevention and Response Plan (regarding potential impacts from accidents, spills, or upset) would reduce any potential impacts to water quality to a less than significant level.

- b) This project would not result in an impact to groundwater supplies since no groundwater extraction will occur. Water supply for on site facilities will be obtained by connecting to the municipal water supply main. No impact.
- c) The proposed project would not alter any existing drainage pattern of the site or area and does not involve the alteration of any watercourse. A bridge will be constructed over the ephemeral drainage that meanders through the southwest corner of the site to provide an access road to the site and parking area. The bridge and abutments will fully span the creek to avoid direct impacts to the channel and adjacent wetland habitat to avoid alteration of this ephemeral drainage. **MITIGATION MEASURE BIO-5** includes a measure to design and construct the bridge crossing in a manner that would minimize alteration of the ephemeral creek to less than significant.

- d) As noted in Discussion c) above, the project does not involve the alteration of any watercourse. A small bridge crossing would be installed over the ephemeral drainage for access to the new parking area. However, no structural elements of the bridge would be placed in the channel and the bridge would span the drainage in a manner such that the drainage pattern would not be affected. The project will not introduce significant new areas of impervious surfaces, as the parking area and access road will be constructed of crushed rock rather than asphalt pavement to allow for infiltration of storm water. Appropriate drainage facilities associated with the road and parking area, such as drainage swales, will be designed and constructed to adequately handle and direct storm water runoff in a manner that would not result in the potential for on or off-site flooding. New impervious surfaces, such as ADA ramps and small interpretive structures, would be minor relative to the amount of natural impervious surface at the project site. Therefore, the project would not result in an increase of surface runoff in a manner that would result in on or off-site flooding. No impact.
- e) As noted in Discussion d) above, the proposed project would not result in increased volumes of storm water runoff from the site, as the project would not introduce significant new areas of impervious surfaces. Implementation of **MITIGATION MEASURE GEO-3** and **MITIGATION MEASURE HAZMAT-1** requiring implementation of Best Management Practices, preparation of a Storm Water Pollution Prevention Plan, and preparation of a Spill Prevention and Response Plan (regarding potential impacts from accidents, spills, or upset) would reduce any potential impacts to water quality to a less than significant level.
- f) The proposed project has the potential to degrade water quality of receiving waters from sediment from disturbed soils and/or pollutants from heavy construction equipment that could become entrained in storm water runoff. Implementation of **MITIGATION MEASURE GEO-3** and **MITIGATION MEASURE HAZMAT-1** requiring implementation of Best Management Practices, preparation of a Storm Water Pollution Prevention Plan, and preparation of a Spill Prevention and Response Plan (regarding potential impacts from accidents, spills, or upset) would reduce any potential impacts to water quality to a less than significant level.
- g -i) The Park has not had a history of flood control problems. The streambeds of Malibu Creek and Las Virgenes Creek are designated as 100-year flood zone; however, the flood zones are primarily limited to the banks of the creeks. The proposed project does not involve any structural development within the creeks and would not locate any new habitable structures within the 100-year flood zone. No impact.
- j) Due to its inland location, the proposed project would not result in a risk to the public from seiche or tsunami hazards. The California Department of Conservation has issued seismic Hazard Zone Maps for much of southern California, including the Santa Monica Mountains area. The seismic hazard zone maps for the Malibu Beach, Calabasas, and Point Dume quadrangles show landslide hazard areas covering much of the Park. Areas identified as being susceptible to landslides include the Park's steep and rugged hillside terrain. The proposed project is located in a relatively flat area of the Park on the valley floor well away from steep hillside terrain. Therefore, the proposed project would not result in an increased risk to the public or to property from landslide hazards. Less than significant impact.

IX. LAND USE AND PLANNING.

ENVIRONMENTAL SETTING

Malibu Creek SP is located in the SMMNRA, which is composed of a mosaic of land ownerships and land uses spread over 150,050 acres in the Santa Monica Mountains. From 1946 to 1973, much of the present-day Park was owned by 20th Century Fox and was used for filming television and movies. This land, referred to as the Century Ranch, was purchased by the State in 1973, with other contiguous parcels acquired soon thereafter. In 1975, a 1,000-acre parcel north of Mulholland Highway was purchased from Bob Hope followed by Reagan Ranch, acquired from former President Ronald Reagan. The State classified the land as a State Park to restore and preserve the natural beauty of the area, which opened to the public on July 10, 1976.

The State has greatly expanded the size of the Park since it opened. Between 1978 and 1982, a number of large properties were acquired, including the large meadow south of Stokes Creek, land along Mulholland Highway, and more than 1,000 acres along Bulldog Canyon and along Mesa Peak Road in the southern portion of the Park. Land purchases later extended the Park boundary south toward the coast and east along the Backbone Trail to Saddle Peak Road. More recently, the State negotiated a land swap with the County of Los Angeles (County) that transferred ownership of Tapia Park to State Parks, and Placerita Canyon Park to the County. State Parks continues to acquire land surrounding the Park in an effort to preserve and enhance natural and cultural resources and expand recreational and support facilities for future generations. The Park currently encompasses approximately 7,553 acres with approximately 3,000 acres set aside as natural preserves.

The Park is surrounded by both private and public land. The majority of the land surrounding the Park is unincorporated and is under the jurisdiction of Los Angeles County. Much of this unincorporated land is undeveloped; however, some residential development borders the Park near the communities of Malibu Lake and Monte Nido. The Las Virgenes Municipal Water District (LVMWD) owns a large tract of land along Las Virgenes Road on the northeastern side of the Park. Also adjacent to the Park are two privately owned camps, Mount Craggs/Camp Gilmore Salvation Army Camp and David Gonzales Juvenile Detention Camp. The Salvation Army Camp is located immediately west of Tapia Park and is used primarily as a summer Christian recreation camp. David Gonzales Juvenile Detention Camp is a secure facility located immediately north of Tapia Park and is one of the oldest youth detention camps in California. Abutting the Park along the western boundary are Paramount Ranch and Castro Crest, owned by NPS.

Outside of the SMMNRA, the Park is surrounded by a number of cities and communities. Nearby jurisdictions include the cities of Agoura Hills, Calabasas, Hidden Hills, and Malibu. Coordination with these local governments is important to successful park planning and conservation efforts in the Santa Monica Mountains; however, development within the Park is not subject to the land use plans and policies of these local agencies. Development within the Park is guided by the Malibu Creek State Park General Plan (2004), recently revised and approved by the California Parks and Recreation Commission. The project site is located in an area that is designated as a Cultural/Historic Zone in the Park's General Plan (2004). The

Cultural/Historic Zone protects areas of the Park that are representative of the region’s heritage, including historic and prehistoric features and landscapes, while encouraging visitor participation and enrichment. Areas in this zone are representative of the diverse local and regional heritage and are significant for their role in representing the human experience in California. This zone is a low to moderate-intensity use area where only essential visitor services and facilities are to be located.

Additionally, development within the Park is regulated by State land use guidelines, including requirements set forth under the California Coastal Act. The project site is bisected by the coastal zone boundary such that the southern half of the project parcel falls within the coastal zone and therefore, is subject to requirements of the California Coastal Act. The California Coastal Act of 1976 (CCA) (California Public Resources Code Section 30000 et seq.) was enacted by the State Legislature to provide long-term protection of California’s 1,100-mile coastline for the benefit of current and future generations. The CCA created a partnership between the State (acting through the California Coastal Commission) and local government (15 coastal counties and 58 cities) to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) The proposed project is located within the boundaries of Malibu Creek SP and involves restoring the Sepulveda Adobe and developing site improvements to facilitate public education and interpretation opportunities at the site. The project area does not contain or define an established community and no project activities would disrupt or divide any community functions. The construction and operation of the proposed project would not impede access to any adjacent parcels or communities. Therefore, the proposed project would have no impact on established communities.

- b) The proposed project would not conflict with applicable land use plans, policies, or regulations of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project is consistent with the Goals and Guidelines of the Malibu Creek State Park General Plan. Development of the proposed project will require a Coastal Development Permit from the California Coastal

Commission (CCC) for portions of the project that fall within the coastal zone. The CCC may impose project conditions to ensure the project's consistency with the Coastal Act and State Parks will comply with all such conditions. In addition, the project is subject to the requirements of the Los Angeles Regional Water Quality Control Board. State Parks will file a Notice of Intent (NOI) to Comply with the Terms of the General Permit to Discharge Stormwater Associated with Construction Activity in compliance with State Water Resources Control Board requirements. Furthermore, with certification of this MND and full implementation of the mitigation measures herein, the project would be in compliance with CEQA. No impact.

- c) There is no habitat conservation plan or natural community conservation plan that applies to the project or project area. Therefore, the project would not conflict with such plans. No impact.

X. MINERALS.

ENVIRONMENTAL SETTING

Malibu Creek SP is not located within an area with existing or historic energy or mineral extraction land uses, and it is not designated as an important mineral resource by the California Department of Conservation. Mineral resource extraction is not permitted under the Resource Management Direction of State Parks.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a, b) The project area has no known mineral resources that would be lost due to the construction and operation of the proposed project. The site is not classified or nominated as a locally important mineral resource recovery site. Therefore, there would be no impact from this project.

XI. NOISE.

ENVIRONMENTAL SETTING

Malibu Creek SP is located in the 150,000-acre SMMNRA, which is 90 percent undeveloped. Due to the Park's isolation from development and human habitation, the Park maintains low noise levels. The project site is located at the northwest corner of the intersection of Mulholland Highway and Las Virgenes Road. As a result, the greatest source of noise at and near the project site is traffic from these two heavily traveled roadways.

Federal, state, and local governments have established noise standards and guidelines to protect the public from potential hearing damage and various other adverse physiological and social effects associated with noise. Noise can be generated by a number of sources, including mobile sources such as boats, automobiles, and trucks; and stationary sources such as construction sites and parking lots. Noise generated by mobile sources typically attenuates (is reduced) at a rate between 3.0 to 4.5 dB per doubling of distance; whereas, stationary source noise typically attenuates at a rate of approximately 6 dB per doubling of distance. The rate generally depends on the atmospheric conditions, types of ground surface as well as the number or type of objects located between the noise source and the receiver.

Based on the California Office of Planning and Research's (OPR) General Plan Guidelines, 60 dBA is the maximum acceptable noise level for the most sensitive land uses (e.g., single-family residences). While recreational activity in a natural setting is not included in the OPR General Plan Guidelines, such activities would also be considered noise-sensitive uses. Based on information provided by EPA, outdoor receptors within approximately 1,600 feet of construction sites could experience maximum instantaneous noise levels of greater than 60 dBA when onsite construction-related noise levels exceed approximately 90 dBA at the boundary of the construction site. With the exception of recreational users and a few scattered residences, there are no significant areas of concentrated sensitive uses (e.g., residential or commercial developments) adjacent to the Park. The nearest residence is located approximately 1000 feet from the project site and a Park employee residence is located on the south side of Mulholland Highway. Park visitors using the north-south trail that traverses the eastern edge of the project site (which will be temporarily relocated during project construction) would be the nearest sensitive receptors of construction-related noise.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) As noted in the Environmental Setting section above, the primary source of existing background noise at the project site is traffic-related due to the proximity of Las Virgenes Road and Mulholland Highway. Heavy equipment, along with vehicle and delivery traffic, would operate during construction. Construction noise levels at and near the project area would fluctuate, depending on the type and number of construction equipment operating at any given time. Depending on the specific construction activities being performed, short-term increases in ambient noise levels could result in speech interference near the project site and annoyance to visitors; primarily those using the trail through the site that connects the main Park entrance to White Oak Farm and the Liberty Canyon Natural Preserve. As a result, construction-generated noise would be considered to have a potentially significant short-term impact. The operation of the project following project construction would generate occasional parking lot-related noise (e.g., opening and closing of doors, people talking). However, this type of noise is not expected to exceed the established standards and would not increase the ambient noise level above the existing traffic noise audible at the site. Because of the remote location of the site and general absence of noise-sensitive receptors (e.g., residential and commercial development, schools), conflicts with the County noise ordinance are not anticipated. Implementation of the following mitigation measure would reduce potential temporary, construction-related noise impacts to less than significant.

MITIGATION MEASURE NOISE-1

- Construction activities would generally be limited to daylight hours, between 8 a.m. and 5 p.m., Monday through Friday, unless permission is granted by the Construction Supervisor and the Park District for other hours, as necessary.
- Internal combustion engines used for any purpose at the job site would be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction would utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.

- b) Construction activity would not involve the use of explosives, pile driving, or other intensive construction techniques that could generate significant ground vibration or noise. Minor vibration immediately adjacent to excavating equipment would only be generated on a short-term basis. Therefore, groundborne vibration or noise generated by the project would have a less than significant impact.
- c) Construction is expected to take approximately one year to complete. Once the construction is complete, no significant increase in noise is expected. Nothing within the scope of the proposed project would result in a substantial permanent increase in ambient noise levels. No impact.
- d) See Discussion XI (a) above. Mitigated to a less than significant impact.
- e,f) This project is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private air strip. Therefore, no impact would occur as a result of these project activities.

XII. POPULATION AND HOUSING.

ENVIRONMENTAL SETTING

Malibu Creek SP is located approximately 25 miles west of downtown Los Angeles in the heart of the Santa Monica Mountains National Recreation Area (SMMNRA), which is 90 percent undeveloped. The Park primarily serves the regional population of Los Angeles and Ventura counties, which had a population count of 9,519,338 and 753,197, respectively, in the 2000 census (USDC 2000). Outside of the SMMNRA, the Park is surrounded by a number of cities and communities in Los Angeles County, including the City of Agoura Hills and the unincorporated communities of Cornell and Agoura to the north, the cities of Calabasas and Hidden Hills and the communities of Calabasas Highlands and Calabasas Park to the northeast, the community of Monte Nido to the east, and the community of Malibu Lake to the northwest. The city of Malibu lies within the SMMNRA, as do the nearby unincorporated areas of Malibu Bowl and El Nido.

The proposed project is located within the boundaries of Malibu Creek SP and involves restoring the Sepulveda Adobe and developing site improvements to provide opportunities for public education and interpretation of the site's history. The site is currently not open to the public, and the adobe structure is fenced to prevent unauthorized access. The site is managed by State Park employees with assistance from volunteer docents. Employee housing is provided for several State Park employees within the Park at Reagan Ranch, White Oak Farm, and along Mulholland Highway.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) The proposed project would improve public access to the site and provide educational and interpretive opportunities for visitors, thereby resulting in an increased use of the site. The project does not involve a housing component and all work would take place within or immediately adjacent to the park boundaries. Associated infrastructure improvements including sewer, water, communications, and electrical connections, would be installed to service the site. However, infrastructure improvements would not extend beyond the limits

of the project area and would support continued use of the area for recreation by the current visitor base from surrounding communities. Additionally, the proposed new access road would provide site access only and would not extend beyond the limits of the Park. The proposed project would not provide or increase service capabilities in a manner that would encourage relocation of persons or populations to the area. The project would not introduce new employees to the area, as the site will be managed by existing Malibu Creek State Park employees and local volunteer docents. Therefore, the proposed project would have no impact on population growth in the area.

- b) As noted in XII(a) Discussion above, the project does not involve a housing component. The proposed project would occur within park boundaries in an area that is not developed or planned for residential use. Therefore, the proposed project would neither modify nor displace any existing housing. No impact.
- c) As noted in XII(a) Discussion above, activities related to the construction or operation of the project would not displace existing housing or eliminate any current employment, requiring relocation of personnel to other areas. The proposed project would occur within park boundaries and no housing currently exists or is planned within the project area. No impact.

XIII. PUBLIC SERVICES.

ENVIRONMENTAL SETTING

Malibu Creek SP is located approximately 25 miles west of downtown Los Angeles in the heart of the Santa Monica Mountains National Recreation Area (SMMNRA), which is 90 percent undeveloped. Outside of the SMMNRA, the Park is surrounded by a number of cities and communities in Los Angeles County, including the City of Agoura Hills and the unincorporated communities of Cornell and Agoura to the north, the cities of Calabasas and Hidden Hills and the communities of Calabasas Highlands and Calabasas Park to the northeast, the community of Monte Nido to the east, and the community of Malibou Lake to the northwest. The city of Malibu lies within the SMMNRA, as do the nearby unincorporated areas of Malibu Bowl and El Nido.

Numerous fire roads within the Park boundaries allow emergency service providers to access remote areas of the Park. State Parks, with assistance from the County, conducts fire management activities at the Park. This includes prescribed or controlled burning and maintenance of fire breaks and fire roads. The Park is serviced primarily by three County fire stations: Stations 67, 88, and 65. Station 67 is located just outside the eastern edge of the Park boundary at 25801 Piuma Road, Calabasas, and has a three-person engine company. Station 88 is located south of the Park at 23720 West Malibu Road, Malibu, and is equipped with a three-person squirt and a two-person paramedic squad. Station 65 is located northwest of the Park at 4206 North Cornell Road, Agoura. It is equipped with two three-person engine companies and one two-person paramedic squad.

State Park rangers are the primary provider of visitor safety and law enforcement at the Park. A memorandum of understanding with the National Park Service has been developed for law enforcement responsibilities. Medical emergencies are handled by the local emergency responders as well as the local fire departments. Search and rescue operations are conducted by a combined effort with State Park rangers and County Fire and Sheriff's departments.

There are several other county and state parks located in the vicinity of the project area including Charmlee Regional County Park, Zuma County Beach, Leo Carrillo State Beach, Malibu Bluffs State Park, and Malibu Lagoon State Beach. There are no schools located near the project site; the nearest school is located approximately 7 miles northeast of the project site.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) The proposed project would not result in a significant increase in visitation to the Park and the level of required fire or police services would not change as a result of the project. However, use of construction equipment around potentially flammable vegetation presents an increased fire risk that could result in an additional demand on local fire response services. Any impact on services would be temporary and nothing in the project scope would contribute to the need for an increase in the existing level of emergency response staffing or facilities. The proposed new access road and parking area will be designed to ensure a width and turning radius adequate to accommodate emergency vehicles. Implementation of **MITIGATION MEASURE HAZMAT-3** and **MITIGATION MEASURE HAZMAT-4**, combined with support from State Park rangers, would reduce the potential impact to fire protection services to a less than significant level.

Project construction and operation will not affect police protection or require new levels of protection. No impact.

The project does not result in any significant change of use or introduce any new use at the Park that would affect existing schools or require additional schools or school personnel. No impact.

The proposed project would improve and create opportunities for education and interpretation for visitors to the historic Sepulveda Adobe. No recreational facilities within or surrounding the Park would be reduced or displaced as a result of this project. Therefore, the project would have no adverse impact on park facilities or other parks in the area.

The proposed project would have no impact on other public facilities.

XIV. RECREATION.

ENVIRONMENTAL SETTING

Malibu Creek SP offers a multitude of recreational activities available to the public including, hiking, rock climbing, biking, bird watching, sight-seeing, picnicking, camping, swimming, fishing, and horseback riding. Numerous camps and special events are also held at the Park. In addition, the size and diversity of resources at the Park allow for a variety of special activities throughout the year including filming, school tours and group visits, field investigation work by university students, and extreme sporting events.

There are several distinct patterns and levels of recreational use at the Park. High-intensity day uses such as hiking and picnicking are concentrated near the main entrance and at Tapia Park. Areas most frequently visited in this area include the Rock Pool, Century Lake, and the picnic facilities at Tapia Park. These areas experience moderate levels of use on the weekdays; however, extremely large crowds visit the Park on holidays and most weekends. Cars are occasionally turned away from the Park on the busiest holiday weekends.

The vast majority of the Park's land is undeveloped; therefore, trail use is one of the more common recreational activities. Over 40 miles of trails run through the Park and are used for hiking, jogging, mountain biking, and horseback riding. The regional Backbone Trail system passes through the center of the Park, linking it to adjacent areas of natural open space. More passive uses of the trail network include birdwatching, nature study, and photography. Rock climbing and bouldering are popular recreational activities at the pocketed sandstone rock formations near the Rock Pool and the M*A*S*H filming site.

Overnight camping is allowed at the Park in designated camping areas only. There are two campgrounds at the Park, both located south of the main park entrance. The family campground has 62 individual sites, each equipped with a grill and picnic table. Four RV sites are located in this area; however, no hook-ups are available. Flush toilets and solar-heated showers are provided at the family campground. A separate group campground, which accommodates up to 60 people, is located south of the family camping area. This campground also includes restrooms, showers, picnic tables, and grills.

The Sepulveda Adobe is located just north of the main park entrance well away from the high use area of the Park described above. The adobe has been fenced and closed to the public following damage from the 1994 Northridge Earthquake. The site currently does not provide any form of recreation other than a portion of the Talepop Trail that traverses the site along its eastern edge and provides north-south access between the main Park entrance and White Oak Ranch and Liberty Canyon Nature Preserve.

There are several other county and state parks located in the vicinity of the project area including Charmlee Regional County Park, Zuma County Beach, Leo Carrillo State Beach, Malibu Bluffs State Park, and Malibu Lagoon State Beach.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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WOULD THE PROJECT:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION

- a) The proposed project will restore the Sepulveda Adobe and develop facilities to provide education and interpretation opportunities for visitors to the site. As noted in the Environmental Setting above, the adobe is located just north of the main entrance to the Park directly adjacent to Mulholland Highway and Las Virgenes Road and away from the most heavily used recreational areas of the Park. Project construction and operation would have no impact on existing recreational opportunities at and around the Park. The project would not change visitor use patterns in a manner that would result in significant increased levels of use of recreational facilities at Malibu Creek SP, or any other park or recreational facility in the area. The project would not displace any existing recreational facilities, or introduce new populations to the area that would put increased demand on regional parks. The project would provide an additional passive recreation opportunity in the form of education and interpretation of the historic site and would primarily serve the existing visitor base. State Parks maintenance staff provides regular on-going maintenance at the project site and will continue to do so following completion of the proposed project to prevent physical deterioration of the site as a result of public visitation. Therefore, potential impacts to existing recreational facilities would be less than significant.
- b) The proposed project involves the construction of facilities to support public visitation to the Sepulveda Adobe including an access road, parking area, restroom, and utility service connections. The proposed improvements would be sited and designed in a manner that would not result in permanent adverse physical effects on the environment. However, as noted elsewhere in this document, there is the potential for significant temporary environmental impacts during project construction. Full implementation of the mitigation measures proposed as part of this document would reduce any potential impacts to a less than significant level.

XV. TRANSPORTATION/TRAFFIC.

ENVIRONMENTAL SETTING

Regional access to Malibu Creek SP is provided via US-101 from the north and Pacific Coast Highway (PCH) from the south. The main Park entrance is located on Las Virgenes Road just south of Mulholland Highway and the project site. Las Virgenes Road, which becomes Malibu Canyon Road farther south, connects to US-101 approximately four miles north of the Park, and PCH approximately six miles to the south. Aside from the main Park entrance area and Tapia Park, there are no paved roads inside the Park.

Visitors can enter the Park from a number of locations, thereby gaining access to different parking areas and trailheads. There are five parking lots at the main Park entrance, one parking lot on Malibu Canyon Road slightly south of Piuma Road, street parking near PCH, a parking lot off of Corral Canyon Road at the Backbone Trailhead, and a parking area near Reagan Ranch Ranger Station on the corner of Cornell Road and Mulholland Highway. Combined, the parking facilities can accommodate approximately 798 cars and 14 buses.

Hikers can enter the Park from a number of trails including the Backbone Trail System, Grasslands Trail, Corral Canyon Road, Castro Peak Road, from the Tapia Park sub-unit, Lost Hills Road, Deer Leg Trail, and Las Virgenes Connector Trail at De Anza Park and Liberty Canyon. Within the Park, a network of approximately 40 miles of fire roads and trails are reserved for hiking, horseback riding, and biking.

The two-lane portion of Las Virgenes Road/Malibu Canyon Road that passes the Park entrance currently maintains a Level of Service (LOS) F, Extremely Heavy Traffic (City of Calabasas 1995). Being one of three major north-south routes from the Conejo Valley through the Santa Monica Mountains to the Los Angeles basin, Las Virgenes/Malibu Canyon Road is heavily used by commuters between the city of Malibu and the San Fernando Valley as well as by Park visitors. This route has only one passing lane. This, in addition to steep grades and sharp turns, chronically results in dangerous and crowded traffic conditions. Ingress and egress from Las Virgenes/Malibu Canyon Road has been identified as a primary safety concern for the Park. High speeds and sharp corners create dangerous conditions for visitors turning into or out of the Park's main entrance. The Park's General Plan (2004) calls for safe and easy Park access with respect to the surrounding street system and the natural and cultural resources in the Park.

The Park is only accessible by private vehicle, as there is no public transit available to visitors or commuters heading north or south through the Santa Monica Mountains.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Cause a substantial increase in traffic, in relation to existing traffic and the capacity of the street system (i.e., a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Contain a design feature (e.g., sharp curves or a dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a,b) All construction-related activities associated with the project would occur within Malibu Creek SP. Construction vehicles would access the project site from Las Virgenes Road and Mulholland Highway. The addition of approximately 10-12 additional vehicles (e.g., crew pickups, delivery trucks, and equipment haulers) making 1-2 trips daily would not constitute a substantial increase in traffic volume for these roadways or result in significant additional congestion.

The Sepulveda Adobe is not currently open to the public. Once construction is completed, the site will be opened to the public during limited hours on weekend afternoons and by appointment for school groups or others during the week. The site would also be used periodically for special events. As discussed in section d) below, the proposed access road has been sited and designed to provide safe ingress and egress at the site and to avoid traffic congestion along Mulholland Highway. As the site would generally be open on weekends from 12 pm to 4 pm, any additional traffic generated by the public traveling to and from the site would be outside of main commute and heavy traffic hours. Visitation is expected to increase as the volunteer base is strengthened and the hours of operation are lengthened. However, any increase in the number of visitors to the Sepulveda Adobe relative to the overall number of visitors to Malibu Creek State Park

that use regional roadways to access the Park would be negligible. The existing capacity of the street system providing access to the project site is adequate to accommodate any minor increases in traffic as a result of the proposed project. Therefore, impacts to traffic would be less than significant.

- c) The project site is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private air strip. Nothing in the proposed project would affect or change existing air traffic patterns in the area. No impact.
- d) The existing access road to the adobe follows the historic entrance road which lies between the adobe and Las Virgenes Creek. The view of that road from Mulholland Drive is blocked by the bridge railing on the Las Virgenes Creek bridge and the vegetation along the creek. This creates a hazardous turning situation both into and out of the project site and is not adequate for public use. An alternative entrance road location was examined which utilized the existing access road to the Southern California Edison substation approximately 2 miles to the west on Mulholland Road. The sight distance at this location was greater, but the vehicle speeds were also greater and horizontal curves and topography on either side of the access road further limit the sight distance. Because of these sight distance limitations, this location was also determined to be inadequate for public use. The preferred location for the proposed access road is shown on the site plans included in Appendix A. It is on a tangent section of Mulholland Drive, providing the best sight distance of all the alternatives examined. Consistent with Goal CTA-1 and Guideline WSA-2.1 of the Park's GP, the proposed access road would create and provide safe, reliable, and easily located access to the Sepulveda Adobe while protecting and preserving natural and cultural resources. Therefore, the project would have a less than significant impact on traffic hazards.
- e) All construction activities associated with the project would occur within the boundaries of Malibu Creek SP. The proposed new access road and parking area will be designed to ensure a width and turning radius adequate to accommodate emergency vehicles. Every effort will be made to maintain full access for emergency vehicles and personnel at all times during project construction. If unable to maintain a pathway for emergency vehicles due to construction, alternate access will be maintained within the park. Therefore, the impact of this project on emergency access and response would be less than significant.
- f) This project is not expected to significantly increase the number of visitors to the project area. Once open to the public, the adobe will primarily attract visitors who are already going to the Park, with the exception of buses for school groups or visitors to special events held at the site. The proposed new parking area will be sufficient to accommodate the anticipated visitation on a regular basis. For special events that may draw a larger number of visitors to the site at one time, temporary parking is available on the south side of Mulholland Highway. Parking is also available at the main entrance to the Park located just south of the project site. State Park staff will arrange for shuttle transportation from the main entrance parking area to the adobe in the event that the on-site parking area is full. The adobe will be open to the public only during limited daytime hours and the proposed new parking area will be gated and locked when the adobe is closed to prevent parking by users other than visitors to the adobe. Less than significant impact.

- g) The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The Park encourages recreational activities such as biking or equestrian use, as well as education and group visitation, all of which utilize alternative transportation. Less than significant impact.

XVI. UTILITIES AND SERVICE SYSTEMS.

ENVIRONMENTAL SETTING

Malibu Creek State Park (SP) comprises approximately 7,550 acres of rugged mountains and open space in a rural area of Los Angeles County located approximately 25 miles west of downtown Los Angeles in the heart of the Santa Monica Mountains National Recreation Area (SMMNRA). The only existing development at the project site is the historic Sepulveda Adobe, which does is not currently connected to any utility or service systems.

Water and sewer service is provided to the Park by the Las Virgenes Municipal Water District (LVMWD). A sewage and water treatment facility, the Tapia Water Reclamation Facility, is located on Malibu Canyon Road just south of Tapia Park and is jointly operated by the LVMWD and Triunfo Sanitation District. These two agencies provide wastewater service to over 80,000 residents over a 150 square-mile area. The facility was constructed in 1965 at a low point in the Malibu Creek watershed to allow for gravity flows to the plant. It currently has a capacity of 16 million gallons per day (mgd). On average, Tapia treats 9.5 mgd of wastewater. The treated water is discharged into the creek and is also used as recycled irrigation water.

In addition to treating water, the on-site State-certified water quality laboratory monitors water quality in Malibu Creek (LVMWD 2000). A force main carrying sludge from the Tapia Water Reclamation Facility to a composting facility runs beneath Las Virgenes Road and parallels the Park boundary. Sewer mains run along Las Virgenes Creek and Mott Road, parallel to Malibu Creek, to the LVMWD treatment plant.

Southern California Edison Company (SCE) power lines currently run along Las Virgenes/Malibu Creek Road and Mulholland Highway and provide power to Park facilities (NPS 2002). A high voltage line and service road also traverse the Park's backcountry. An SCE substation and access road are located in the area between Sepulveda Adobe and White Oak Farm.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of the existing facilities?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Would the construction of these facilities cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Would the construction of these facilities cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations as they relate to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a) Malibu Creek SP is located within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). The proposed project involves the installation of a prefabricated, unisex restroom facility with connection to the existing municipal sewer system. Wastewater treatment for the new restroom proposed as part of this project would be an onsite connection system and sewer line hookup to the existing Las Virgenes Municipal Water District (LVMWD) sewer system, and would be approved and permitted by LVMWD prior to use. The new restroom and utility connection would be designed and constructed in accordance with all applicable wastewater treatment requirements of the LARWQCB. All connections and operation would, therefore, be in compliance with applicable Los Angeles Regional Water Quality Control Board (LARWQCB) standards and restrictions. Existing wastewater treatment facility capacity is sufficient to support processing for discharge from the proposed facility. Less than significant impact.
- b) See Discussion XVI (a) above. No new water or wastewater treatment facilities or expansion of existing facilities would be necessary as a result of the proposed project. No impact.
- c) The proposed project does not involve the development of significant areas of impermeable surfaces that would generate the increased runoff and the site and the need for new or expanded drainage facilities. New impervious surfaces would be limited to small ADA ramps at the front and rear of the adobe and small outbuilding structures. The project would construct a new access road and parking area that would be constructed of permeable materials to maximize infiltration and minimize the amount of potential storm water runoff leaving the site. The road and parking area would be designed with drainage improvements including swales and energy dissipaters as appropriate to improve drainage and distribution of storm water runoff and decrease erosion. Site drainage would continue to be directed to existing drainage facilities and the project would not require the construction of new or expanded storm water drainage facilities. Therefore, potential impacts to existing storm water facilities would be less than significant.

d) Water for the proposed project would be provided from of an existing 2” waterline service connection to the existing Las Virgenes Municipal Water District main located in Las Virgenes Road. This existing waterline service connection provides water to the existing State Park employee residence on the south side of Mulholland Highway just west of the ephemeral creek. This service has adequate capacity for both the project’s and the residence’s needs. This new waterline would provide water for the new restroom, irrigation, and interpretive features as needed. Sufficient water supplies are currently available for projected demands. However, LVMWD sets forth various water conservation recommendations as a method of encouraging conservation and minimizing waste. Although the proposed project would not generate a significant increase in demand for water at the site, consistent with GP Goals and Guidelines calling for sustainable development and resource conservation, State Parks will implement water conservation measures to minimize water consumption at the site. New or expanded entitlements or facilities would not be required to support this project. Implementation of the following mitigation measure would reduce potential impacts to water supplies to less than significant.

MITIGATION MEASURE UTILITIES-1 WATER CONSERVATION
<ul style="list-style-type: none"> • All interior water fixtures will be equipped with water conserving fixtures, including low flow faucets and toilets, as required by Las Virgenes Municipal Water District standards. • All irrigated landscaping shall be heavily mulched where appropriate.

e) The proposed new restroom would be connected to the existing municipal sewer service (Las Virgenes Municipal Water District) and directed to the existing waste water treatment facility (Tapia Water Reclamation Facility). Based on an estimated maximum visitation of 200 people per day, the proposed project is expected to generate 1,000 gallons of wastewater per day. Because the amount of wastewater generation is well within the capacity of the new system, the design and capacity of the proposed sewer system would accommodate the project. Prior to use of the restroom, the LVMWD would be responsible for ensuring that adequate sewer main capacity exists to accommodate the new development prior to granting a permit for connection. Less than significant impact.

f,g)The solid waste disposal needs of the project area are served by a company contracted to the State. Solid waste is transported to a landfill or recycling facility by a company contracted to the State. The development of the proposed project would not increase the amount of solid waste generated at the project site and would primarily be limited to visitor-related trash such as food wrappers. Recycling bins will be installed to further minimize the amount of solid waste generated at the site. The project would comply with all federal, state, and applicable local statutes and regulations as they relate to solid waste. No impact.

CHAPTER 4 MANDATORY FINDINGS OF SIGNIFICANCE

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have the potential to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probably future projects?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) The proposed project was evaluated for potential significant adverse impacts to the natural environment. It has been determined that the project would have the potential to:
- Degrade the quality of the environment (aesthetics, air quality, cultural resources, geologic hazards, hazardous materials, soil erosion, water quality, and noise); and
 - Reduce the number or restrict the range of a rare or endangered plant or animal.

However, full implementation of all mitigation measures incorporated into this project would avoid or reduce these potential impacts to a less than significant level.

- b) The purpose of the proposed project is to restore, improve, and interpret the Sepulveda Adobe, its documented historic landscape, and develop facilities to support public visitation to the site to provide for the public enjoyment of the cultural history of the Park. With implementation of all mitigation measures incorporated into this project (see Section V, Cultural Resources), the project would not eliminate important examples of the major periods of California history or prehistory.
- c) See Section 2.10, Related Projects.

- d) Most project-related environmental effects have been determined to pose a less than significant impact on humans. However, possible impacts from construction emissions (Air Quality), construction accidents and fire and hazardous materials (Hazards and Hazardous Wastes), geologic hazards (Geology and Soils), noise, and aesthetics have the potential to result in significant adverse effects on humans, although many of these would be temporary. These potentially significant adverse impacts would be reduced to a less than significant level by full implementation of the mitigation measures incorporated into this project and discussed herein.

CHAPTER 5 SUMMARY OF MITIGATION MEASURES

The following mitigation measures would be implemented by State Parks as part of the Sepulveda Adobe Restoration project:

MITIGATION MEASURE AESTHETICS-1 SIGNAGE
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New signage will be evaluated for consistency with State Parks guidelines, aesthetic appeal, traffic safety, obstruction of views, and compatibility with the surrounding natural environment and will be coordinated with governmental agencies adjacent to park boundaries as necessary.
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MITIGATION MEASURE AESTHETICS-2 NIGHTTIME LIGHTING

All light sources will be shielded and will utilize full cutoff luminaries, low reflectance surfaces, low-angle spotlights, and other appropriate measures to reduce light pollution where feasible.
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MITIGATION MEASURE AIR-1

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| <ul style="list-style-type: none">• Active grading sites and unpaved roads will be watered as needed during dry, windy conditions.• Exposed piles of gravel, sand, or dirt will be enclosed, covered, or watered as needed.• Disturbed areas will be replanted as quickly as feasible following grading or excavation activities.• All trucks hauling soil, sand, or other loose materials on public roads would be covered or required to maintain at least two feet of freeboard.• Traffic speeds will be limited to 15 mph on unpaved roads.• Sandbags or other erosion control measures will be installed, as necessary, to prevent silt runoff to public roadways.• Nearby and adjacent streets will be swept at the end of the day if visible soil material is carried over from construction site.• All grading and excavating operations will be suspended when wind speeds exceed 25 mph.• All equipment engines will be maintained in good condition, in proper tune (according to manufacturer's specifications), and in compliance with all State and federal requirements. |
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MITIGATION MEASURE BIO-1 SENSITIVE AQUATIC SPECIES AND HABITAT PROTECTION

All drainage from the parking lot, access road, and interpretive elements and facilities will be controlled such that runoff from these facilities does not flow directly into surface waters to prevent sediment or other pollutants (especially vehicle-related) from entering the ephemeral drainage and Las Virgenes Creek. This would be accomplished by:

- To the extent feasible, locating the access road, parking lot, and interpretive elements and facilities an adequate distance from the edge of the riparian canopy (minimum of 30 feet);
- Constructing a vegetated infiltration basin in the parking lot to capture and infiltrate runoff;
- Planting buffer zones with native vegetation, where appropriate; and
- Using permeable materials for parking lot and access road construction.

MITIGATION MEASURE BIO-2 SENSITIVE RIPARIAN ASSOCIATED BIRD SPECIES

- Pre-construction surveys will be conducted for sensitive bird species, including protocol surveys for the least Bell's vireo and Southwestern willow flycatcher. If found to be present, operation of mechanical and heavy equipment during construction will be limited to the non-breeding season (September 15- March 15) or monitored by a qualified biologist to avoid impacts, including noise impacts, to nesting birds.
- The new facilities shall be located and designed to minimize public use impacts to sensitive birds.
- The bridge over the ephemeral creek will be placed such that it does not require the removal of riparian vegetation.
- Any lights will be of low intensity and directed away from the riparian habitat.
- If listed species are detected, public use and maintenance restriction may be imposed as determined in consultation with appropriate wildlife agencies. This may include noise and light restrictions during the breeding season.
- Signage will be placed along the riparian corridor informing visitors that off-trail travel is not allowed.

MITIGATION MEASURE BIO-3 SPECIAL STATUS ANIMAL SPECIES

- All construction activities, including staging and access routes, will be confined to existing disturbed areas to the extent feasible to minimize disturbance of native habitat. A biological monitor will be on-site during initial grading to identify and move any reptiles outside of the limits of grading. If sensitive reptiles are encountered, drift fencing will be erected around the limits of grading to prevent re-entry into the construction site and monitoring will continue through the period of construction involving use of heavy equipment.
- If a species listed by State or Federal regulatory agencies as Threatened or Endangered is encountered at any time during construction, the CDFG and USFWS will be contacted within 24 hours, and construction work would be suspended or redirected to non-sensitive habitat areas until consultation is completed and additionally required conservation measures are in place as directed by regulatory agencies.
- The area proposed for the footprint of the bridge or any interpretive element will be sited to avoid impacts to any woodrat nests.

MITIGATION MEASURE BIO-4 SPECIAL STATUS PLANT SPECIES

- Pre-construction surveys for all sensitive plant species potentially occurring at the site will be conducted during appropriate times of year for detection with particular attention to the footprint of the access road, parking lot, bridge, historic trail extension and other interpretive facilities. If sensitive plant species are found to be on site, State Parks will re-route and/or re-design proposed development as necessary to avoid impact to the species. In the unlikely event that sensitive plant species are found and cannot be avoided through re-route or re-design of the project, State Parks will mitigate losses of individuals through translocation or habitat enhancement for these species at a ratio of 3:1 within Malibu Creek SP, or as otherwise required by regulatory agencies.

MITIGATION MEASURE BIO-5 RIPARIAN AND WETLAND HABITAT PROTECTION

- All vehicle, foot, bike, and equestrian use will be restricted to the core interpretive zone, or to the roads and trails.
- Active, repeated, and/or heavy public use of facilities that must, for historical representational purposes, be placed directly adjacent to or within riparian habitat areas will be restricted to the specific facility and visitor use will not be permitted within the adjacent riparian and restoration areas.
- Any native riparian trees and shrubs that must be removed will be replaced in kind at a ratio of 3:1, or as otherwise required by regulatory agencies.
- Runoff from the project site will be controlled in a manner that does not allow sedimentation or scour of the riparian vegetation (see also **MITIGATION MEASURE BIO-1 AQUATIC HABITAT PROTECTION** above).
- The bridge abutments will be placed at least 10' from the top edge of the stream channel to allow for some pre-historic hydrologic processes within the ephemeral stream, including scour and fill, braiding, and the creation of semi-ephemeral channel benches and terraces.

MITIGATION MEASURE BIO-6 WILDLIFE PROTECTION

- Public activities at this facility will be primarily restricted to day use and shall generally not extend past dusk or occur before dawn;
- Vehicle use on the site will be limited to 5 miles per hour (mph); and
- The parking area will be landscaped with native vegetation that will contribute to cover and habitat for wildlife moving through the area.

MITIGATION MEASURE CULT-1

- All development, restoration, and interpretation plans (e.g., parking lot, walkways, plantings, etc.) will be reviewed by State Parks cultural resource specialists for compatibility with the existing historic setting and to ensure that the selection of material for replacement and interpretive use will have no adverse effects on original historic fabric. All treatment proposals will be based on previous research and building monitoring so that historic fabric removal, replacement, addition, and finish selections, etc. are consistent with architectural findings and research. All effort will be made to avoid further damage to original historic fabric.

MITIGATION MEASURE CULT-2

- The project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Weeks and Grimmer 1995). In order to do so, each property should be: "used as it was or be given a new use that requires minimum change to its distinctive materials, features, spaces, and spatial relationships." Overall, the footprint and building envelope shall be retained during the rehabilitation. Further, the historic character of the property shall be retained and preserved. Historic materials, features, and spaces shall be retained. Distinctive features, finishes, and construction techniques that characterize the property shall be retained and preserved or replaced in kind. All new adaptations will be done in a reversible manner in order to protect original fabric and historic integrity of the resource.

MITIGATION MEASURE CULT-3

- During construction/restoration, a cultural resource monitor that is trained in the Secretary of the Interior's Standards shall be in place to salvage historic fabric that is impacted, and record historic features or materials as they are uncovered.

MITIGATION MEASURE CULT-4

- All earthmoving activities (i.e., trenching, grading, augering, landscaping, etc.) will be monitored at the discretion of a State Parks-qualified archaeologist. The monitor must be included in pre-construction meetings with the prime contractor and any subcontractors involved with earthmoving construction work. In the event of making inadvertent finds, the monitor will notify the State's Representative to temporarily halt construction at the location of the discovery and direct the contractor to continue work at a designated distance from the find. The monitor will evaluate the situation and provide management recommendations leading to the avoidance of further impacts, or mitigate adverse effects through additional data recovery. A monitoring report will be prepared at the conclusion of the monitoring program.

MITIGATION MEASURE CULT-5

- In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the State's Representative. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities.

If the coroner or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination.

If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

MITIGATION MEASURE GEO-1 SEISMIC STANDARDS

All proposed new structures will comply with all applicable earthquake design requirements of the California Building Code.

MITIGATION MEASURE GEO-2 LANDSLIDES AND LIQUEFACTION

All proposed structures will comply with all applicable landslide and liquefaction design requirements of DMG Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California.

MITIGATION MEASURE GEO-3 EROSION CONTROL

- Best Management Practices (BMPs) will be used in all areas of ground disturbance to control erosion and surface water runoff during trenching and grading activities. Temporary erosion control measures (BMPs) must be used during all soil disturbing activities and until all disturbed soil has been stabilized (recompacted, revegetated, etc.). These BMPs will include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls and protection of storm drain inlets to prevent erosion and sedimentation into receiving waters.
- Permanent erosion controls would be implemented, including proper compaction and revegetation of disturbed soil areas as soon as feasible following construction, detention swales, infiltration basins, and energy dissipaters, as appropriate. The State's contractor would be responsible for providing the planned BMPs for State Parks' review and approval, prior to the start of work.
- If ground-disturbing operations must occur during the rainy season (October 31 to May 1), or if storms are anticipated during construction, exposed soil will be covered and/or stabilized using temporary erosion control measures such as tarps, hydroseeding, mulching, and/or binding.
- A Storm Water Pollution Prevention Plan (SWPPP) (i.e., erosion control plan) will be prepared, as required by the State Water Resources Control Board for projects involving greater than one acre of land disturbance. The project will comply with all applicable water quality standards as specified in the Los Angeles Regional Water Quality Control Board Basin Plan.

MITIGATION MEASURE HAZMAT-1 SPILL PREVENTION

- A Spill Prevention and Response Plan (SPR Plan) will be developed and approved by the State Parks project manager prior to the start of any work. This plan would provide guidelines for safe work practices to prevent any hazards to the public, workers, or the environment from the release of hazardous materials (fuels, oils, or other vehicle fluids). It would also include a map delineating construction staging or storage areas where refueling, lubrication, and maintenance of equipment may occur. A spill kit would be maintained onsite throughout the duration of the project. In the event of a spill or release of any chemical in any physical form on or immediately adjacent to the project site during construction, the contractor would immediately notify appropriate State Parks staff (e.g., project manager, supervisor, or State Representative).
- All equipment would be inspected for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from

Park premises.

- Equipment would be cleaned and repaired (other than emergency repairs) outside the Park boundaries. All contaminated water, soil, sludge, spill residue, or other hazardous compounds would be disposed of outside Park boundaries, at a lawfully permitted or authorized designation.

MITIGATION MEASURE HAZMAT-2

- All abatement work shall be done in compliance with the asbestos and lead-based paint inspection report prepared for California State Parks by ENCORP Environmental Management Services, dated February 14, 2000 and with all applicable local and federal regulations.
- Procedures for the proper removal and disposal of any hazardous materials will be established as part of a Health and Safety Plan developed by State Parks' contractor and approved by State Parks. This may include the use of respirators, dust masks, protective clothing, air monitoring, or other procedures to reduce or eliminate exposure to workers, the public, or the environment. The Health and Safety Plan will contain procedures for storage, transport, and disposal of any hazardous waste generated as part of the restoration/construction process (both materials removed from the buildings and any chemicals used in the process).
- All hazardous materials will be removed by trained and authorized personnel and disposed of at a licensed facility (generally a Class III landfill), in compliance with local, state, and federal regulations and guidelines.

MITIGATION MEASURE HAZMAT-3 CONSTRUCTION FIRE MANAGEMENT

A Health and Safety Plan would be developed and reviewed by all project staff prior to the start of any work. Job site characteristics to reduce the potential for fire will be included such as, but not limited to, those discussed below:

- Spark arresters or turbo charging (which eliminates sparks in exhaust) and fire extinguishers will be required for all heavy equipment.
- Construction crews will be required to park vehicles away from flammable material, such as dry grass and brush. At the end of each workday, heavy equipment will be parked over mineral soil, asphalt, or concrete to reduce the chance of fire.

MITIGATION MEASURE HAZMAT-4 OPERATIONAL FIRE MANAGEMENT

- Areas surrounding any structures would be kept clear of flammable materials.
- The project will meet all applicable California Building Code Standards regarding fire safety and management and requirements of the State Fire Marshall.

MITIGATION MEASURE NOISE-1

- Construction activities would generally be limited to daylight hours, between 8 a.m. and 5 p.m., Monday through Friday, unless permission is granted by the Construction Supervisor and the Park District for other hours, as necessary.
- Internal combustion engines used for any purpose at the job site would be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction would utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.

MITIGATION MEASURE UTILITIES-1 WATER CONSERVATION

- All interior water fixtures will be equipped with water conserving fixtures, including low flow faucets and toilets, as required by Las Virgenes Municipal Water District standards.
- All irrigated landscaping shall be heavily mulched where appropriate.

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APPENDIX A
MAPS

APPENDIX B
SPECIAL STATUS SPECIES LIST

APPENDIX C
AIR QUALITY INFORMATION

APPENDIX D
ACRONYMS
