



TABLE 3: PLANNING MATRIX

	TRIPPET RANCH AREA			LOS LEONES ZONE	MULHOLLAND CORRIDOR
	OPERATIONS/ MAINTENANCE ZONE	HISTORIC ZONE	TOPANGA CULTURAL PRESERVE		
DESCRIPTION	This area includes the proposed expanded Operations and Maintenance Area	This zone includes Trippet Ranch, a historic "Gentleman's Ranch," which includes a ranch house, combination stable/barn, machine shop and skeet lodge.	This area contains a high concentration of significant cultural resources	This zone is the southern access into the Park via Los Liones Drive off Sunset Boulevard, allowing ease of vehicular access and parking.	This zone is at the northern edge of the Park along Dirt Mulholland Road. This corridor serves as a crucial buffer and transition between the Park and the highly urbanized San Fernando Valley.
RESOURCE CHARACTER and MANAGEMENT (CARRYING CAPACITY)	<ul style="list-style-type: none"> Relocate the majority of park operations and storage to the Operations and Maintenance Area Maintain natural screening of structures, equipment, and storage yards 	<ul style="list-style-type: none"> Balance the historic ranch character with modern park amenities Restore the ranch's original historical character Relocate the majority of park operations and storage to the Operations/Maintenance Zone 	<ul style="list-style-type: none"> Designate as a Cultural Preserve Maintain and protect this distinct area of outstanding cultural and scientific significance Avoid, minimize, and/or mitigate impacts on cultural and natural resources No facilities or development other than modifications to trails, scientific research, or as needed to preserve or protect the resources Avoid drawing attention to locations of sensitive resources Allow for scientific research opportunities 	<ul style="list-style-type: none"> Restore and maintain native plant habitat Provide trailhead into Park 	<ul style="list-style-type: none"> Maintain and protect the natural character of this buffer zone Enhance the natural buffer between the adjacent developed areas and the "wildlands" by directing visitors to gateway access points, such as a point near the Top of Reseda or Dirt Mulholland road Avoid, minimize, and/or mitigate impacts on cultural and natural resources 
VISITOR EXPERIENCES (CARRYING CAPACITY)	<ul style="list-style-type: none"> Restricted access 	<p>Visitors will be able to experience a historic Gentleman's Ranch. Interpretative and educational facilities and programs for natural and cultural resources will also be provided.</p> <ul style="list-style-type: none"> High level of use Frequent contact with others 	<p>Visitors will be made aware of the importance, sensitivity, and fragility of the area's cultural resources. The majority of the interpretive and educational opportunities relating to cultural resources will be located in the Trippet Ranch Historic Zone.</p> <ul style="list-style-type: none"> Low level of use Minimal encounters with other 	<p>Visitors will experience native vegetation through the development of a native plant garden and interpretive trails. Due to the ease of vehicular access, outdoor spaces and places for hands on teaching and exploring shall be emphasized.</p> <ul style="list-style-type: none"> High level of use Frequent contact with others 	<p>Visitors will be oriented to the Park via gateway trailheads (access points) with interpretive elements, thus becoming aware of the natural environment and setting; but development outside the Park boundaries will still be evident.</p> <ul style="list-style-type: none"> Medium level of use Moderate contact with others
VISITOR USES	<ul style="list-style-type: none"> Restricted access 	<ul style="list-style-type: none"> Interpretive and educational programs Equestrian concession opportunities Limited overnight use 	<ul style="list-style-type: none"> Hiking, biking and equestrian use on designated trails Native American uses Cultural site stewardship program Limited interpretive and educational opportunities 	<ul style="list-style-type: none"> Interpretive and educational programs Day use only 	<ul style="list-style-type: none"> Hiking, biking and equestrian use on designated trails Overnight camping at designated campsites Motorized equipment and vehicles allowed for park operations and maintenance Interpretive and educational programs
RANGE OF POSSIBLE FEATURES	<ul style="list-style-type: none"> Moderate operations and maintenance facilities and staff residences 	<ul style="list-style-type: none"> Interpretive and educational facilities* Trailhead Interpretive loop trail Parking & Restrooms Minor operations facilities/staff residence Corrals Picnic areas Small group camp area for special events 	<ul style="list-style-type: none"> Trail system 	<ul style="list-style-type: none"> Interpretive loop trails Outdoor classrooms Native plant garden Amphitheater Trailhead Parking & Restrooms Minor operation facilities/staff residences Minor concession facilities 	<ul style="list-style-type: none"> Interpretive and educational facilities* Gateway trailheads Restrooms Scenic overlooks Picnic areas Campsites

TABLE 3: PLANNING MATRIX

RUSTIC CANYON ZONE	WILDLANDS	LOWER TOPANGA ZONE	WATERSHED CONSERVATION ZONE	LAGOON ZONE
<p>This zone lies at the southern edge of Rustic Canyon between Will Rogers SHP and Camp Josepho. This zone includes the lone remaining barn from Josepho's Ranch and the Will Rogers Hideaway Cabin site.</p>	<p>This zone is the core of the Park with its rugged terrain, mosaic habitats, and scenic vistas which reflect the "wild" essence of the Park. It includes a network of trails such as the Backbone and Coastal Slope Trails. This zone will remain natural and wild with minimal development.</p>	<p>This zone includes areas along Pacific Coast Highway to the east and west of the mouth of Topanga Creek, a strip along Topanga Canyon Boulevard, and an area proposed for park staff housing.</p>	<p>This zone contains the Topanga Creek Watershed, one of the few publicly owned watersheds remaining in Southern California, and home to the endangered southern steelhead trout.</p>	<p>This zone contains the lower reach of Topanga Creek and the remnant lagoon. It is home to the endangered southern steelhead trout and tidewater goby.</p>
<ul style="list-style-type: none"> Maintain and protect the natural character of this canyon Avoid, minimize, and/or mitigate impacts on cultural and natural resources Restore the historic Josepho barn in place Allow for scientific research opportunities 	<ul style="list-style-type: none"> Maintain and protect the natural character of these "wildlands" No development other than trails and modest backcountry camping at designated areas (includes improvements to Musch Camp) Avoid, minimize, and/or mitigate impacts to natural and cultural resources Allow for scientific research opportunities 	<ul style="list-style-type: none"> Protect existing natural and cultural resources Avoid, minimize and/or mitigate impacts on the natural and cultural resources Complete adequate recordation, evaluation, and appropriate mitigation prior to alteration or removal of the motel Evaluate opportunities for adaptive reuse of the motel buildings and, if feasible, incorporate into future park development Minimize the current structural clutter to create a visual and physical gateway to the Park Provide trail connection between the coast and the Park interior Allow for scientific research opportunities 	<ul style="list-style-type: none"> Restore, maintain and protect the natural character of this zone, especially the riparian vegetation and wildlife corridor Avoid, minimize, and/or mitigate impacts on the natural and cultural resources No development or modifications other than infrastructure that will improve the wildlife corridor, specifically to preserve the steelhead population Habitat manipulation only permitted to preserve the unique species or characteristics which constitute the basis of the zone Allow for scientific research opportunities 	<ul style="list-style-type: none"> Optimize lagoon restoration via a cooperative process with appropriate agencies and groups Maintain and enhance the natural character of the zone, especially the riparian vegetation Avoid, minimize, and/or mitigate impacts on the natural and cultural resources No development or modifications other than infrastructure that will improve the lagoon wildlife corridor, specifically the steelhead and tidewater goby populations Allow for scientific research opportunities
<p>Visitors will be introduced to the Gentlemen's Ranch story and historic ranching in general via an interpretive trail system in conjunction with Trippet Ranch and the adjoining Will Rogers State Historic Park.</p> <ul style="list-style-type: none"> Medium level of use Infrequent contact with others 	<p>Visitors will view and explore rugged ridgelines, the vast Pacific Ocean, ancestral oak woodlands, shady stream-fed canyon bottoms, and rolling grassland-savannahs.</p> <ul style="list-style-type: none"> Low level of use Infrequent contact with others 	<p>Visitors will be able to view a major creek/lagoon restoration effort, while becoming aware of the Park's many natural and cultural resources. Visual enhancements will include improving and protecting the scenic corridor along Topanga Canyon Boulevard.</p> <ul style="list-style-type: none"> Medium level of use Frequent contact with others 	<p>Visitors will develop an appreciation of wildlife, plants, and geological features as they are guided along a developed trail system. They will learn about the ongoing restoration of the steelhead population and its link to the watershed.</p> <ul style="list-style-type: none"> Low level of use Minimal encounters with others 	<p>Visitors will be made aware of the importance, sensitivity, and fragility of the natural resources in the lagoon, Topanga Creek, and the Park in general.</p> <ul style="list-style-type: none"> Low level of use Minimal encounters with others
<ul style="list-style-type: none"> Interpretive and educational programs Hiking, biking, equestrian use on designated trails Minimal vehicle access allowed on designated Park roads Motorized equipment and vehicles allowed for park operations and maintenance 	<ul style="list-style-type: none"> Interpretive and educational programs Hiking, biking and equestrian use on designated trails Camping at designated backcountry campsites Motorized equipment and vehicles allowed solely for park operations and maintenance Freestyle climbing or bouldering 	<ul style="list-style-type: none"> Interpretive and educational programs Hiking on designated trails Overnight use permitted on west side of the lagoon Minor concession opportunities on west side of the lagoon Minimal concession opportunities on east side of the lagoon (minimal structures) Motorized equipment and vehicles allowed for park operations and maintenance 	<ul style="list-style-type: none"> Interpretive and educational programs Hiking on designated trails Motorized equipment and vehicles allowed solely for park operations and maintenance 	<ul style="list-style-type: none"> Interpretive and educational programs Hiking on designated trails Motorized equipment and vehicles allowed for park operations and maintenance 
<ul style="list-style-type: none"> Minor interpretive and educational facilities* at Josepho Barn Trail system 	<ul style="list-style-type: none"> Interpretive and educational facilities* Trail system Restrooms Pedestrian bridges over waterway where environmentally and hydrologically appropriate Scenic overlooks Campsites 	<ul style="list-style-type: none"> Interpretive and educational facilities* Trail System Overnight lodging Lagoon/creek viewing platform Pedestrian/service bridge Parking and Restrooms Picnic area Minor operation facilities/staff residences 	<ul style="list-style-type: none"> Interpretive and educational facilities* Trail System Pedestrian/service bridges over waterways where environmentally and hydrologically appropriate 	<ul style="list-style-type: none"> Interpretive and educational facilities* Trail System Self-contained vault toilet Pedestrian/service bridge over waterway where environmentally and hydrologically appropriate

*Interpretive and Educational Facilities include exhibits, trails, panels, media, etc.

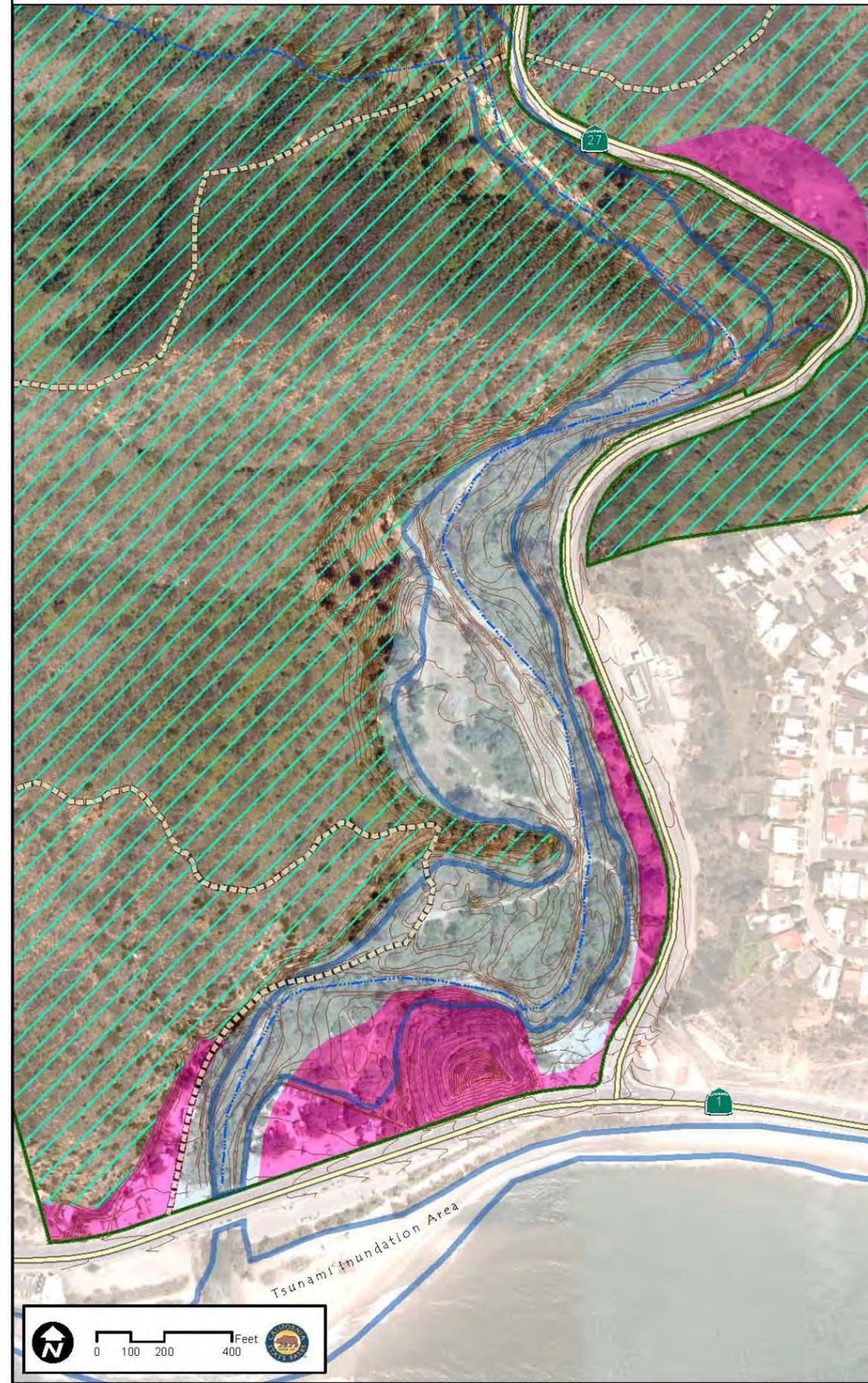


Along Topanga Canyon Boulevard

Range of Possible Features



Management Zones



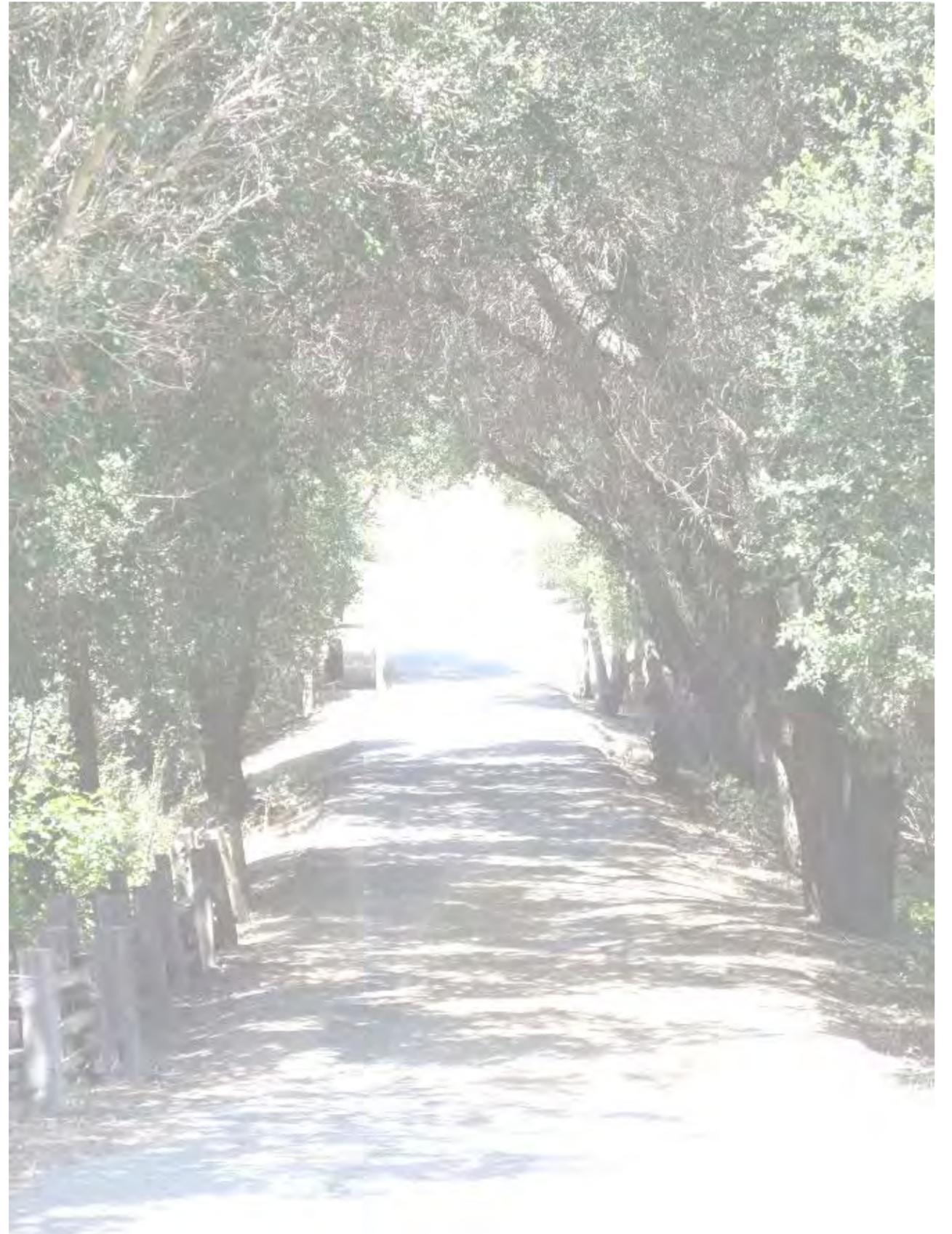
Legend

- Contours (Pre-Berm Removal)
- Creeks and Drainages
- Trail Corridors
- Highway
- ▭ Topanga State Park Boundary
- ▭ FEMA 100 Year Flood Zone
- Management Zones**
- ▭ Lower Topanga
- ▨ Watershed Management Conservation Zone
- ▭ Lagoon Zone

Figure 7
Topanga State Park
Preferred Plan
Lower Topanga

Parcel boundaries are approximate and should not be considered legal descriptions. Maps are intended for study purposes only.

Data Sources: NPS, USGS, CA State Parks



Trippet Ranch area

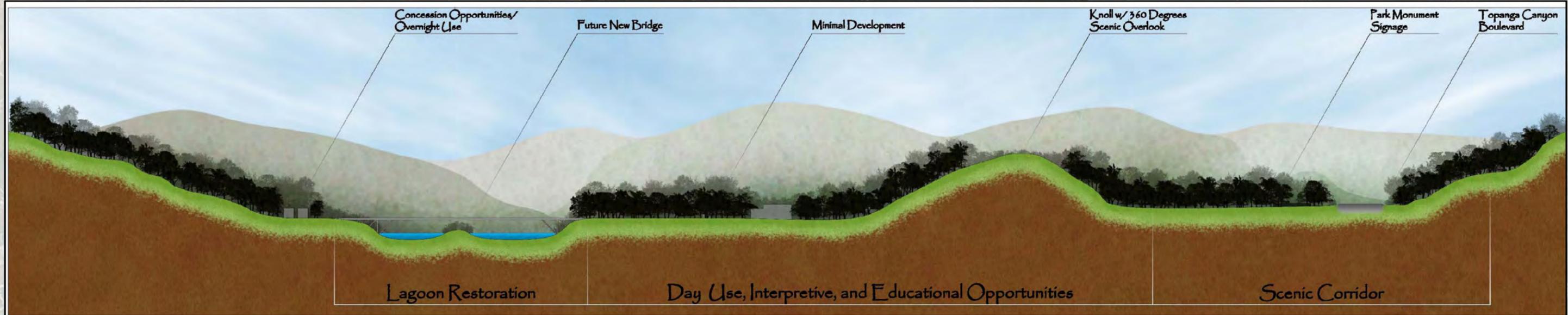
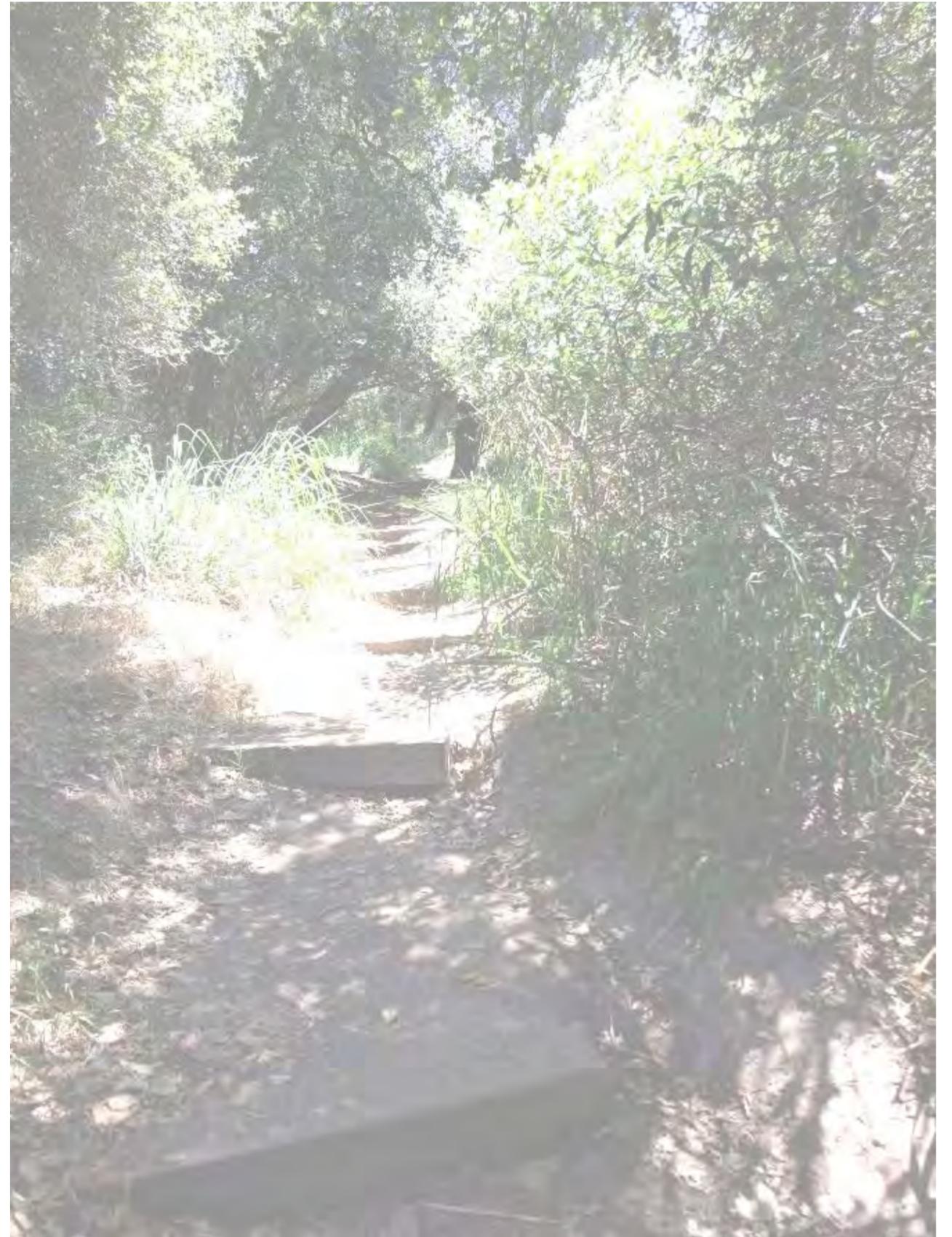
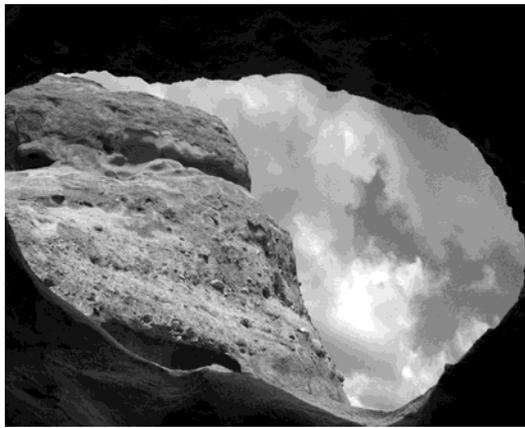


Figure 8 Lower Topanga/Lagoon Preferred Section

"The Power of Imagination Makes us Infinite." John Muir



Nature Trail near Trippet Ranch



Chapter Four - Environmental Analysis



Mouth of Topanga Creek

SUMMARY

California State Parks (CSP) is the lead agency responsible for the preparation of environmental review documentation for the proposed Topanga State Park General Plan in compliance with the California Environmental Quality Act (CEQA) as required by Public Resources Code Sections 5002.2 and 21000 et seq.

This General Plan provides guidelines for long-term management, development, and operation of Topanga State Park. Chapter 4 (Environmental Analysis) and other sections of this document, incorporated by reference, constitute the first tier Environmental Impact Report (EIR) as defined in Sections 15152, 15166, 15168 and 15385 of the CEQA Guidelines. The level of detail addressed by this EIR is commensurate with the level of detail provided in the land-use proposals of the General Plan.

As subsequent site-specific projects and management plans are undertaken, they will be subject to further environmental review.

Appropriate environmental documents will be prepared with specific avoidance, treatment, or mitigation measures, as necessary, to ensure CEQA compliance for such subsequent projects.

As a programmatic EIR (first-tier, Guidelines Sections 15166, 15168), the General Plan identifies potential broad-level environmental impacts and mitigation. Additional environmental review, specific mitigation proposals, and monitoring will be required under CEQA, Guidelines Sections 15152 and

15385, as management or development plans are proposed. To the maximum extent practicable, potentially significant impacts will be avoided, minimized, or mitigated below a level of significance.

PROJECT DESCRIPTION

Because the General Plan and EIR are contained in a single document, the project description is discussed in Chapter 1 (Introduction) on page 3 and in Chapter 3 (the Plan) on page 57.

In summary, the proposed Topanga State Park General Plan includes modifications to land-use designations, the incorporation of new guidelines for the protection of natural and cultural resources, and the development of appropriate recreational, interpretive, and operational facilities.

The General Plan proposes to direct and implement the following park planning goals at Topanga State Park:

- Continue to provide a visitor experience that provides public access and enjoyment of the ‘wild’ essence of the Park, the essence for which Topanga State Park was initially acquired, by setting aside 8,445 of the Park’s 11,525 acres as a management zone to maintain and protect these “wildlands.”
- Establish a visual and physical gateway into the Park beginning at the mouth of Topanga Creek at the intersection of Pacific Coast Highway and Topanga Canyon Boulevard (TCB), and traveling up the TCB corridor. This gateway does not necessarily depend on

physical structures such as a traditional visitor center, but will be expressed by an uncluttered and scenic entrance leading into the Park.

- Establish a 158-acre Cultural Preserve (sub-classification) to heighten the protection, recognition, and interpretation of a very distinct area of outstanding cultural interest, including the largest known Native American site within the Park, and the first site recorded in Los Angeles County under the State Trinomial System. The essence of this zone is to make the public aware of the importance and fragility of this very important cultural resource and to encourage protection through education and interpretation.
- Establish an 18-acre Historic Zone that comprises the historic core of the former Rancho Las Lomas Celestiales (The Ranch of the Heavenly Hills), which is now known as Trippet Ranch. The majority of park operations and maintenance will be relocated from this zone, to enhance the historic fabric and cultural landscape of this 1940s “Gentleman’s Ranch.”
- Embrace the concept of restoration and renewal of both the land and its people by restoring Topanga Creek and Lagoon, from shore to canyon, through a balanced approach of lagoon/creek hydrological science and design with the interpretation and protection of the existing Native American and historical resources. This concept has the

potential to integrate modern land management techniques with traditional sustainability practices as well as provide for wonderful interpretive and educational opportunities and public access to the Lower Topanga Zone. This concept may entail the adaptive reuse of the existing historic Topanga Ranch Motel and/or alteration or even removal of these structures depending on the future restoration project’s ultimate scope.

- Establish other management zones for resource management, visitor use, and accessible interpretive and recreational programs for the public.

The General Plan also establishes operational programming goals such as the primary interpretive themes for educational programs and activities.

Additionally, this General Plan contains specific proposals to consolidate the Park’s recreational trail system and eliminate duplicate or volunteer trails and relocate several trails away from sites with sensitive resources.

ENVIRONMENTAL SETTING

Please refer to Chapter 2 (Existing Conditions and Issues) for a comprehensive summary of the existing land uses, facilities, and significant natural, cultural, aesthetic, interpretive, and recreational resources of the Park. The Plan’s appendices contain additional details.

Topanga State Park is located in the rugged Santa Monica Mountains, adjacent or near to the communities of Topanga, Pacific Palisades, Brentwood, Santa Monica, and a number of

communities of the San Fernando Valley. Major vehicular corridors near the Park include Topanga Canyon Boulevard, Pacific Coast Highway, Interstate 10, and U.S. Highway 101.

Access into the Park is from Topanga Canyon Boulevard, Pacific Coast Highway, Reseda Boulevard, Los Liones Drive, Entrada Road, and Sunset Boulevard. Internal vehicular circulation within the Park is mainly for operation and maintenance purposes and consists of unpaved dirt roads that also provide critical service as fire roads. Numerous trailheads also lead into the Park from residential streets in the neighborhoods of Topanga, Palisades Highlands, and Pacific Palisades. Please refer to Figure 4, which shows existing access into the Park.

PLAN ALTERNATIVES

Based on the accumulation of information from resource studies, other agencies, Park managers, and the general public (at three public meetings and eight stakeholder meetings), three plan alternatives and a no project alternative were developed for the proposed General Plan. Each plan was presented at the second public meeting. It was emphasized at the meetings that one alternative did not need to be selected over another, but rather elements from each plan could be intermixed. This approach allowed CSP to create the best plan possible given the often conflicting needs of resource protection, visitor recreation, education, park stakeholders, and neighboring communities.

The Preferred Plan was developed to incorporate public comment from park users, nearby residents, and businesses

leasing from CSP as well as resource and operational data discovered during the planning and public involvement process. Some of the input received that changed the Preferred Plan follows.

The Cultural Preserve was initially sized to protect sensitive sites that could be prone to damage by visitors or vandals. Native American consultation did affirm that these resources were important to protect. However, consultation also concluded that drawing minimal attention to these resources was critical as well. This input has been incorporated by both increasing the size of the cultural preserve to create a buffer around cultural resources as well as providing awareness and protection of the significant resources through interpretation and education.

The Park has an extensive trail system with a wide array of uses. The General Plan Team made determinations as to where trail corridors should run throughout the Park to allow visitors to enjoy its resources without damaging them permanently. However, it was concluded that a subsequent Trail Management Plan will determine what activities are best suited for the Park's trail corridors.

Another viewpoint the General Plan Team heard from a majority of the public was the interest in not over developing the Park. This resulted in taking careful consideration in where and how much further development would take place. (Refer to the Reasonable Development Projection Matrix-Table 6) This input was strong justification for the need to develop a new General Plan that better suits the interests of Park users. The previously

approved General Plan (1977) did not coincide with the public's input.

Input was received that Topanga Creek should be protected as an entire watershed. This prompted the creation of a zone to allow for the development of specific guidelines for its management. After several iterations including the option of creating a natural preserve, a Watershed Conservation zone was created surrounding Topanga Creek that would allow for restoration efforts in the future.

The Preferred Plan Alternative is discussed in Chapter 3 (the Plan) and shown in Figure 6 (page 105). The alternatives were developed to show a range in the amount of recreational use allowable within the management zones as well as a variable level of resource protection. These alternatives are compared in the Alternatives Matrix (Table 4).

Preferred Plan Alternative

A primary goal of creating the Preferred Plan Alternative is to balance the many visitor-uses of the Park with the protection of its resources. Through the input from CSP staff and the public, the Preferred Plan Alternative was developed with several different zones that each provide a unique experience for visitors.

Further description of the Preferred Plan Alternative (Figure 6) for this General Plan is in Chapter 3. The following is a brief synopsis of the ten proposed zones that were established through development of the Plan: Wildlands, Mulholland Corridor, Operations/ Maintenance Zone, Historic Zone, Topanga Cultural Preserve, Rustic Canyon Zone, Los Leones Zone, Watershed Conservation

Zone, Lagoon Zone, and Lower Topanga Zone.

The Preferred Plan Alternative was developed to avoid, minimize, and/or mitigate all significant environmental impacts to a level of less than significance through the use of appropriate measures. Please review the specific measures for each individual impact area. Additional alternatives were developed that are discussed below, however, the Preferred Plan Alternative is analyzed in detail due to its ability to best meet the objectives of the Park and its users as well as minimize or mitigate impacts to a less than significant level.

Wildlands

This zone contains the core of the Park with its rugged terrain, mosaic habitats, and scenic vistas, which reflect the "wild" essence of the Park. It includes a network of trails such as the Backbone and Coastal Slope Trails. This zone will remain natural and wild with minimal development. Visitor uses include interpretive and educational opportunities, hiking, biking, and equestrian use on designated trails, camping at designated backcountry campsites, motorized equipment vehicle use for park operations and maintenance, and freestyle climbing or bouldering.

Mulholland Corridor

This zone is located at the northern edge of the Park along Dirt Mulholland. This corridor serves as a crucial buffer and transition between the Park and the highly urbanized San Fernando Valley. Its uses include interpretive facilities and programs, gateway trailheads, restrooms, scenic overlooks, picnic areas, and campsites.

Table 4: Alternatives Matrix

	Preferred Plan	Alternative 1/ Resource Protection Alternative Environmentally Superior Alternative	Alternative 2/ Visitor-Use Alternative
ACREAGES			
Proposed Management Zones			
Wildlands	8,445 acres	10,229 acres	10,429 acres
Mulholland Corridor	345 acres	345 acres	345 acres
<i>Trippet Ranch Area</i>	<i>197 acres (total)</i>	<i>197 acres (total)</i>	<i>178 acres (total)</i>
Operations/ Maintenance Zone	21 acres	21 acres	21 acres
Historic Zone	18 acres	18 acres	18 acres
Topanga Cultural Preserve	158 acres	158 acres	139 acres
Rustic Canyon Zone	483 acres	483 acres	483 acres
Los Leones Zone	31 acres	31 acres	31 acres
Lagoon Zone	29	29	Not Proposed
Watershed Conservation Zone	1,984 acres	200 acres (known as the Topanga Creek Preserve)	Not Proposed
Lower Topanga Zone	12 acres	12 acres	6 acres
TRAILS			
Trail Mileage	58.76 miles	55.93 miles (no Coastal Trail connections)	62.45 miles
CAMPING			
Camping Availability	Reasonable expansion of camping opportunity with relatively small increased footprint while minimizing resource impacts	Improve Existing campsites without expanding footprint	Large camping expansion with significant impact to sensitive resources; mitigation needed to keep impacts to a level of less than significant
RESOURCE PROTECTION AND IMPACTS			
Natural Resources	Provides increased protection to botanical and wildlife resources through designating the Watershed Conservation zone. Some impact due to increased visitor and maintenance resources within the Park.	Includes a Natural Preserve; restricting development and recreational use, resulting in less potential for impact to resources. Potential for more stringent protections for sensitive biological resources.	Most change relative to existing conditions. Trails and riparian area could be subject to further erosion, compaction, and denuded vegetation. Potential impacts with increased use over time.

(Continued)

	Preferred Plan	Alternative 1/ Resource Protection Alternative Environmentally Superior Alternative	Alternative 2/ Visitor-Use Alternative
RESOURCE PROTECTION AND IMPACTS			
Cultural Resources	Provides protection for significant cultural resources by establishment of a cultural preserve protecting the densest concentration of archaeological sites and cultural resources. Potentially significant impacts to select historical resources may require mitigations if implemented.	Further minimization of development could potentially result in less impact to archaeological and historical sites compared to other alternatives. Some development may leave resources vulnerable; however, proper mitigation will minimize impacts.	Potential development in areas such as the cultural preserve with sensitive Native American and historic cultural resources could result in potential significant unmitigable impacts.
Aesthetics	Potentially adverse visual effects due to the introduction of new facilities into the Park, but mitigable to a less than significant level. Facilities will be designed to blend with the topography. Facilities placed to minimize impact to the current landscape character	With little development taking place, there would be minimal change in the visual character of the Park. No or little to no change would occur to assets including special features and landscapes within the Park.	More development would add structures that may impact key viewsheds. More visitors could significantly diminish the values of serenity and quiet that visitors currently experience within the Park.
Recreation	Some increase in trail mileage relative to what currently exists. Some increase in camping/overnight use of the Park.	To better protect sensitive resources within the Park, select trails would be closed off and enforced for no further use. This would result in reduction of recreational experience for trail users of all types in the Park. Only existing campsites would remain.	Trail mileage would be increased to allow further access into previously inaccessible portions of the Park along with camping in areas where none previously existed. More visitors could adversely affect the resources and current visitor experience.
Geological, Land Form, and Water Resources	These resources would be avoided in development of the Park however, with increased visitation, there is potential for further visitor impact to these resources. Restoration of watershed and lagoon zones should improve these resources	Less impact would occur to these resources due to less development along with lower capacity for visitation.	There is further potential for impacts to these resources due to increased visitation as a result of increased visitor services and facilities within the Park.
Visitor Services and Interpretation	Provides a unique cultural, scenic and educational experience to those who visit the Park and makes effort to make features of the Park accessible to all	Fewer experiences are available to Park visitors; however, interpretation of the Park can still be implemented.	Potential to increase or enhance visitor services and interpretation of the Park with the potential for increased resource and visitor experience degradation from overuse.
Park Operations	Allows for efficient park operations due to increased maintenance facilities.	Fewer Park facilities developed may result in less maintenance requirements.	Potential for increased maintenance facilities to support increased visitor use. Further staff requirements to support increased maintenance needs.

Note: See page 128 for No Project Alternative

Operations/Maintenance Zone

This zone is part of the Trippet Ranch Area, consisting of an area currently used as a storage yard and an area containing staff residences.

Historic Zone

Also part of the Trippet Ranch Area. This zone is located at the end of Entrada Road surrounding the parking lot. It contains a historic “Gentleman’s Ranch,” including a ranch house, combination stable/barn, machine shop and skeet lodge. This zone will support interpretive and educational opportunities, equestrian concession opportunities, and limited overnight use.

Topanga Cultural Preserve

Part of the Trippet Ranch Area, this zone is located northeast of the intersection of Topanga Canyon Boulevard and Entrada Road. This area contains a high concentration of significant cultural resources and will support activities including hiking, biking, equestrian use, Native American cultural and educational uses, cultural stewardship programs and minor interpretive and educational opportunities.

Rustic Canyon Zone

Located at the southern edge of Rustic Canyon between Will Rogers State Historic Park and Camp Josepho, this zone includes the remaining barn from Josepho’s Ranch and the Will Rogers Hideaway Cabin site. Visitor uses include interpretive and educational opportunities, hiking, biking, and equestrian use on designated trails, minimal vehicle access on designated Park roads, and motorized equipment and vehicle use for park operations and maintenance.

Los Leones Zone

This zone is the southern access into the Park via Los Liones Drive off West Sunset Boulevard. It allows ease of vehicular access and parking. This zone will support park staff housing as well as interpretive and educational opportunities and will be for day use only.

Watershed Conservation Zone

This zone encompasses the Topanga Creek Watershed; one of the few publicly-owned and undeveloped watersheds remaining in Southern California and home to the endangered southern steelhead trout. Visitor use in this zone includes interpretive and educational opportunities along a trail system and the use of motorized equipment and vehicles solely for park operations and maintenance.

Lagoon Zone

This zone contains the lower reach of Topanga Creek and the remnant lagoon. It is home to the endangered southern steelhead trout and tidewater goby. Visitor use in this zone includes interpretive and educational opportunities, trail recreation, and use of motorized equipment and vehicles for park operations and maintenance.

Lower Topanga Zone

This zone includes areas along Pacific Coast Highway to the east and west of the mouth of Topanga Creek, a strip along Topanga Canyon Boulevard, and an area proposed for Park staff housing. Visitor uses include interpretive and educational opportunities, hiking on designated trails, overnight use on the west side of the lagoon, minor concession opportunities on the west side of the lagoon, minimal

concession opportunities on the east side of the lagoon, and motorized equipment and vehicles allowed for park operations and maintenance.

No Project Alternative

According to CEQA §15126.6, a “no project” alternative shall be evaluated. It shall discuss the existing conditions as well as what would be reasonably expected to occur in the future if the project were not approved, based on current plans. The 1977 Topanga State Park General Development Plan proposed insufficient resource protection. Its development goals and guidelines are inconsistent with the current and historical uses of the Park, as well as with current environmental resource protection mandates. These inconsistencies initiated the need to prepare a new General Plan.

Under the No Project Alternative, heightened protection for the distinct and significant natural and cultural resources found within the Park would not be established. Despite current efforts to protect, rehabilitate, or restore such features, visitor-use patterns over time could be expected to impact these resources and features. Without the new General Plan, the holistic approach for protecting these resources through management zones and other planning directives will not be adequately implemented.

The No Project Alternative will make it difficult for CSP to systematically address land-use and visitor-use issues. Additionally, consolidating or improving visitor-use or operational facilities to minimize environmental impacts, enhance park interpretation, and create a higher quality of visitor experience, would be difficult to execute.

Resource Protection Alternative (Alternative 1)

The Resource Protection Alternative (Alternative 1) was considered as an alternative that would create the best conditions to protect sensitive biological and cultural resources. However, it reduced the recreational opportunities that were determined to be important by the public and the planning team.

This alternative included both a natural preserve (Refer to Appendix A, pg. 158 for definition of a Natural Preserve) as well as a cultural preserve, thus restricting development and use for approximately 360 acres. While these preserves provide the highest level of protection to sensitive natural and cultural resources, they would restrict visitor opportunities to outdoor recreation activities including equestrian use, mountain biking, and hiking (by reducing and restricting trail use and development) and would make it difficult to meet the mission of CSP to “create opportunities for high quality outdoor recreation.”

Under Alternative 1 trails would be reduced by several miles and this reduction would result in no coastal trail connection. Alternative 1 would also preclude the opportunity for additional campgrounds in the Wildlands Zone as well as in the Mulholland Corridor Zone, despite public and CSP input that additional camping opportunities should be made available. Additional maintenance and operational facilities would likely not be allowable resulting in increased deferred maintenance to current facilities and potential further degradation of existing resources.

The reductions in trails and camping opportunities could cause a significant

impact to recreational resources. Furthermore, CSP contends that sensitive resources can be adequately protected, in compliance with existing policies and regulations, through resource-protective goals and guidelines and site-specific management and enforcement incorporated within the Preferred Plan Alternative.

Although it proposes additional protections for natural and cultural resources, Alternative 1 does not reduce significant environmental impacts any more than the Preferred Plan Alternative. The Preferred Alternative with mitigation incorporated would reduce all impacts to a less than significant level.

Visitor-Use Alternative (Alternative 2)

Alternative 2 provides more development than what is found in the Preferred Plan Alternative, but is still significantly less than what was planned for in the existing 1977 Topanga State Park General Development Plan. Based on comparison of facilities planned for in the previous Plan, Alternative 2 would propose less parking spaces and fewer new camping sites with their accompanying facilities. However, this additional development would require extensive mitigation measures to avoid significant impacts to Park resources. Development carried out under the existing Plan would likely result in several unmitigable impacts due to the extent of development allowable. Some protection of resources within the Park would be feasible under Alternative 2 due to the establishment of management zones that will geographically define sensitive resources zones and create specific guidelines for their management.

Alternative 2 does not include either a Natural Preserve (proposed in Alternative 1) or a Watershed Conservation zone (proposed in the Preferred Plan), which may result in the degradation of the creek/watershed (a significant natural resource) due to the allowance of and impacts by visitors use in the surrounding areas.

Alternative 2 would provide significantly expanded visitor services and recreational opportunities in the form of increased trail mileage as well as campsites and their accompanying facilities in currently undeveloped areas of the Park. This alternative makes limited efforts to protect the significant natural and cultural resources that make the Park a unique place to visit. Maintaining and protecting the resources of this Park are especially important because of the continued development pressures that surround the Park and internal and external environmental policies and mandates.

To ensure that uses of the Park do not further degrade its resources, establishment of new management zones and resource protection criteria is necessary. These guidelines would be less effective if Alternative 2 were selected.

Alternative 2 would continue to allow the use and potential expansion of volunteer trails that could result in significant impact to nearby sensitive resources. Whereas, the Preferred Plan Alternative has created guidelines for the reduction of volunteer trails as well as a Trail Management Plan to better maintain the trails that have been officially sanctioned.

Development proposed with this alternative would likely conflict with policies that Park managers are directed

to follow including CSP's Department Operations Manual (DOM) Section 0300, Natural Resources; DOM Section 0400, Cultural Resources; the Cultural Resources Management Handbook; and other policies set forth in CSP's Resource Management Directives.

ENVIRONMENTAL EFFECTS OF THE PREFERRED PLAN

The Preferred Plan Alternative proposes to designate park management zones in order to limit the geographical area in which certain types of activities and development can occur and to establish goals and objectives for each of these zones (see Management Zones section on page 104 and Figure 6 – Preferred Plan Map). The Parkwide Management Goals and Guidelines section on page 60 provides further direction for managing the Park as a whole, including visitor use, development, and environmental protection.

As this is a General Plan, other than for trail use, specific proposals for potential visitor use and development have not yet been specifically identified. Details regarding the estimated square footage to be developed, number of campsites to be added, and other development details have been estimated. Based on the information that is being provided within this GP/EIR, identification and discussion of potential significant effects shall be analyzed at a comparable level of detail. Nevertheless, to convey the purpose of these proposals and to aid in the analysis of their potential significant environmental effects, a table was developed to represent a reasonable set of scenarios for visitor use and

development that would be allowed in each management zone under the proposed General Plan (Table_5 Reasonable Projection of Development Matrix).

The scenario presented, represents the most extensive land-use development that should be reasonably expected. The actual choice of types, sizes, and locations of facilities to be developed within each zone will be determined during preparation of subsequent specific project plans, as the need arises and/or funds are available for their implementation.

The decisions made in these planning efforts will be consistent with the goals and guidelines of the General Plan and based on many factors including natural and cultural resource protection, and visitor experience. These plans will undergo further environmental review when they are prepared, in accordance with CEQA guidelines, other state mandates and guidelines, and applicable permitting requirements.

As illustrated in the Alternatives Matrix (Table 4) potential development can vary based on the zone. The least development is proposed in the Cultural Preserve Zone while the most development is concentrated in the Lower Topanga and Los Leones Zones.

The Initial Study identified that the projects carried out under guidance of the General Plan may have environmental effects relative to erosion, hydrology and water quality, transportation, biological resources, hazardous waste, aesthetics, cultural resources, historical resources, noise, public services, transportation/traffic and recreation. The following sections

identify and discuss the potential significance of these effects.

UNAVOIDABLE AND IRREVERSIBLE SIGNIFICANT EFFECTS

The purpose of the land-use designations (i.e., management zones and classifications) and the management goals and guidelines presented in the General Plan are to avoid, minimize, and/or mitigate significant environmental effects of facility development, maintenance, operations, and visitor use. Of particular concern is the protection of cultural and historic resources, particularly within the Topanga Cultural Preserve and Historic Zone, the maintenance and restoration of wildlife habitat, and the restoration of hydrologic function to the Watershed Conservation and Lagoon Zones.

Implementation of specific projects such as development of visitor service facilities, infrastructure, or maintenance buildings, has the potential to cause significant short-term and long-term effects on the environment. These effects could include negative impacts to geologic, hydrologic, natural, cultural, historic, and aesthetic resources resulting from development, maintenance, and use of visitor-use and operational facilities. These impacts can occur not only from direct physical development but from ancillary effects such as soil disturbance resulting in dust and increased erosion, altered drainage patterns, water quality impacts, degradation of nearby cultural resources, or disturbance and/or degradation of habitat and biocorridors for sensitive plant or animal populations.

Implementation of measures to avoid, minimize, or mitigate significant environmental effects contained in the General Plan, any management plans, and specific project plans will reduce negative impacts to a less than significant level. If a specific project does not conform to the guidelines contained within the General Plan or subsequent management plans, or if mitigation cannot reduce negative impacts to a level below significance, the project will not be implemented. Every effort shall be made to ensure there are no unavoidable and/or irreversible significant environmental effects resulting from implementation of the General Plan.

POTENTIAL SIGNIFICANT EFFECTS AND PROPOSED MITIGATION

CSP resource specialists and environmental review staff use professional standards, regulatory agency requirements, and accumulated planning and environmental data to evaluate the context and intensity of existing and proposed uses in each park setting prior to determining the potential level of significance of impacts that may result from adopting the General Plan and the goals, guidelines, and proposed land uses within.

Even though the majority of the proposed development will be contained in previously disturbed areas of the Park, new development and continued maintenance, and use of facilities such as roads, buildings, trails, parking lots, campsites, picnic areas, utilities, and septic systems have the potential for significant short- and long-term impacts to the environment.

These potential impacts are discussed below along with avoidance, minimizations, and/or mitigation measures which with proper implementation will reduce impacts to no significance or a less than significant level.

Impacts discussed below include aesthetics, biological resources, cultural resources, erosion, hydrology and water quality, transportation, hazardous waste, aesthetics, noise, public services, transportation/ traffic and recreation.

Aesthetics

Park Resources: A Summary of aesthetic resources that exist within the Park may be found within the Aesthetics section of Chapter 2 (Existing Conditions and Issues) beginning on page 43.

Impacts: With proper siting of new development near existing development as well as inclusion of exterior treatments to rehabilitated and new buildings that will maintain a consistent theme that blends with the landscape character of the Park, there should be minimal to no impact to aesthetic resources.

Aesthetic resources are of utmost importance to protect, since they are one of the foundational elements that draw visitors to the Park. There protection is vital to ensure the Park may be enjoyed by future generations of visitors. Construction activities associated with development and maintenance of facilities have potential to cause significant impacts to aesthetic resources if careful planning is not taken.

Future projects will follow General Plan goals and guidelines, and any

specific management plans containing guiding criteria or measures for limiting impacts to the natural and cultural features that provide the Park's unique aesthetic characteristics.

Avoidance, Minimization, Mitigation Measures

AR 1: Design and review of future proposed projects and activities shall consider siting of new buildings and campsites so that they have no or minimal impacts to the vast array of Park features and landscapes.

AR 2: Design of Park facilities will always strive to avoid impacting aesthetic resources and shall provide reasonable and defensible justification as to why any impact to these resources must occur before any impact may take place.

AR 3: Appropriate exterior treatments shall be included in the design of any new infrastructure so that it may blend with the Park's landscape character. Future projects shall be designed to be consistent with cultural, historical, and natural characteristics and themes of Topanga State Park. Structures shall be aesthetically pleasing to the eye, blend with the environment, and fit with the natural contours of the land in order to limit grading and visual impacts.

Biological Resources

Park Resources: A summary of biological resources that exist within the Park may be found within the Natural Resources section of Chapter 2 (Existing Conditions and Issues) beginning on page 14. Also refer to the Parkwide Management Goals and Guidelines section of Chapter 3, which further addresses the protection and management of natural resources.

Impacts: Despite careful planning to avoid sensitive habitat within the Park, the development proposed within the Preferred Plan Alternative will have some potential impacts to biological resources. Refer to the “Reasonable Projection of Development under the General Plan” for estimates of what type and where development may take place. Direct impacts could include but are not limited to removal of sensitive habitats, regulated waterways, and vegetation, mortality of wildlife during development activities. Indirect impacts include but are not limited to degradation of habitat values, wildlife movement corridor degradation, and edge effects. Clearing and grubbing of vegetation would take place for development purposes. Disturbance of wildlife and their habitat may occur due to facility use, maintenance, visitor use, and recreational activities.

Avoidance, Minimization, Mitigation Measures

BR 1: CSP has a process to assess the conditions of environmental complexes within units of the State Park System. The Inventory, Monitoring, and Assessment Program (IMAP) provides goals, guidance, and standards for CSP’s efforts to systematically evaluate the vegetation, wildlife, and physical natural resources of the State Park System. In order to assure that natural resource management goals for the Park are reached, the IMAP process should be continued to supplement the base data that was developed prior to this General Plan.

BR 2: Prior to removal, consolidation, or construction of facilities, potentially affected areas will be surveyed for the presence of special status species. Special status species found on site will

be avoided to the fullest extent possible, through project design, timing of activities, and implementation. If a special status species is detected within the area of potential impact, the area shall be flagged, and personnel educated on the sensitivity of the area and instructed to avoid it.

BR 3: As much as feasible, all project related activities located within the habitat of special status wildlife species will take place outside of their breeding season or season of greatest potential effect on survivability. If project activities cannot avoid the breeding season or season of greatest potential effect, CSP will implement species specific buffers and/or monitoring programs. Sensitive habitat areas shall be flagged/fenced and construction personnel shall be educated on the sensitivity of the area and instructed to avoid the area.

BR 4: Any areas cleared or disturbed will be restored with native plant species known from the area, as appropriate, using locally collected material and species that represent habitat composition for the sensitive species detected on site.

BR 5: To the maximum extent feasible, development shall be located outside sensitive habitats, regulated wetlands/ waterways or important animal movement corridors and the footprint of development disturbance shall be minimized.

BR 6: The footprint of disturbance shall be minimized to the maximum extent feasible;

BR 7: Night lighting associated with any development shall be limited and designed to avoid impacts to wildlife.

BR 8: All tree trimming/pruning shall Comply with ANSI A300, “American National Standards Institute (ANSI) A300 Standards for Tree Care Operations.”

BR 9: To avoid attracting predators, all project sites shall be kept as clean of debris as possible. All food related trash items should be enclosed in sealed containers and regularly removed from the site. Pets of project personnel shall not be allowed on-site where they may come into contact with any sensitive species.

BR 10: As appropriate, develop and use standard Best Management Practices (BMPs) for erosion, sediment control, dust, and storm water runoff for park projects.

BR 11: BMPs shall comply with water quality standards outlined in the Stormwater Best Management Practice Handbook (California Stormwater Quality Association, 2004).

BR 12: Storage and staging areas shall be placed a minimum of 30 m (100 ft.) from any drainage and/or water body. The site(s) shall be reviewed and approved by the State’s Representative, in coordination with the State Environmental Scientist, and shall be limited to areas of development, disturbance, or non-native habitat. All locations used for storage/staging shall be kept free from trash and other waste. No project-related items shall be stored outside approved staging areas at any time.

BR 13: Measures included in any CDFG 1602 Streambed Alteration Agreement, United States Army Corps of Engineers (USACE) Section 404 permit, Los Angeles Regional Water Quality Control Board (RWQCB) 401

Water Quality Certification, and/or Coastal Development Permit shall be complied with.

Cultural Resources

Park Resources: A summary of cultural resources that exist within the Park may be found within the Cultural Resources section of Chapter 2 (Existing Conditions and Issues) beginning on page 30. Also refer to the Parkwide Management Goals and Guidelines section of Chapter 3 (the Plan), which further addresses the protection and management of cultural resources

Impact: Construction of facilities and visitor-use activities as well as facilities maintenance has the potential to disturb, degrade, or damage buried or above-ground archaeological remains, historic structures, historic features, landscapes or sacred sites.

Vandalism and/or damage to cultural sites are a constant concern that is difficult to eliminate, but with proper steps, can be minimized.

Avoidance, Minimization, Mitigation Measures

CR 1: Prior to any actions that have the potential to disturb the area of a possible archeological site, additional research, survey and/or testing will be carried out to determine if significant buried cultural remains exist.

Any new facilities will be designed and constructed to avoid archaeological resources to the extent possible.

If impacts to archaeological remains are unavoidable, then an archaeological recovery plan will be developed and implemented. A CSP archaeologist will oversee and/or monitor those activities deemed to have the highest potential to

disturb or damage buried archaeological remains to ensure that no historical or Native American resources are adversely impacted.

If unexpected cultural remains are uncovered during any project activities, work will be stopped in that area so that the resource can be recorded, the nature of the deposit can be determined, and an appropriate protection or recovery plan can be implemented.

CR 2: Any proposed project will be reviewed for its potential to affect eligible, potentially eligible, or listed historical resources.

All unlisted, eligible, or potentially eligible historical resources will be mapped, recorded, and evaluated to determine their eligibility status for placement on the National Register or California Register of Historic Places.

Projects will be designed and implemented to avoid significant impacts to recognized historic resources. As per professional standards for assessing and mitigating significant impacts to historical resources, treatment measures in compliance with the *Secretary of the Interior Standards for the Treatment of Historic Properties* will be implemented to reduce potential significant impacts to a level less than significant

CR 3: If significant impacts to recognized historical resources are unavoidable to allow construction of projects designed to implement large scale planning goals of this general plan, then the department will prepare the appropriate environmental documents and provide additional mitigation measures acceptable to the

State Historic Preservation Officer as needed.

CR 4: Information about the importance of cultural resource protection will be incorporated as part of the interpretation and signage for Topanga State Park.

Geology/ Soils/ Erosion

Park Resources: A summary of geologic resources that exist within the Park may be found within Chapter 2 (Existing Conditions and Issues) beginning on page 19. Also refer to the Parkwide Management Goals and Guidelines section of Chapter 3, which further addresses the protection and management of geologic resources.

Impact: Demolition and construction activities associated with removal, development, and facilities maintenance within zones where development is proposed has the potential to cause increases in erosion, fugitive dust, soil disturbance, and topographic change.

Expansion of the footprint of buildings as well as the enhancement and/or maintenance of trails within the Park could result in grading that would remove permanent erosion control in the form of vegetation or geologic formations. This lack of erosion control would result in increased fugitive dust and erosion of soils into the nearest receiving waterbody. This increased sediment can then result in significant impacts to water quality and marine resources.

There is potential for development of facilities to impact and/or remove significant geologic features, however, with the relatively small amount of development proposed as well as guidelines to identify and protect these

resources, potential for impact should be minimal.

The Park is located in southern California, an area known for seismic activity. It is not anticipated that construction of the facilities described in the General Plan would expose people or property to a high risk of danger due to seismic activity; and although the risk is minimal, potential for landslide in the event of a catastrophic seismic event cannot be completely eliminated.

Avoidance, Minimization, Mitigation Measures

GSE 1: General Plan goals and guidelines call for ongoing monitoring of impacts to geological resources, such as, change in topography and increased erosion. Geological features will be preserved and protected from significant impacts resulting from visitor use and/or development.

GSE 2: Facility development will be designed to fit the natural contours of the land in order to limit grading and additional impacts to the geological features and components within the Park. Alterations to significant rock features will be avoided.

GSE 3: All demolitions, grading, and excavations will be subject to the typical restrictions and requirements that address erosion and runoff including the Federal Clean Water Act and National Pollution Discharge Elimination System (NPDES), which includes but is not limited to silt fencing, sand bags appropriately placed during rain events, and an erosion control plan that uses native species known to occur in the area for revegetation. CSP will use Best Management Practices throughout

construction to avoid and minimize indirect impacts.

GSE 4: BMPs shall comply with water quality standards outlined in the latest edition of the Stormwater Best Management Practice Handbook (California Stormwater Quality Association).

Recreation

Park Resources: A summary of recreational resources that exist within the Park may be found within Chapter 2 (Existing Conditions and Issues) beginning on page 44. Also refer to the Parkwide Management Goals and Guidelines section in Chapter 3, which further addresses the protection and management of recreational resources.

Impacts: Management zone designations have the potential to inhibit the availability of new recreational opportunities due to increased cultural, natural, and aesthetic resource protection. They also restrict certain recreational activities including removal of volunteer trails and/or limiting the size of campsites in order to protect sensitive resources or visitor experiences.

Some recreational uses including equestrian use, hiking, and climbing may be eliminated or restricted in portions of the Park. However, these uses will continue in areas with less resource sensitivity. It is not expected that the types of recreation uses will change substantially from the existing conditions; however, it is expected access to some existing areas will be restricted.

Development of visitor facilities may have a short-term significant impact on visitor experience due to temporary

construction zones including grading and large-scale equipment being present. Visitor services may be temporarily unavailable.

Volunteer trails shall be closed to limit the degradation of sensitive resources within the Park. Despite concern Park users may have with limiting access and recreational activities in the Park, there are significant cultural, biological, aesthetic, geological resources that are unique to this Park that could be significantly impacted if the level of access that currently exists were to remain. If these resources were to be impacted, it could jeopardize any further development within the Park.

To mitigate for the potential loss of recreational opportunities, however, other types of recreation activities such as interpretive and educational programs would be implemented. Therefore, the limitation or loss of specific types or areas for recreational activities will be offset by other recreational opportunities.

CSP does understand that visitors have differing sensitivities to other visitors within the Park space. Future planning will strive to allow several different activities to be undertaken while not completely disrupting the feeling of solitude that many visitors seek within the Park. For more detail regarding the balance of recreational resources along with other types of resources, see the Visitor Use and Development section beginning on page 95.

Avoidance, Minimization, Mitigation Measures:

RR 1: General Plan goals and guidelines call for an assessment of current and potential recreational activities for compatibility with the

designated management zones. Implementation of these guidelines will address the distribution of different types of recreational activities and potential inherent conflicts they may have with resources or other uses. With this understanding, specific mitigation and monitoring measures can be implemented that will provide high quality outdoor recreation activities while still preserving the diversity of the Park's resources and recreational opportunities.

RR 2: CSP will make available recreational activities that are compatible with, as well as protect the various types of resources that exist within the Park. This will include providing visitors with interpretation and education programming about the Park's resources.

Water Quality/ Water Resources

Park Resources: A summary of water resources that exist within the Park may be found within Chapter 2 (Existing Conditions and Issues) on page 19. The issue of water quality is discussed on page 52. Also refer to the Parkwide Management Goals and Guidelines section of Chapter 3, which further addresses the protection and management of water resources on page 61.

Impact: Demolition and construction activities associated with removal, consolidation development, maintenance, and use of facilities, particularly within zones planned for future development have the potential to affect drainage patterns, runoff, or discharge into surface waters. Other park uses on trails or at camps may also affect runoff or discharge.

Despite potential to affect water resources due to stormwater runoff during construction and operation, these impacts would be minimized to areas surrounding existing development.

Impacts have the potential to occur due to the need for sanitary facilities to support new and existing development. These facilities could include the use of pit or chemical toilets.

Use and maintenance of trails in the vicinity of the creek and meadows have the potential to affect hydrologic regimes and water quality.

Avoidance, Minimization, Mitigation Measures:

WR 1: Before additional facility development can occur within the Park, potential impacts to water resources need to be addressed. Potential impacts to water resources, including availability of sufficient water for facility use, will be identified and addressed.

WR 2: In accordance with the General Plan goals and guidelines, any new facilities within the Park will be designed and constructed to avoid impairment of natural drainages. Impacts to streams, wetlands, and meadows from trail use and routine maintenance will be avoided or minimized.

Fire Hazard

Overview of Conditions and Impacts: Use of camping facilities has a slight potential to place the public and neighboring properties at risk due to wildfires caused by inadvertent or natural ignition from within, as well as from outside the Park. Statistically

there is little evidence that wildfires originate from campground settings.

The use of prescribed fire as a vegetation management tool has the potential for impacts to regional air quality and may, in the event of an escape, place the public in danger.

Avoidance, Minimization, Mitigation Measures:

FH 1: No campfires will be allowed outside designated areas. A wildfire management plan was developed but is in need of updating to ensure protection of human lives and property, to emphasize control of fires along predetermined suppression lines, which divide the Park into control compartments, and to address evacuation procedures. Park managers will have the authority to stop the use of fires or smoking during periods of extreme fire danger and will patrol to prevent fires in unauthorized locations.

FH 2: Preventive management techniques will be employed to reduce the threat of wildfire. These techniques include increased patrols, brush clearance, and closure of the Park during extreme fire conditions. Smoking is banned in all back country/wildlands areas as are all ground fires.

FH 3: Proposed future campgrounds would be managed to greatly reduce the possibility of a wildfire ignition. Campfires would be restricted to fire rings and managed on a three tiered system. During high fire risk conditions, campfires would not be allowed, during medium fire risk conditions, only charcoal briquettes would be allowed, and during low fire risk conditions, small campfires would be allowed but must be contained

within fire rings. Park Staff and camp hosts would strictly enforce these rules. Weeds and brush would be kept down in campgrounds to greatly reduce the possibility of ignition.

FH 4: The restoration of the role of fire in natural ecological processes will include a prescribed fire management plan. This plan will include provisions for coordinating with regional air quality control boards to avoid emissions of smoke during sensitive time periods. It will also provide for public notification and exclusion areas prior to and during prescribed burning operations. In the event of an escape, the wildfire management plan will be invoked, which provides for public evacuation and appropriate suppression activities.

Noise

Overview of Existing Conditions and Impacts:

An environment that has minimal noise is of importance to visitors within the Park as well as for wildlife residing within the Park. It is therefore important that potential noise producing activities are identified and measures implemented to reduce those impacts.

There is potential for temporary increase in noise levels during any demolition or construction activities. Impacts from these activities are expected to be nominal due to the limited amount of development that is proposed.

Visitor use within campgrounds has the potential to create undesirable noise levels to both other visitors and wildlife

Campgrounds constructed near

highways or county roads could experience traffic noise.

Avoidance, Minimization, Mitigation Measures:

Noise 1: Activities that would create undesirable noise levels during demolition or construction activities would be timed to avoid seasons of peak visitation, and periods of time when sensitive wildlife species may be significantly impacted.

Noise 2: All local noise ordinances would be followed when construction is to occur near residential areas.

Noise 3: Current Park regulations shall be enforced by CSP rangers to minimize campground or unwarranted visitor-produced noise.

Hazardous Materials

Overview of Existing Conditions and Impacts:

The majority of the Park is currently undeveloped with little to no potential for hazardous materials to be present. Any existing development that will be demolished may have the potential to result in exposure to hazardous materials such as asbestos or lead within building materials.

Avoidance, Minimization, Mitigation measures:

HW 1: All government regulations and/or protocols will be followed to ensure that the public is not exposed to hazardous wastes, and if found shall be properly disposed.

EFFECTS FOUND NOT TO BE SIGNIFICANT

Air Quality

Overview of Existing Conditions and Impacts: The Park is located along the coastal western section of the South

Coast Air Basin which encompasses portions of Los Angeles, Orange, San Bernardino, and Riverside Counties. The most recent annual data for the South Coast Air Basin, 2005, indicates a total of 89 days on which the federal standards for 8-hour ozone or 24-hour PM2.5 were exceeded at one or more Basin locations. (The other criteria pollutants including Particulate Matter (PM10), Carbon Monoxide (CO), Nitrogen Dioxide (NO2), Sulfur Dioxide (SO2) Sulfate (SO4), and Lead (Pb) did not exceed the daily federal standards).

The adverse health effects associated with air pollution are diverse and include:

- Increased mortality
- Increased health care utilization (hospitalization, physician and emergency room visits)
- Increased respiratory illness (symptoms, infections, and asthma exacerbation)
- Decreased lung function (breathing capacity)
- Lung inflammation
- Potential immunological changes
- Increased airway reactivity to a known chemical exposure - a method used in laboratories to evaluate the tendency of airways to have an increased possibility of developing an asthmatic response
- A decreased tolerance for exercise.

The Basin's severe air pollution problem is a consequence of the combination of emissions from the nation's second largest urban area and meteorological conditions which are adverse to the dispersion of those

emissions. The average wind speed for Los Angeles is the lowest of the nation's ten largest urban areas. In addition, the summertime maximum mixing height (an index of how well pollutants can be dispersed vertically in the atmosphere) in Southern California averages the lowest in the U.S. The Southern California area is also an area with abundant sunshine, which drives the photochemical reactions which form pollutants such as ozone.

More detailed information regarding the health effects posed by the criteria pollutants tested for within the South Coast Air Basin may be found within the South Coast Air Quality Management District's 2007 Air Quality Management Plan.

Determination: These data are generally representative of air quality in the Park which can vary substantially depending on the season and weather conditions. The population is alerted to avoid outdoor activities by local radio and television when air quality is poor. Implementation of the General Plan will have little effect on air quality because the Park proposes relatively little new development that is spread across a relatively large area. The land-use development proposed in this plan would result in a less than significant impact to air quality.

Potential air quality concerns for vegetation management through controlled burns are discussed within the "Fire Hazard" section on page 138.

Paleontological Resources

Overview of Existing Conditions and Impacts: Construction and grading will be limited to only a few areas within the Park, away from known paleontological resources. The

likelihood of paleontological resources being present in these areas is low.

Determination: There is a less than significant impact to paleontological resources based on the limited ground disturbance planned. However, should paleontological resources be found, CSP would determine appropriate protection, avoidance, or removal measures as appropriate to the situation.

Public Services

Overview of Existing Conditions and Impacts: Implementation of the Preferred Plan would require an increase in the need for public services and utilities to meet an increased demand based on the development proposed. Proper design and construction of public services including restrooms, and electrical service to most of the new development sites can be completed by expanding existing services.

Sufficient public services for fire protection and security for visitors is available now and would be available based on future development within the Park.

Determination: Despite the increase in public services needed for visitors as well as for Park maintenance, this need can be accommodated, and will result in a less than significant impact to public services.

Traffic

A Traffic Study was completed to evaluate the potential effects that implementation of the General Plan would have on the Park's surrounding transportation system. The study evaluated localized traffic conditions that may potentially be impacted by the proposed Project.

Three intersections were evaluated that would experience the majority of potential impact to the roadway network. They are:

1. Trippet Ranch – N. Topanga Canyon Blvd. (SR-27) and Entrada Road – Unsignalized
2. Lower Topanga – S. Topanga Canyon Blvd. and State Route 1 (Pacific Coast Highway) – Signalized
3. Los Leones – W. Sunset Blvd. and Los Lions Dr. – Unsignalized

The total Project trips being added to the roadway network as a result of the development proposed within the “Reasonable Development Project Matrix” are:

Weekday AM Peak Hour

Total Trips = 40

In = 16 Out = 24

Weekday PM Peak Hour

Total Trips = 47

In = 26 Out = 21

Saturday Midday Peak Hour

Total Trips = 45

In = 24 Out = 21

The development analyzed falls below the Department of Transportation fifty (50) trip criteria necessitating a Traffic Impact Study, when stable or approaching unstable conditions persist (LOS C and D to LOS E and F).

All study intersections operate acceptably under all scenarios, with the exception of Intersection number 1 that operates unacceptably during both the Existing and Cumulative (adjusted for planned growth to the year 2035). The addition of trips from the reasonable development matrix results in the intersection continuing to operate

unacceptably. The trips generated from Park development result in minimal change with respect to the overall volume of traffic at intersection 1 and no degradation of LOS.

Existing and proposed parking facilities throughout the Park are adequate to meet the needs of expanded facilities.

Therefore, less than significant impacts are anticipated to the transportation network and parking facilities from the development planned within the Preferred Plan Alternative.

GROWTH INDUCING IMPACTS

The Park serves as a valuable recreational, interpretive, and educational resource to the people of California and its visitors.

The existing facilities accommodate current visitor use; however, general population increases will continue to place increased demands on the Park's resources. Through appropriate maintenance and enforcement of the Park's resources, there should be little to no increased impact as a result of this natural visitation growth. The General Plan will not substantially increase the current day-use visitors within the Park, but would provide additional overnight camping opportunities for up to 206 visitors.

By improving park facilities, interpretation and accessibility, implementation of the General Plan will not significantly impact public services within or surrounding the Park. Although Park attendance has remained stable for the last 10 years, implementation of new facilities would provide needed park services to the rising local and state population. With

implementation of the measures included within the General Plan, there will be no significant growth-inducing impacts.

CUMULATIVE IMPACTS

None of the proposals contained in the General Plan will contribute significantly to any cumulative impacts from past, ongoing, or future projects.

This General Plan recognizes the need for resource protection by setting guidelines for the preservation of numerous resources within the Park. Some types of recreation will be reduced or designated to certain areas within the Park in an effort to protect these valued resources.

A key goal of the General Plan is to provide for the long-term management of the Park and establish guidelines that will prevent unforeseen cumulative impacts from affecting its resources and visitor experiences. By completing this plan and adhering to its requirements, there will be no significant cumulative impacts to the environment.

MITIGATION MONITORING

Mitigation will be specified at the time each project proposed under the General Plan is prepared. A Mitigation Monitoring Program will be developed and implemented, as appropriate, for each CSP project as required under CEQA guidelines Section 15091(d) and will require approval of the appropriate resource specialists and regulatory agencies and mandates.

A Mitigation Monitoring Plan and Program for each specific project will comply with the overall mitigation requirements of this General Plan listed on Table 5 and on pages 131-139.

Table 5: Mitigation Monitoring

Aesthetic Resources (AR)	
AR 1	Design and review of future proposed projects and activities shall consider siting of new buildings and campsites so that they have none or minimal impact to the vast array of Park features and landscapes.
AR 2	Design of Park facilities will always strive to avoid impacting aesthetic resources and shall provide reasoning as to why any impact to these resources must occur before any impact may take place.
AR 3	Appropriate exterior treatments shall be included in the design of any new infrastructure so that it may blend with the Park’s landscape character. Future projects shall be designed to be consistent with cultural, historical, and natural characteristics and themes of Topanga State Park. Structures shall be aesthetically pleasing to the eye, blend with the environment, and fit with the natural contours of the land in order to limit grading and visual impacts.
Biological Resources (BR)	
BR 1	CSP has a process to assess the conditions of environmental complexes within units of the State Park System. The Inventory, Monitoring, and Assessment Program (IMAP) provides goals, guidance, and standards for CSP’s efforts to systematically evaluate the vegetation, wildlife, and physical natural resources of the State Park System. In order to assure that natural resource management goals for the Park are reached, this process should be implemented to supplement the base data that was developed prior to this General Plan.
BR 2	Prior to removal, consolidation, or construction of facilities, potentially affected areas will be surveyed for the presence of special status species. Special status species found on site will be avoided to the fullest extent possible, through project design, timing of activities, and implementation. If a special status species is detected within the area of potential impact, the area shall be flagged, and personnel educated on the sensitivity of the area and instructed to avoid it.
BR 3	As much as feasible, all project related activities located within the habitat of special status wildlife species will take place outside of their breeding season or season of greatest potential effect on survivability. If project activities cannot avoid the breeding season or season of greatest potential effect, CSP will implement species specific buffers and/or monitoring programs. Sensitive habitat areas shall be flagged/fenced and construction personnel shall be educated on the sensitivity of the area and instructed to avoid the area.
BR 4	Any areas cleared or disturbed will be restored with native plant species known from the area, using locally collected material, and species that represent habitat composition for the sensitive species detected on site.
BR 5	To the maximum extent feasible, development shall be located outside sensitive habitats, regulated wetlands/ waterways or important animal movement corridors and the footprint of development disturbance shall be minimized.
BR 6	The footprint of disturbance shall be minimized to the maximum extent feasible.
BR 7	Night lighting associated with any development shall be limited and designed to avoid impacts to wildlife.
BR 8	All tree trimming/pruning shall Comply with ANSI A300, “American National Standards Institute (ANSI) A300 Standards for Tree Care Operations.”
BR 9	To avoid attracting predators, all project sites shall be kept as clean of debris as possible. All food related trash items should be enclosed in sealed containers and regularly removed from the site. Pets of project personnel shall not be allowed on-site where they may come into contact with any sensitive species.
BR 10	As appropriate, develop and use standard Best management Practices (BMPs) for erosion, sediment control, dust, and storm water runoff for park projects.
BR 11	BMPs shall comply with water quality standards outlined in the Stormwater Best Management Practice Handbook (California Stormwater Quality Association, 2004).

(Continued)

**Table 5: Mitigation Monitoring
(Continued)**

BR 12	Storage and staging areas shall be placed a minimum of 30 m (100 ft.) from any drainage and/or water body. The site(s) shall be reviewed and approved by the State’s Representative, in coordination with the State Environmental Scientist, and shall be limited to areas of development, disturbance, or non-native habitat. All locations used for storage/staging shall be kept free from trash and other waste. No project-related items shall be stored outside approved staging areas at any time.
BR 13	Measures included in any CDFG 1602 Streambed Alteration Agreement, United States Army Corps of Engineers (USACE) Section 404 permit, Los Angeles Regional Water Quality Control Board (RWQCB) 401 Water Quality Certification, and/or Coastal Development Permit shall be complied with.
Cultural Resources (CR)	
CR 1	Prior to any actions that have the potential to disturb the area of a possible archeological site, additional research and testing will be carried out to determine if buried cultural remains exist. Any new facilities will be designed and constructed to avoid archaeological resources to the extent possible. If impacts to archaeological remains are unavoidable, then a recovery plan will be developed and implemented. A CSP archaeologist will monitor those activities deemed to have the highest potential to disturb or damage buried archaeological remains to ensure that no historical or prehistorical resources are adversely impacted. If cultural remains are uncovered during any project activities, work will be stopped in that area so that the resource can be recorded, the nature of the deposit can be determined, and an appropriate protection or recovery plan can be implemented.
CR 2	Any proposed project will be reviewed for its potential to affect significant historical resources. All significant historical resources will be mapped, recorded, and evaluated to determine their eligibility for placement on the National Register or California Register of Historic Places. Projects will be designed and implemented to avoid significant impacts to potentially eligible historic resources in compliance with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
CR3	If significant impacts to recognized historical resources are unavoidable to allow construction of projects designed to implement large scale planning goals of this general plan, then the department will prepare the appropriate environmental documents and provide additional mitigation measures acceptable to the State Historic Preservation Officer as needed.
CR 4	Information about the importance of cultural resource protection will be incorporated as part of the interpretation and signage for Topanga State Park.
Geology/ Soils/ Erosion (GSE)	
GSE 1	General Plan goals and guidelines call for ongoing monitoring of impacts to geological resources, such as, change in topography and increased erosion. Geological features will be preserved and protected from significant impacts because of visitor use.
GSE 2	Facility development will be designed to fit the natural contours of the land in order to limit grading and additional impacts to the geographical location within the Park. Significant rock features will be avoided.
GSE 3	All demolitions, grading, and excavations will be subject to the typical restrictions and requirements that address erosion and runoff including the Federal Clean Water Act and National Pollution Discharge Elimination System (NPDES), which includes but is not limited to silt fencing, sand bags appropriately placed during rain events, and an erosion control plan that uses native species known to occur in the area for revegetation. CSP will use Best Management Practices throughout construction to avoid and minimize indirect impacts.
GSE 4	BMPs shall comply with water quality standards outlined in the Stormwater Best Management Practice Handbook (California Stormwater Quality Association, 2004).

(Continued)

**Table 5: Mitigation Monitoring
(Continued)**

Recreational Resources (RR)	
RR 1	General Plan goals and guidelines call for an assessment of current and potential recreational activities for compatibility with the designated management zones. Implementation of these guidelines will address the distribution of different types of recreational activities and potential inherent conflicts they may have with resources. With this understanding, specific mitigation and monitoring measures can be implemented that will provide high quality outdoor recreation activities while still preserving the diversity of the Park's resources.
RR 2	CSP will make available recreational activities that are compatible with as well as protect the various types of resources that exist within the Park. This will include providing visitors with interpretation and education about the Park's resources.
Water Resources (WR)	
WR 1	Before additional facility development can occur within the Park, potential impacts to water resources need to be addressed. Potential impacts to water resources, including availability of sufficient water for facility use, will be identified and addressed.
WR 2	In accordance with the General Plan goals and guidelines, any new facilities within the Park will be designed and constructed to avoid impairment of natural drainages. Impacts to streams and meadows from trail use and routine maintenance will be avoided or minimized.
Fire Hazard (FH)	
FH 1	No campfires will be allowed outside designated areas. A wildfire management plan was developed but is in need of updating to ensure protection of human lives and property, to emphasize control of fires along pre-determined suppression lines, which divide the Park into control compartments, and to address evacuation procedures. Park managers will have the authority to stop the use of fires or smoking during periods of extreme fire danger and will patrol to prevent fires in unauthorized locations.
FH 2	Preventive management techniques will be employed to reduce the threat of wildfire. These techniques include increased patrols, brush clearance, and closure of the Park during extreme fire conditions. Smoking is banned in all back country areas as are all ground fires.
FH 3	Proposed future campgrounds would be managed to greatly reduce the possibility of a wildfire ignition. Campfires would be restricted to fire rings and managed on a three tiered system. During high fire risk conditions, campfires would not be allowed, during medium fire risk conditions, only charcoal briquettes would be allowed, and during low fire risk conditions, small campfires would be allowed but must be contained within fire rings. Park Staff and camp hosts would strictly enforce these rules. Weeds and brush would be kept down in campgrounds to greatly reduce the possibility of ignition.
FH 4	The restoration of the role of fire in natural ecological processes will include a prescribed fire management plan. This plan will include provisions for coordinating with regional air quality control boards to avoid emissions of smoke during sensitive time periods. It will also provide for public notification and exclusion areas prior to and during prescribed burning operations. In the event of an escape, the wildfire management plan will be invoked, which provides for public evacuation and appropriate suppression activities.
Noise (N)	
N 1	Activities that would create undesirable noise levels during demolition or construction activities would be timed to avoid seasons of peak visitation, and periods of time when sensitive wildlife species may be significantly impacted.
N 2	All local noise ordinances would be followed when construction is to occur near residential areas.
N 3	Current Park regulations shall be enforced by CSP rangers to minimize campground noise.
Hazardous Waste (HW)	
HW 1	All government regulations and/or protocols will be followed to ensure that the public is not exposed to hazardous wastes and if found shall be disposed of properly.

Findings

It is anticipated that the implementation of measures to avoid, minimize and/or mitigate potentially significant environmental impacts will reduce negative impacts to a level below significance. Therefore, no Statement of Overriding Considerations will be required for the General Plan/EIR.

If for any reason these measures cannot reduce potential negative impacts to a level below significance, the project will not be implemented. The following Findings have been made for environmental issues that were identified as potentially significant:

Finding - Aesthetics: Potential significant impacts to aesthetic resources due to the construction of park facilities shall be avoided. If this is not feasible, impacts shall be minimized and/or mitigated below a level of significance through the use of aesthetic resource mitigation measures.

Finding – Special Status Species: Potential significant impacts from the construction of park facilities or park operations to special status or sensitive species shall be avoided. If this is not feasible, impacts shall be minimized and/or mitigated below a level of significance through the use of biological resource mitigation measures and by any other measures recommended by a CSP Environmental Scientist (biologist)

Finding - Habitat: Potential significant impacts from the construction of park facilities or park operations to native plant species shall be avoided. If this is not feasible, impacts shall be minimized and/or mitigated below a level of significance through the use of biological resource mitigation

measures and by any other measures recommended by a CSP Environmental Scientist (biologist).

Finding – Archaeological Sites: Potential significant impacts from the construction of park facilities or park operations to known or potential archeological or culturally sacred sites shall be avoided.

If this is not feasible, impacts shall be minimized and/or mitigated below a level of significance through the use of appropriate cultural resource mitigation measures recommended or approved by a qualified CSP Archaeologist.

Finding - Historical Resources: Potential significant impacts from the construction of park facilities or park operations to historic resources shall be avoided.

If this is not feasible, impacts shall be minimized and/or mitigated to below a level of significance through the use of appropriate cultural resource mitigation measures recommended or approved by a qualified CSP Historian.

As per professional standards for assessing and mitigating significant impacts to historical resources, treatment measures in compliance with the *Secretary of the Interior Standards for the Treatment of Historic Properties* will be implemented to reduce potential significant impacts to a level less than significant.

If significant impacts to recognized historical resources are unavoidable to allow construction of projects designed to implement large-scale planning goals of this general plan, then the department will undertake, at minimum, a focused EIR to address such impacts, obtain public input, and provide additional mitigation measures

acceptable to the State Historic Preservation Officer.

Finding – Geology/Soils/Erosion: Potential significant impacts from all demolition, grading, and excavation for the construction of park facilities or park operations shall be avoided. If avoidance is not feasible, impacts shall be minimized and/or mitigated to below a level of significance through the use of geology/soils/erosion mitigation and any other measures required by the Federal Clean Water Act and National Pollution Discharge Elimination System (NPDES).

Finding – Recreation: Potential significant impacts from the elimination of existing trails have been avoided by providing alternative recreational activities that are compatible with resource protection in areas within the Park that contain sensitive resources. This shall result in less than significant impacts to recreational resources.

Finding - Water Resources: Potential significant impacts from the construction of park facilities or park operations to water supplies, natural drainages, streams and meadows shall be avoided. If avoidance is not feasible, impacts shall be minimized and/or mitigated to below a level of significance through the use of appropriate water resource mitigation measures as well as approval of the appropriate agencies with jurisdiction.

Finding – Fire Hazards: Potential significant impacts that may place the public and neighboring properties at risk due to wildfires shall be minimized through the use of fire hazard mitigation measures along with cooperation with local, state, and federal firefighting agencies.

Finding – Noise: Potential significant impacts that may occur due to noise created due to construction of park facilities and visitor uses shall be minimized and/or mitigated to below a level of significance through the use of appropriate noise mitigation measures.

Finding – Hazardous Waste: Potential significant impacts that may occur due to the presence of hazardous waste shall be minimized and/or mitigated to below a level of significance through the use of hazardous waste mitigation measures.

PUBLIC AND AGENCY COORDINATION

Public involvement in development of the General Plan included three formal public meetings. The first public meeting was held at the Temescal Gateway Park and introduced the general planning process and identified public concerns and interests. The second meeting was held in Santa Monica at the Annenberg Community Beach House and presented a range of alternatives and received public input on them. The third public meeting was again held at Temescal Gateway Park and presented the Preferred Plan Alternative that was developed based on input received from the previous two public meetings and the planning process and analysis.

Eight stakeholder meetings were also held during the development of the General Plan. Public involvement is discussed in detail on page 49. Additionally, CSP has closely coordinated the General Plan development with community interest groups.

The Notice of Preparation (NOP) was circulated through the State Clearinghouse to state agencies, as well as to appropriate city and county planning offices, federal agencies, special interest organizations, and individuals. The State Clearinghouse reference number is SCH#2010031111. The public review period for the NOP closed on April 29, 2010. The NOP, and responses letters from the public are combined in Appendix F (under separate cover) with the comment letter and responses from the Draft Environmental Impact Report.

REASONABLE PROJECTION OF DEVELOPMENT UNDER THE GENERAL PLAN

The following matrix (Table 6) represents a reasonable scenario of both existing and potential public-use facilities that could be developed in each of the proposed management zones under the Preferred Plan Alternative for Topanga State Park. The development indicated represents the maximum development that would be allowable.

This matrix was developed to provide a means by which to represent the analysis of potential significant environmental impacts that could result from implementation of the General Plan. The more detailed scoping of types, sizes, and locations of facilities to be developed within each zone will be determined during specific project plans which will include further environmental analysis subject to CEQA, other environmental mandates and regulatory permitting. The decisions made in these subsequent projects will be consistent with the goals and guidelines of the General

Plan and the measures proposed by this EIR.

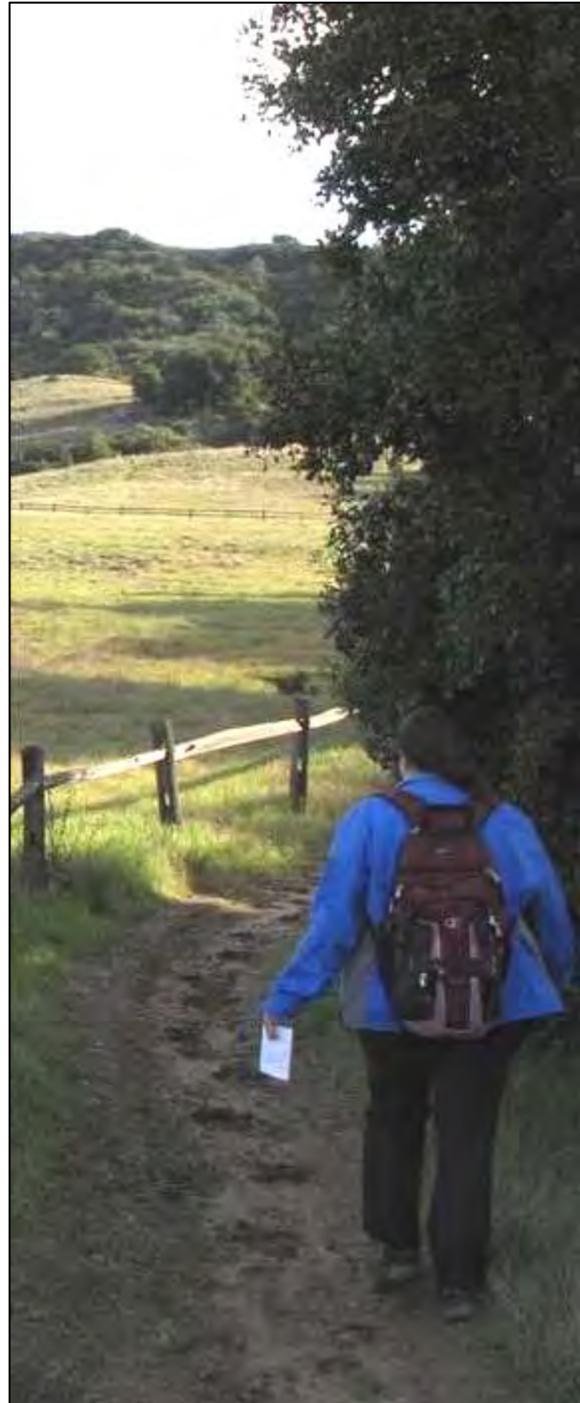


Table 6: Reasonable Development Projection Matrix

	Existing Condition	Preferred Plan	Net Difference (Between Existing and Preferred Plan)
Wildlands (8,445 acres)			
Buildings (sq. ft)	500	800	+300
Restrooms	500	800	+300
Vehicle Parking (spaces)	0	0	0
Environmental Camping sites-2 locations along Backbone Trail [occupancy]	0	16 [32]	+16 [32]
Musch Camping Sites [occupancy]	8 [16]	25 [50]	+17 [34]
Mulholland Corridor (345 acres)			
Restrooms (sq. ft.)	0	255	+255
Camping sites [occupancy]	0	25 [50]	+25 [50]
Vehicle Parking	100	100	0
Trippet Ranch Area (includes Historic Zone, Topanga Cultural Preserve, and Operations/Maintenance Zone) (197 acres)			
Historic Zone (18 acres)			
Buildings (square feet)	8,277	8,277	0
Skeet Lodge (Nature Center)	2,014	2,014	0
Stables/Barn (Office)	2,250	2,250	0
Machine Shed (Maintenance Shop)	1,488	1,488	0
Staff Residence (including garage)	2,152	2,152	0
Entrance Kiosk	373	373	0
Organized Group Camping (occupancy)	0	50	+50
Vehicle Parking	64	64	0
Topanga Cultural Preserve (158 acres) – No development proposed with exception of trails			

(Continued)

Table 6: Reasonable Development Projection Matrix

(Continued)

	Existing Condition	Preferred Plan	Net Difference (Between Existing and Preferred Plan)
Operations/Maintenance Zone (21 acres)			
Buildings (square feet)	0	9,000	+9,000
Operations	0	6,000	+6,000
Staff Residence	0	3,000	+3,000
Rustic Canyon (483 acres)			
Historic Buildings (sq. ft.)	12,000	12,000	0
Interpretive Facilities	0	2,000	+2,000
Los Leones Zone (31 acres)			
Buildings (square feet)	255	6,510	+6,255
Restrooms	255	510	+255
Operations	0	3,000	+3,000
Concessions	0	1,500	+1,500
Staff Residence	0	1,500	+1,500
Outdoor Classroom (seating capacity)	130	130	0
Parking (total spaces)	37 onsite 35 on street 72 total	87	+15 onsite
Watershed Conservation Zone (1,984 acres)			
Buildings (sq. ft.)	2,000	0	-2,000
Vehicle Parking (spaces)	0	0	0
Lagoon Zone (29 acres)			
<i>Limited development including trails and bridges</i>	0	0	0

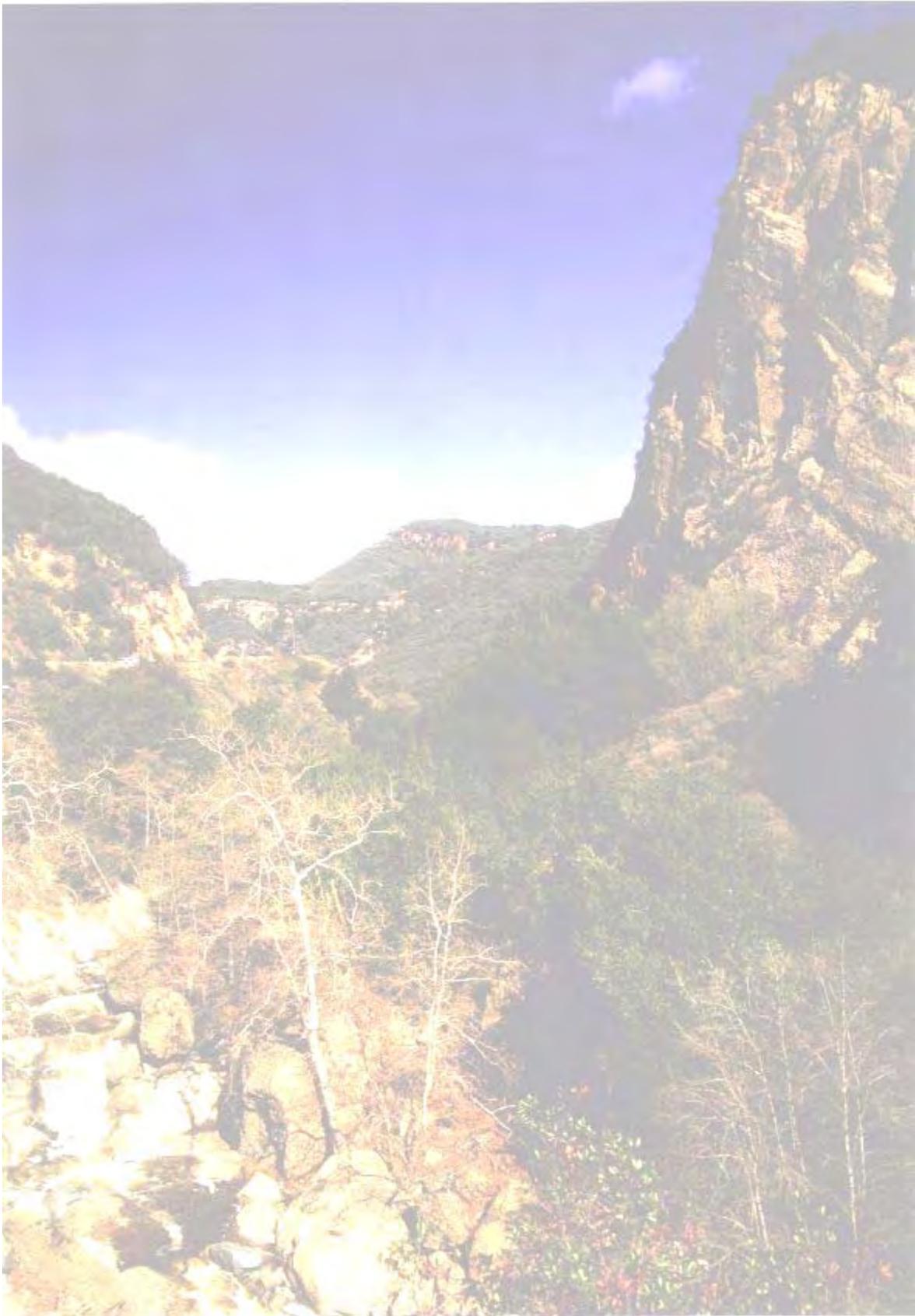
(Continued)

Table 6: Reasonable Development Projection Matrix

(Continued)

	Existing Condition	Preferred Plan	Net Difference (Between Existing and Preferred Plan)
Lower Topanga Zone (12 acres)			
Buildings (square feet)*	30,475*	24,300	-6,175
Reel Inn (Restaurant)	4,300	0	-4,300
Cholada Thai Beach Cuisine (Restaurant)	1,775	0	-1,775
Wylie's Bait and Tackle	1,000	0	-1,000
Oasis Imports (Retail sales)	400	0	-400
Malibu Feed Bin (Feed & Retail sales)	2,600	0	-2,600
Money House	1,500	0	-1,500
Existing Residences	8,900	0	-8,900
Topanga Ranch Motel	10,000	1,000	-9,000
Overnight Cabins- 15 units, 300 sq. ft. each [occupancy]	0	4,500[90]	+4,500[90]
Operations (6 structures)	0	10,000	+10,000
Operations (2)	0	4,000	+4,000
Staff Residences (4)	0	6,000	+6,000
Visitor Use	0	8,800	+8,800
Concessions	0	6,000	+6,000
Interpretive Facilities	0	2,500	+2,500
Restrooms	0	300	+300
Total Vehicle Parking (number of spaces)	97	150	+53
Trails			
Non-motorized total Park Trails (Miles)	50.77	58.76	+7.99

*Over 60 structures (approximately 60,000 sq. ft.) were removed, significantly reducing the development within the Lower Topanga Canyon area but not accounted for in these calculations. Including this reduction in calculations would result in substantially further decrease in developed square footage.



Topanga Canyon view