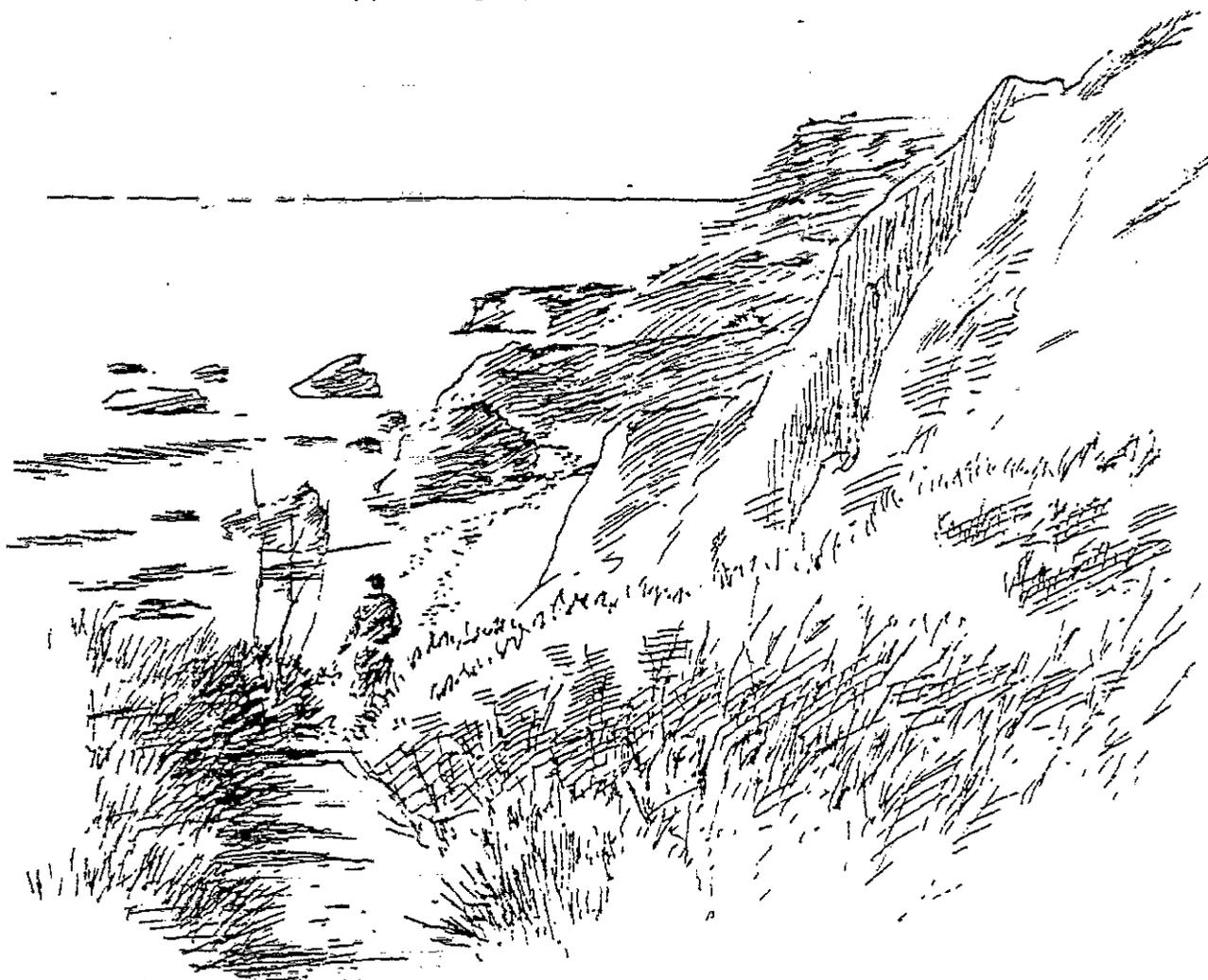


**El Pescador, La Piedra and El Matador
STATE BEACHES**

PRELIMINARY
GENERAL PLAN

AND PUBLIC WORKS PLAN
For Approval by the California Coastal Commission



STATE OF CALIFORNIA
THE RESOURCES AGENCY

DEPARTMENT OF PARKS AND RECREATION

October 1981

DEPARTMENT OF PARKS AND RECREATION

STATE PARK AND RECREATION COMMISSION

BOX 2390, SACRAMENTO 95811



RESOLUTION 19-82

Resolution adopted by the
CALIFORNIA PARK AND RECREATION COMMISSION
at its regular meeting in Santa Ana, March 12, 1982

WHEREAS, the Director of the Department of Parks and Recreation has presented to this Commission for approval the proposed General Plan for El Pescador, La Piedra and El Matador State Beaches; and

WHEREAS, this reflects the long-range development plans as to provide for the optimum use and enjoyment of the unit as well as the protection of its quality;

NOW, THEREFORE, BE IT RESOLVED that the State Park and Recreation Commission approves the Department of Parks and Recreation's General Plan for El Pescador, La Piedra and El Matador State Beaches preliminary dated October 1981, subject to such environmental changes as the Director of Parks and Recreation shall determine advisable and necessary to implement carrying out the provisions and objectives of said plans.

TABLE OF CONTENTS

PAGE

1	SUMMARY
3	INTRODUCTION
4	Project Description
5	Planning Process
5	Conformance to Coastal Act of 1976
9	RESOURCE ELEMENT
9	Introduction
9	Inventory Summary
10	Summary of Resources and Evaluations
10	Natural Resources
18	Cultural Resources
21	Aesthetic Resources
22	Recreation Resources
22	Resource Policy Formation
23	Declaration of Purpose
23	Declaration of Resource Management Policy
25	Recommendations for Carrying Out the Resource Management Policies
27	Allowable Use Intensity
30	LAND USE AND FACILITIES ELEMENT
30	Existing Land Use
30	Recreational Needs Analysis
32	Proposed Land Use
32	Proposed Facilities
35	Site Specific Development Descriptions
35	Interpretive Program
40	Carrying Capacity
41	Utilities
41	Sequence of Plan Implementation
43	OPERATIONS ELEMENT
46	ENVIRONMENTAL IMPACT ELEMENT

LIST OF FIGURES

PAGE

2	Figure 1	Location Map
8	Figure 2	Vicinity Map
28	Figure 3	Allowable Use Intensity Map
29	Figure 4	Generalized Proposed Land Use Map
36	Figure 5	Schematic Land Use Plan-El Pescador State Beach
37	Figure 6	Schematic Land Use Plan-La Piedra State Beach
38	Figure 7	Schematic Land Use Plan-El Matador State Beach

LIST OF TABLES AND CHARTS

PAGE

i	Chart A	Summary Chart
31	Table 1	Estimated Annual and Peak Month Attendance at Malibu Area Beaches
31	Table 2	Estimated Annual and Peak Month Attendance at Mountain Parks in the Malibu Area
33	Table 3	Specifications on Proposed Facilities
39	Table 4	Design Capacity

CHART A
SUMMARY CHART

State Beach: EL PESCADOR LA PIEDRA EL MATADOR

PHYSICAL CHARACTERISTICS	Size(acres)	10.2	8.9	17.85	
	Cliffs/Bluffs	x	x	x	
	Rocky Shoreline	x	x	x	
	Sandy Beach	x	x	x	
	Archeological Resources	x			
PLANT COMMUNITIES	Vegetation Removed	x			
	Coastal Sage Scrub	x	x	x	
	Coastal Sage/Strand Transition	x	x	x	
	Coastal Strand				
	Introduced Exotic Species	x		x	
RARE OR ENDANGERED SPECIES	No rare or endangered plant or animal species are known to inhabit any of the units				TOTALS
EXISTING AND PROPOSED FACILITIES	Existing Parking	0	0	0	0
	Proposed Parking	40	30	80	150
	Existing Restroom Units	0	0	0	0
	Proposed Restroom Units	4	4	6	14
	Existing Picnic Tables	0	0	0	0
	Proposed Picnic Tables	6	6	12	24
	Instantaneous Design Capacity (people)	150	100	300	550

SUMMARY

The western Malibu Coast stretches from Point Dume in Los Angeles County to the Los Angeles-Ventura County line, and includes some of southern California's most scenic coastline. Although this portion of coastline has a rural residential character, the State Park System Units within this area are within reach of the millions of residents of and visitors to the greater Los Angeles metropolitan area.

This general plan encompasses the Department of Parks and Recreation's proposals for resource protection, management, and development of three recently classified State Park System Units in western Malibu named El Pescador, La Piedra, and El Matador State Beaches (for which the County Department of Beaches has entered into an operating agreement with the State Department of Parks and Recreation).

The plan emphasizes provision of quality coastal recreation to the greater Los Angeles area, combined with protection of any valuable natural and historic resources present at the units. This planning effort is based to a large degree on public participation. Existing conditions were studied and numerous groups and individuals contributed comments. This process resulted in the identification of the recreation issues and potential development or management problems, and assured consideration of the local perspective.

The Summary chart, Chart A, provides a broad overview of the three units' natural environment, geologic characteristics, recreation facilities, and development proposals.

The small size of the units and their physical constraints limit the level of development at each unit. Archeological resources were found at the El Pescador and El Matador sites. In addition, the offshore area adjacent to the units has been designated an Area of Special Biological Significance (ASBS) in recognition of the rich intertidal and offshore marine life present. In response to these varied development constraints, the plan proposes development consistent with the physical characteristics of the land and compatible with the protection of the natural and cultural resources present.

In an overall sense, the plan proposes a realistic balance between resource preservation and visitor access and use.

This plan has been prepared pursuant to the policies of Chapter 3 of the Coastal Act of 1976, as well as Section 30605 of the Coastal Act and Sections 13350-13371 of the Coastal Commission's Administrative Regulations concerning Coastal Commission review of public works plans. The plan contains the necessary information to enable the Coastal Commission to determine consistency with the policies of Chapter 3 of the Coastal Act. After holding a public hearing within 100 miles of the project location, the Department may submit this general plan as a public works plan for Coastal Commission certification.

Introduction



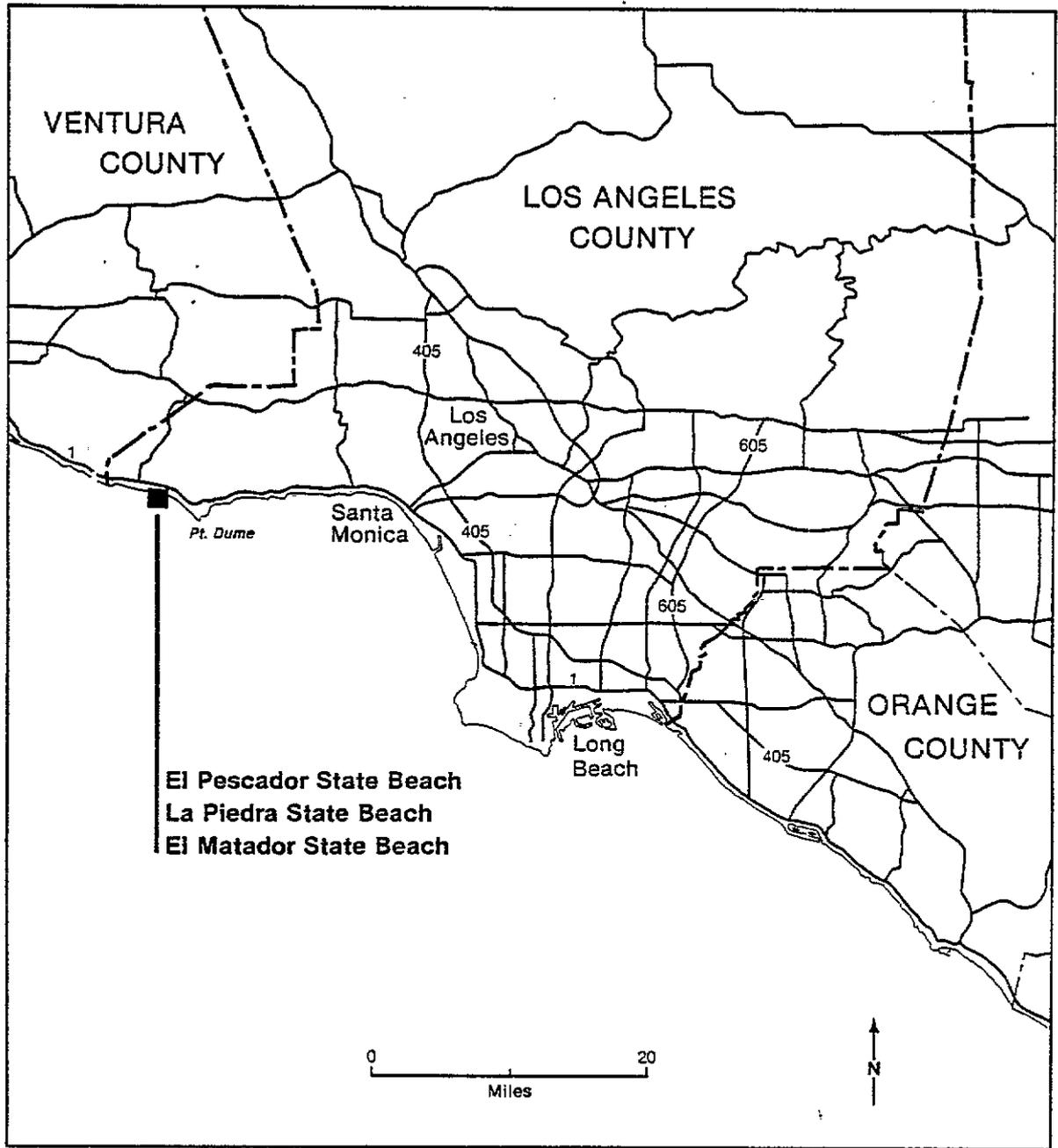


Figure 1.
General Location Map: Los Angeles County
El Pescador, La Piedra, El Matador State Beaches

PURPOSE OF PLAN

El Matador, El Pescador, and La Piedra State Beaches are three recent additions to the State Park System. These three beach areas have the potential to increase coastal recreation opportunities for millions of southern California visitors and residents. This general plan is the first step in converting potential into actuality; the plan defines the special needs and restrictions applicable to the properties and the degree of development that will be allowed.

The Resource Element is a summary of the natural and cultural resources of the area, and sets management policies for the protection and use of these resources.

The Land Use and Facilities Element describes the current and proposed land uses, discusses relevant planning issues, and describes the proposed facilities.

The Operations Element describes the operational measures required to manage the units properly.

The Environmental Impact Element, combined with the other elements of the general plan, constitutes the Draft Environmental Impact Report. When specific development is proposed, the appropriate environmental documents will be filed.

PROJECT DESCRIPTION

El Pescador, El Matador, and La Piedra State Beaches are located in the Malibu portion of Los Angeles County, approximately 10 miles west of the community of Malibu and 30 miles northwest of downtown Los Angeles (See Figure 1 - location map). Access to the beach units is provided by the Pacific Coast Highway, which traverses the northern boundary of each of the park units.

Each of the units is comprised of terrace area, a sea cliff, a sandy beach, and some rock outcrops just offshore. El Pescador is 10 acres in area, with a beach frontage of approximately 550 feet; El Matador has a beach frontage of approximately 1,150 feet, with a total area of approximately 18 acres; and La Piedra, with an area of approximately 9 acres, includes about 550 feet of beach frontage.

No rare or endangered plant or animal species have been located on any of the sites. However, it is likely that the white tailed kite, a "fully-protected" species, uses the area for feeding habitat; a fully protected designation precludes only capture or destruction of the kites, not habitat modification. Vegetation on the subject units consists of two basic plant communities; a coastal sage scrub community occurs on the terrace areas, and evidence of a coastal sage/coastal strand transition community can be found on the cliff face at each site.

The three units are located in a rural residential portion of the county; the units are bound on their east and west sides by residential development. Views from the terrace portions of the units provide a spectacular panorama of the Malibu coastline. The units provide opportunities for beach recreation activities including swimming, sunbathing, picnicking, fishing, and viewing. The limited size of each parcel, combined with physical constraints such as erodability, restrict the intensity of physical improvements that can be developed on each site. This plan proposes to develop the units as day use beach recreation areas.

Historical Background

The subject units are located in an area that was inhabited by the Ventureño group of the Chumash Indians. Following occupation by the Chumash, the area became part of a 13,300 acre Mexican land grant. The entire Rancho plus an additional 3,000 acres was held under various single ownerships until the late 1930s. At that time the Rancho was partially subdivided by the new management. Subsequent subdivision and residential development has continued to take place. At the time of acquisition, the El Matador site consisted of 10 separate parcels; El Pescador and La Piedra each consisted of 6 parcels.

Following acquisition in 1978, the Department entered into an operating agreement with the Los Angeles County Department of Beaches. Since that time, the units have been undeveloped and inaccessible for public use. The units were classified as state beaches in December, 1980.

PLANNING PROCESS

Study Area

The study area includes state lands and the immediate viewshed which includes adjacent private property. This area makes a logical planning unit for resource evaluation purposes. No inference of a recommendation to acquire these surrounding lands should be made; they are included only for planning purposes.

Public Involvement

Public input played a major role in the development of this plan. Numerous groups and individuals contributed comments on proposals and offered alternatives through public hearings held by the Coastal Commission, the State Coastal Conservancy, the Los Angeles County Department of Beaches, and the State Park and Recreation Commission. These comments were an invaluable aid to staff in the development of the land use plan proposals, alternatives, operations measures, and resource management policies contained in this report.

Plan Formulations

In addition to the information obtained by interested citizens, field investigations and in-house research were performed by specialists in order to gather data pertinent to the preparation of this plan. Over the last two years, these field and research studies have provided information on the archeological resources, soils, wildlife, plants, geology, and cultural history of the study area.

After an analysis of all of the information was made and comments were obtained, plan proposals and alternatives that were developed were reviewed and refined into this plan, which reflects the Department's preferred concepts for the development and operation of El Pescador, La Piedra, and El Matador State Beaches.

Conformance to Coastal Act of 1976

The preparation of a general plan that is consistent with the policies of Chapter 3 of the California Coastal Act of 1976, was a major element of the planning process. The following paragraphs outline relevant Coastal Act policies and discuss how the general plan conforms to them (Numbers in parentheses refer to Public Resources Code Sections):

1. Maximum coastal access and recreational opportunities shall be provided consistent with safety, public and private property rights, and the protection of natural resources (Sections 30210, 30212, and 30214). The basic purpose of the development proposed in this plan is to provide new coastal access and recreation opportunities in an area where such opportunities are limited. The plan recognizes the need to provide these opportunities consistent with public safety, resource management policies and the operations program proposed in this plan are designed to satisfy these requirements.

2. Public facilities, including parking, shall be distributed to avoid overcrowding or overuse of any single area (Section 30212.5). The plan conforms to this policy by limiting the number of parking facilities and by establishing a design capacity below the allowable use intensity.

3. Coastal areas suitable for water oriented recreational activities shall be protected (Sections 30220 and 30221). The plan, which proposes to provide and maintain coastal recreation opportunities, is inherently consistent with these policies.

4. Environmentally sensitive habitat areas, including marine environments, shall be protected from any significant disruption includes management policies to protect and preserve the resources at each unit. The Land Use and Facilities Element includes mitigation measures to minimize the impacts caused by facility development. The Operations Element provides for continued resource monitoring as well as measures to assure proper use of the proposed facilities.

5. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance (Section 30251). Compliance with this policy was one of the major factors involved in locating the facilities proposed for each site. In cases where facilities will be visible from the Pacific Coast Highway, mitigation, measures such as landscaping with native materials, have been incorporated into the project design.

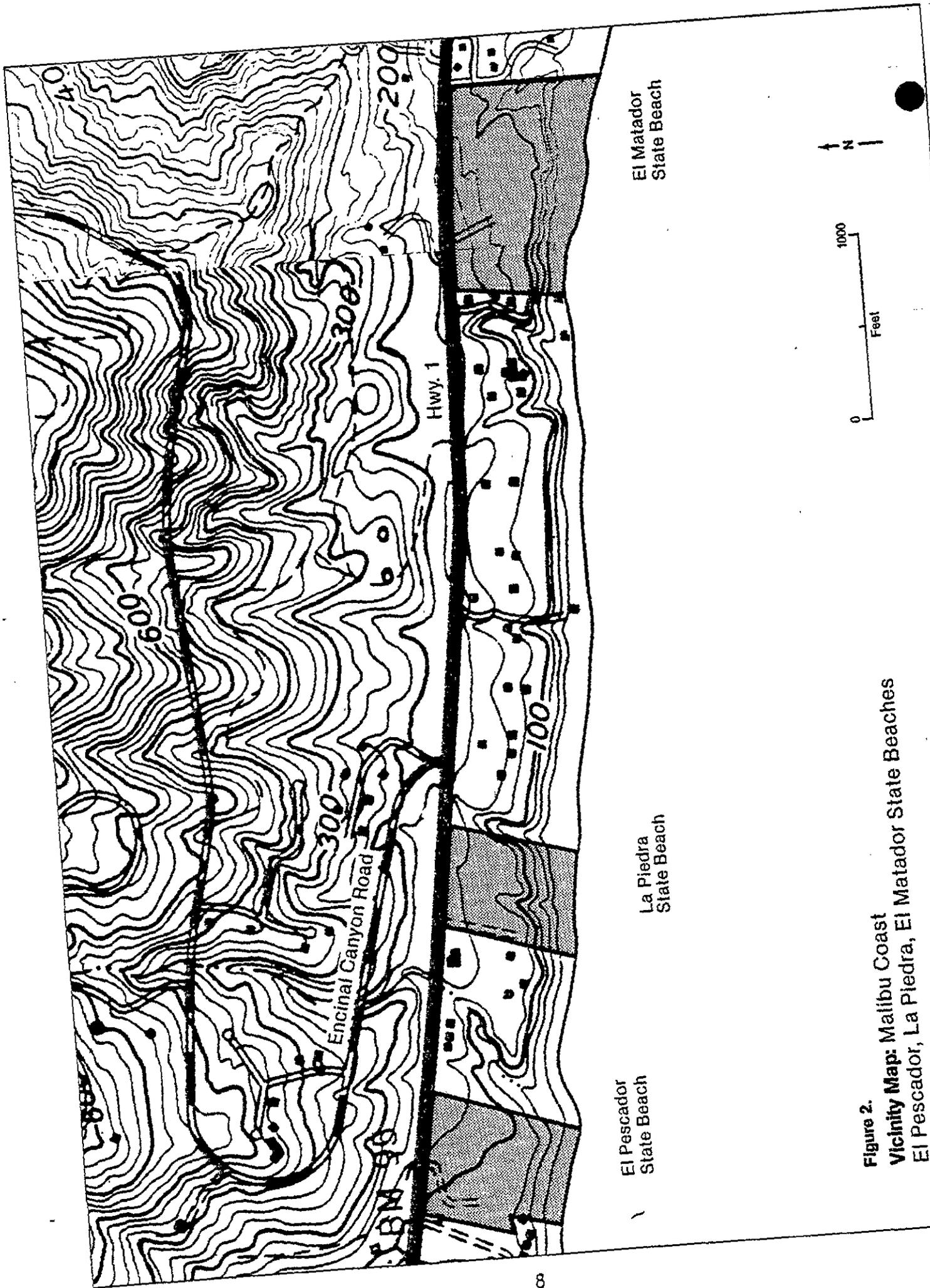
6. New development shall assure structural integrity and shall not contribute significantly to erosion (Section 30253). The improvements proposed in the Land Use and Facilities Element have been designed to minimize the potential for erosion. Resource management and operations policies include measures to prevent activities that cause erosion and correct conditions that cause erosion.

7. Any plan submitted to the Coastal Commission for review as a public works plan, as an alternative to project by project review, must contain sufficient information to enable the Coastal Commission to determine the plan's consistency with the policies of Chapter 3 of the Coastal Act (Section 30605). According to Coastal Commission regulations, a public works plan must include information concerning the specific type of activities proposed, the maximum and minimum

intensity of the activities proposed, the maximum size of facilities proposed, the service area, proposed method of financing, and the proposed location or alternative locations considered. All of this information is contained in the various elements of this general plan, as described briefly in the preceding paragraphs. The Department notes that the maximum sizes and intensities stated in this plan were based on environmental considerations and physical constraints; in the Department's experience, facilities often are developed or operated at levels lower than the maximum intensity because, for example, of budgetary limitations or the desire to enhance the recreational experience for users.

Resource Element





Oct. 1981

Figure 2.
 Vicinity Map: Malibu Coast
 El Pescador, La Piedra, El Matador State Beaches

RESOURCE ELEMENT

INTRODUCTION

The Resource Element defines the prime resources in the three Park System Units under consideration. It establishes guidelines for public use of the resources, and sets resource management policies for their perpetuation.

Some sections in this element are divided into two parts: the general subsections deal with items common to all three units; the specific subsections discuss items related to one or more of the individual units.

The resource evaluations contained in this element are based on data collected in the preparation of the inventory of features and some subsequent research. Additional study may prove to be necessary prior to certain phases of development.

The Resources Element, combined with the other elements in this general plan, provides the necessary resource documentation for the adoption of a certified public works plan under the Coastal Act of 1976.

INVENTORY SUMMARY

Unit Identification

El Pescador, El Matador, and La Piedra State Beaches are located in the Malibu portion of Los Angeles County. The units are within the California coastal strip landscape province and are bounded by the Santa Monica Mountains to the north and the Pacific Ocean to the south. The three units are located within one mile of each other and are approximately 10 miles west of the unincorporated community of Malibu and 30 miles northwest of downtown Los Angeles. The units are immediately adjacent to the Pacific Coast Highway (PCH), which is the main east-west transportation route serving the Malibu area. The units are near the intersections of the PCH with Encinal Canyon Road and Decker Canyon Road; these winding canyon roads terminate at the PCH and provide access to the Santa Monica Mountains and the San Fernando Valley to the north. Figure 2 is a vicinity map of the subject units.

El Pescador, La Piedra, and El Matador State Beaches were acquired by the state from private owners as a result of the 1976 Park Bond Act and were placed under the jurisdiction of the State Department of Parks and Recreation (DPR). In 1978 the DPR entered into a standard operating agreement with the County Department of Beaches. On December 12, 1980 the three units were classified as state beach units. Section 5019.56 of the Public Resources Code lists a state beach as a type of recreation unit. The definition of a state recreation unit and a state beach are given in the code as follows:

State recreation units consist of areas selected, developed, and operated to provide outdoor recreational opportunities.

In the planning of improvements to be undertaken within state recreation units, consideration shall be given to compatibility of design with the surrounding scenic and environmental characteristics.

State beaches consist of areas with frontage on the ocean or bays designed to provide swimming, boating, fishing, and other beach-oriented recreational activities. Coastal areas containing ecological, geological, scenic, or cultural resources of significant value shall be preserved within state wildernesses, state reserves, state parks, or natural or cultural preserves.

SUMMARY OF RESOURCES AND EVALUATIONS

Natural Resources

Topography

All three units lie at the southern foot of the Santa Monica Mountains and are within the California coastal strip landscape province. The major distinguishing topographic feature at each of the units is the coastal terrace/sea cliff system.

El Pescador:

This site consists of a wave cut terrace adjacent to the Pacific Coast Highway (PCH), a portion of sea cliff, and approximately 50 feet of sandy beach frontage. The parcel covers an area of 10.2 acres. The terrace slopes gently seaward at a slope of 0-15%. The sea cliff descends approximately 75 feet to beach elevation at an average slope of 25-50% with some portions approaching a 100% slope. Elevations at El Pescador range from sea level at the southern boundary to approximately 130 feet at the PCH.

A remnant road cut runs down the cliff face on the western side of the parcel; the cut is well defined from the cliff top to about halfway down the cliff face. Another road cut runs from the western side of the parcel down to beach elevation near the eastern side of the parcel. This cut is eroded as a result of surface runoff from the terrace. The site is flanked on the eastern boundary by a canyon that runs southwest-northeast. Rocks are visible immediately offshore from the beach.

La Piedra:

The La Piedra site consists of a wave cut terrace adjacent to the PCH, a portion of sea cliff and a strip of sandy beach. The parcel covers an area of approximately 8.9 acres and includes approximately 550 feet of ocean frontage. The terrace area slopes seaward at a ratio of 5 horizontal to 1 vertical and flatter.

The sea cliff descends approximately 125 feet to beach elevation at a ratio of approximately 1 horizontal to 1 vertical. Elevation on the site ranges from sea level to 160 feet at the highest point, which is adjacent to the highway. The parcel is flanked on its east side and bisected by canyons running north to south. The cliff face and the sides of the canyons are rilled due to surface runoff from the terrace. There is a road cut or a former building pad cut in the western half of the cliff face at an elevation of approximately 60 feet. Rocks are located offshore along the entire length of the parcel, some extending above the water surface.

El Matador:

The El Matador parcel also consists of a wave cut terrace, a cliff face and sandy beach. The parcel covers an area of approximately 18 acres with an ocean frontage of approximately 1,150 feet. The terrace slopes seaward at a ratio of approximately 6 horizontal to 1 vertical. The sea cliff descends 100 feet to beach elevation at a slope ratio of approximately 1 horizontal to 1 vertical. The cliff face is rilled due to surface runoff from the terrace. Elevation on the parcel ranges from sea level on the beach to 170 feet at the northwest corner of the parcel. The parcel is bounded on the east by a canyon that runs southeast to northwest. An old road cut runs from the east end of the cliff face down to beach elevation near the center of the parcel. The road cut is eroded from surface runoff. Large native bedrock outcroppings protrude from the beach at various points along the shore. The largest of these outcroppings is approximately 30 feet wide by 20 feet high. Some rock outcroppings also are visible offshore at the west and east end of the beach.

Meteorology

The coastal Malibu climate is considered mediterranean. The predominant wind direction is northwesterly. Average annual precipitation along the coast is 13-14 inches and is confined generally to the winter months. During above-average rain seasons, precipitation may be double the average. The average annual temperature along this portion of the California coast is 61.3 degrees Fahrenheit. Average monthly temperatures range from 48°-64° Fahrenheit in January and 58°-75° Fahrenheit in July. The most significant moderating influence on the climate of the three units is their proximity to the ocean, resulting in moderate temperatures, cool breezes and fog. Air quality in the project area is considered good. There are relatively few pollution emission sources in the area; automobiles are the major sources of emissions. Throughout most of the year the pollutants that are released in the area typically are transported from Malibu to the south coast air basins by the daily sea breezes and prevailing winds. However, during

the summer and fall, when the potential for the formation of pollution-trapping inversion layers is greatest, north winds may tend to blow pollution from the inland sources toward coastal areas. If sea breezes do not materialize during these periods of inversion to flush out pollutants, air quality in the area is reduced.

Hydrology

The three units lie within the Camarillo Hydrologic Subunit of the Malibu Hydrographic Unit. Following visual examination of the three units, geologists from the California Division of Mines and Geology and the State Coastal Commission concluded that none of the units are directly subject to off-site contributory drainage. Thus, the actual watershed affecting each parcel is limited to the acreage of each parcel (10.2 acres for El Pescador, 9 acres for La Piedra and 17.85 acres for El Matador).

There are no natural streams, ponds or lakes located within any of the subject units. Some quantity of groundwater most likely exists beneath all the units (either perched or near sea level) due to percolation of rainwater or imported water applied to adjacent properties; however, the water quantity and quality are not considered adequate for development as a water supply.

According to flood hazard boundary maps prepared in conjunction with the Federal Insurance Administration, none of the three units are subject to flood hazards (i.e. not located within the 100 year flood plain of any stream). However, above-average rainfall and extended storm periods have the capacity to turn adjacent arroyos into raging streams; although such an occurrence would not inundate the terrace portions of the parcels, there is a potential for such runoff to deposit debris on the beach areas.

The potential for erosion from surface runoff exists at all three units. As surface runoff flows across terraces and over the cliff edges of the units it erodes the topsoil and other unconsolidated terrace materials. Gullies and rills along the steeper portions of the units are evidence of this process. Human-made features, such as a drainage ditch at El Pescador, and road cuts through all of the units, also provide barren surfaces for storm water erosion.

Geology

The predominant bedrock type in the vicinity of the three units is the sandstone member of the San Onofre Breccia. The San Onofre Breccia is thin to thick bedded, light-grey to blue-grey in color, and varies from a medium-grained sandstone to a breccia containing blocks as large as 3 feet in length. Sandstone mineral content is typically 80% quartz, 10% feldspar, and 5% biotite cemented with calcite. Fragments within the breccia consist of quartz schist with glaucophane, quartz muscovite schist, altite schist, crossite schist, epidote glaucophane schist, feldspathic quartzite and gabbro.

Marine and nonmarine terrace deposits occur in a strip along the coastline and rest unconformably on the San Onofre Breccia. The deposits are poorly stratified, unconsolidated, and poorly sorted. Terrace thickness ranges from 10-30 feet thick in the project area. Alluvial deposits consisting of unsorted clay, sand, gravel, and boulders are found on the terrace units and are mostly limited to the canyon bottoms. Beach sand and gravel have accumulated along the shoreline through wave erosion and deposition.

The most dominant and significant structural feature found in the vicinity of the three units is the Malibu coast fault. Although no Holocene displacement has occurred and the fault is not considered active, it is a potential source of earthquakes. The Malibu coast fault runs within 500 feet of El Matador and may pass through El Pescador and La Piedra. However, as of March, 1980, the Malibu coast fault has not been included in the Alquist-Priolo Special Studies Zone Maps. Based on existing information, structures placed on fill or terrace material on the units may be subject to relatively complex and highly variable ground shaking due to the different responses of terrace units, alluvium and fill to ground motion. The significance of each ground motion depends on the type and location of proposed structures.

Tsunami Runup

Tsunami runup studies have been conducted for the California coast and indicate that there is a 1% probability within a given year that tsunami runup heights at the three units caused by distant seismic events will reach 5.1 feet (± 2 feet) above mean sea level; there also is a .2% probability that tsunami runup elevations will reach an elevation of 8.7 feet (± 3.5 feet) above mean sea level in any given year.

Both natural and man-caused erosion is now occurring along the top and toe of the sea cliff at all three units. Water flowing over and through the terrace deposits has caused rilling and minor slumping. The San Onofre Breccia is more resistant to erosion than the terrace deposits and the bedrock. Some ground water exits the cliff face along the contact between the terrace deposits and the bedrock. Increased discharge could accelerate recession of the cliff or even cause bedrock failure.

Marine erosion is cutting back the toe of the sea cliff along all three units at undetermined and variable rates.

Soils

The soil types found at the project area can be divided into three categories: the foothill clay soils, which barely intrude on the northern portions of the units, the terrace soils, and coastal beach sand. The coastal beach sand is common to all three units and is easily erodable, highly permeable, low in shrink swell potential, and runoff rate is slow. Structural development on beach sand is limited severely. The remaining soil types and use limitations vary from unit to unit.

In general, limitations on development potential based on soil types are many. High erodability, runoff rates and the slow permeability make intensive structural development highly questionable. Less intensive development varies by soil type and the prevailing slope found at each unit.

El Pescador:

The soil on the terrace portion of El Pescador consists primarily of Rincon silty clay loam (Rsc2). This is a calcareous clay loam and has high shrink swell potential and is moderately erodable. In terms of development potential, this soil type has severe limitations on septic tank suitability, moderate limitations on picnic uses, and slight limitations on trail and path development. The portion of the El Pescador parcel adjacent to the PCH consists of the Capstaic silty clay soil type (CtF). This soil type is characterized as a calcareous shale and due to steeper slopes than the terrace has moderate limitations on trail and path development and severe limitations on any more intensive development.

La Piedra:

The majority of the terrace area at La Piedra consists of Rsc2 soil (see description in El Pescador soil subsection). The portion of the unit along the PCH consists of Diablo clay (DbE), which is a calcareous shale. This soil type has moderate limitations on trail development and in areas where the slope exceeds 15% the limitations on any type of more intensive development are severe.

El Matador:

The soil type on the El Matador unit terrace is the Lockwood loam, which is formed from sandstone. The soil here rests at a slope of 2-9%. This soil type imposes slight limitations on trail and path development and moderate limitations on intensive picnic uses.

Plant Life

Flora of the project area are generally characterized as having little diversity, a high level of disturbance, and some well established exotic species. The flora of the three units are divisible into a coastal sage scrub community on the terraces and a coastal sage/coastal strand transition community on the cliff face.

In pristine times the flora of the site would probably conform to the two community types listed in the preceding paragraph above. The exotic species found on the sites, such as palm species at the toe of the bluff at El Matador and on the terrace at El Pescador would not exist at the units under pristine conditions. However, all three units have experienced a high level of disturbance due to human activity and development. For example, each site is bounded by residential development on two sides. Prior to acquisition, residences existed at both El Matador and El Pescador. Portions of

the terrace at El Matador and virtually all of the terrace at El Pescador have been disced, essentially removing all above ground vegetation in the affected areas. Wild fires also have contributed to disturbance of the flora of the project area. For example, the beach pines (Pinus contorta) and the giant coreopsis (Coreopsis gigantea) at El Matador are still charred. Several adventitious species common to all three units also reflect the high level of disturbance. These species are found on terrace and include fennel (Foeniculum vulgare), tree tobacco (Nicotiana glauca) telegraph weed (Hapophysium squarrosus) and black mustard (Brassica nigra).

Cover types fluctuate depending on season in the project area. All three units lack any significant expanse of tree-like vegetation; thus, cover consists primarily of perennial and annual herbs and shrubs. Black mustard (Brassica nigra) dominates the terraces during the spring and summer. However, in late fall and winter, lemonadeberry (Rhus integrifolia), deerweed (Lotus scoparius), and California sage (Artemisia californica) predominate. Other terrace species not previously mentioned include malcothrix (Malcothrix saxifilis), black sage (Salvia mellifera), morning glory (Convolvulus cyclostegius), giant rye grass (Elymus condensatus), coastal buckwheat (Eriogonum cinerum), and croton (Croton californicus).

The slopes of the cliff faces are dominated by a different array that apparently last all year. Dominant cliff face species are yucca (Yucca whipplei), bush sunflower (Encelia californica), ice plant (Mesembryanthemum crystallinum) and bladder pod (Isomeris arborea); other cliff species include saltbush (Atriplex leuifformis), prickly pear (Opuntia littoralis), live-for-ever (Dudleya caespitosa), and giant coreopsis (Coreopsis Gigantea).

No rare and endangered plants were found at any of the 3 units during the field studies conducted in conjunction with the inventory of features.

Animal Life

A number of species of birds or mammals are known to either occupy the sites or to pass through. Many more species are presumed to have some connection with the sites because of the type of vegetation involved and other factors. Reptiles and many insects species also occupy the site, although none have been collected and identified.

Many of the larger species (birds or mammals) present are typical of a highly disturbed site in southern California in proximity to residential development. Habitat on the site is limited, except for some of the smaller species. Several bird species, especially the mourning dove, domestic pigeon, black-chinned sparrow and mockingbird, are usually found around the habitations of man. Smaller passeriforms such as the sparrows and swallows may nest on the site although this has not been confirmed by direct observations. The occurrence of smaller rodents would also encourage raptor feeding although it is extremely unlikely that any nest on the sites. Scavenger species such

as the turkey vulture, common crow and common raven are likely to cruise the site throughout the year and possibly feed there, but like the raptors, it is unlikely that any nest there.

Although the sites have two rather distinct vegetative communities, it appears that there is only one major mammal community. The project area can be characterized as a transition zone between the typical chaparral/coastal scrub community and a rural community dominated by species able to cope with man. The further away from residential development, the more likelihood of encountering larger mammals, such as the gray fox (*Urocyon cinereoargenteus*). Closer to development, species such as the pocket gopher (*Thomomys bottae*) and house mouse (*Mus musculus*) predominate.

With respect to birds, the project area can be divided into two very distinct areas: the beach and the terrace and cliff area. Shorebird species common to the area include western sandpiper, whimbrel, willet, black oystercatcher, western gull, California gull, herring gull, and the common murre. Terrace species, the passeriforms and raptors for example, share little habitat space with the shorebirds. The bluff face may also form a somewhat separate community as the swallows and other species tend to congregate there.

In pristine times it is likely that the species composition of at least the mammals was much more diverse in the project area. Larger mammals such as mule deer, bobcat, cougar, and black bear probably were common to the area. Bird life probably was much more diverse also, with greater representation from the raptors likely. However, the extent of disturbance and urban development near the project area will preclude a reestablishment of all the native fauna.

No rare or endangered animal species are known to inhabit or pass through the site. It is reasonable to speculate that the white-tailed kite, a fully protected species, uses the area for feeding habitat; however, this designation precludes only capture or destruction of the kites, not habitat modification.

Marine Life

Since the seaward unit boundaries end at the mean high tide line, little marine environment lies within the units. However, for the sake of better management, this element will discuss the marine environment directly offshore from the three units. All three units are immediately adjacent to an Area of Special Biological Significance (ASBS), which is a designation given by the State Water Resources Control Board to areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable. The ASBS extends from Mugu Lagoon in Ventura County to Latigo Point in Los Angeles County and seaward to the 100 foot isobath or 1000 feet offshore, whichever is more distant.

The marine environment in this area has been relatively undisturbed by human interaction. Thus, the offshore marine life is rather diverse and healthy.

The rocky outcrops immediately offshore and the sand bottom along the majority of the intertidal area adjacent to the three units provide a fairly diverse habitat for marine life. The kelp (Macrocystis pyrifera) beds in the subtidal zone offshore also indicate a diversity of flora and fauna. Based on inventories of the intertidal and subtidal areas offshore of the subject units the following are some of species expected to inhabit the offshore area: plants such as eel grass (Zostera marina californica); red and brown algae (Gigartina spinosa and Colpomenia sinuosa respectively), green sea lettuce (Ulva lobata); sponge (Haliclona spp.), anemones (Epiactis prolifera), mollusks, including pink, white, red, green, and black abalone (Haliotis corrugata, H. sorensenii, H. rufescens, H. fulgens, H. cracherodii), and the giant rock scallop (Hinnites multigosus); crustaceans such as the abalone shrimp (Betaeus harfordi) and the California spiny lobster (Panulirus interruptus); numerous starfish species and urchins; and tunicates such as the pink sea squirt (Styela montereyensis). Fish species found in the offshore waters include Chondrichthyes such as the blue shark (Prionace glauca) and the bat stingray (Myliobatis californica) and Osteichthyes such as kelp bass (Paralabrax clathratus) and ling cod (Ophiodon elongatus). Mammals common to the area include the California gray whale (Eschrichtius gibbosus) and the California sea lion (Zalophus californicus).

There are numerous species of marine life not listed above that have been identified in the waters offshore of the three units. In addition, a complete species list for the area has yet to be developed.

Ecology

Primary production on the sites is not high. Research done on carbon production in chaparral and coastal sage habitats describes relatively low values. Coastal beaches can be fairly productive if extensive algal mat is present. Because of the exposed nature of the project area beaches, algal colonization is very limited. The physical aspect of the sites is also limiting. The unstable soils, xeric climate and salt exposure severely limit the number of species which might inhabit the site. As with other similar areas, species diversity is low, while individual abundance can be relatively high. For instance, black mustard almost completely covers the El Matador terrace. The black-chinned sparrow, which seems to feed on the mustard seed, is also abundant. However, the amount of human disturbance has served to further limit species diversity and individual abundance. The destruction of vegetation on the El Pescador terrace is an example.

The project area is part of the Coastal Strip Province. This Province extends the length of the California coastline. Because of the tremendous amount of development pressure which has been exerted on this zone, examples of pristine environments are few and far between. The nearest example to this site would be the Point Dume area, although its designation as pristine is questionable. The project area represents a somewhat typical, highly disturbed portion of the

coastal zone. However, since the subject parcels are undeveloped, they appear to be relatively pristine when compared to the adjacent urban development.

Of more importance to the project area is the land between the project site and the offshore environment. This consists of the intertidal zone and its immediate environs. Although no specific data is available, this zone should be relatively more productive than the upland portions. The rocky outcrop offshore and the sandy bottom along most of the intertidal area provides a fairly diverse habitat. This should produce a diverse community. Part of that community, though, has been displaced by human use of the beach. Shorebirds and marine mammals, who would use the area for feeding and resting, will move away at any level of human or feral dog or cat use. If there were no residential development in the project area, it might be worthwhile to preserve the area, based on its use by the intertidal community. However, the present level of development and use of the beach area stops these species from firmly establishing themselves.

Cultural Resources

Native American Resources

Beginning on November 17, 1980, staff archeologists from the California State University at Northridge Archeological Research Center conducted an archeological reconnaissance at El Pescador, La Piedra, and El Matador Beaches. Fossilized shells were found at the El Matador site, but the only evidence of identifiable cultural resources was found at El Pescador.

El Pescador:

A portion of El Pescador Beach was found to contain evidence of prehistoric occupation. An area measuring approximately 20 meters by 50 meters in the southeast corner of the terrace contained several flakes, cores and tools, and shell. A single chalcedony flake also was found near the base of the bluff in the middle of a remnant road cut that leads to the beach. It is assumed that this flake fell from above.

The worked stone materials found at the site consisted of black, brown, and tan colored Monterey chert, andesite and chalcedonic (colored) chert. Tools identified included a notched scraper, one tanning pebble, and a possible pestle.

Euroamerican Resources

There is no evidence of any significant historic Euroamerican resources at any of the three units. However, each of the sites do contain evidence of recent human use or occupation.

La Piedra:

Recent trash and debris, including lumber, cinder blocks, iron, stucco, concrete slabs, and other building materials were observed scattered throughout the unit.

El Pescador:

Indications of recent activity at El Pescador include two paved driveways running across the terrace, a portion of a concrete foundation, and debris such as shingles, bricks, and parts of a decaying wooden stairway. A residence was located on the terrace portion of the property, but it was removed shortly after acquisition was completed. Since acquisition the terrace portion of the site has been disced as a fire prevention measure.

El Matador:

Recent activity at El Matador is evidenced by a weathered paved roadway on the terrace portion of the property, a portion of a foundation at the toe of the sea cliff, a sheet metal retaining wall in a portion of the cliff face, and debris such as fragmented lumber scattered throughout the site. Prior to acquisition there were three residential structures on the site. Two were located on the terrace; one near the center and one at the bluff edge. The third structure was located near the beach level immediately below the bluff edge structure. All of these structures were removed prior to acquisition.

Historical Sketch

The archeological data collected in and around the Los Angeles region indicates that this area has a rich uninterrupted cultural record that extends back in time 25,000-30,000 years. Although the record for the earliest inhabitants of southern California is limited, it appears that the first people in the area were big game hunters of Pleistocene megafauna. As climate changed with the recession of the ice age, the extinction of various animals and their habitat required humans to change their subsistence strategies.

It is known that humans at least visited the coast as early as 15-20,000 years ago. All along the southern California coast there is evidence of permanent settlements dating back to 8000 years ago. The culture of these first settlement groups centered primarily around the collection of various plants, seeds, and shellfish. This early gathering culture is classified as belonging to the Millingstone Horizon (6000-1800 B.C.).

The cultural artifacts of the millingstone period include hammerstones, chopping, cutting, and scraping tools, and exotic objects such as discoids, cogstones and doughnut stones. These types of artifacts persisted until historic times. However, during the Intermediate Horizon (1800 B.C. - 500 A.D.) there were major shifts in resource exploitation and spatial organization. There was an increase in the use of coastal resources and a decrease in processing plants for food. By this time the inhabitants of the area

had developed a distinct cultural system, characterized by an extensive trade network, a complex social structure, and a diverse subsistence strategy.

At historic contact the coastal area was occupied by the Ventureno group of the Chumash Indians, a Hokan speaking people (Ventureno is a linguistic and geographic subdivision of the Chumash). These people were hunter/gatherers who used specialized tools and methods to exploit terrestrial and marine plant and animal resources.

The trade network established by the Chumash extended east as far as the eastern Colorado deserts and south west to Catalina Island. The Chumash lived in small villages and had fixed, hemispherically shaped domiciles that often housed several families. Other structures or features in or near a typical village included a sweathouse, store houses, a ceremonial enclosure, a gaming area, and a cemetery. The Chumash produced a large variety of artifacts such as baskets, wood trays and boxes, doughnut stones (used as weights for digging sticks), water pots and cookware. They also made large sea-going canoes out of wooden planks. The canoes, called tomols, enabled the Chumash to hunt marine mammals (otters, seals), fish for albacore, gather mollusks (abalone, clams, mussels), and travel to offshore islands to trade with other groups.

The political hierarchy of the Ventureno Chumash was headed by a village chief whose power depended on his lineage influence or wealth. For example, a major village sometimes had political and economic control over smaller villages in the surrounding areas. The Chumash were friendly, peaceful, and affluent people. To some degree, their easy-going nature may have hastened their demise. They were hospitable to the European people that inhabited California, and even taught the Spanish missionaries how to use asphaltum as a water sealer for roofs, water containers, etc. However, European diseases and colonization efforts led to the eventual extinction of the Chumash and other native American groups. In 1769 there were an estimated 30,000 Indians in Southern California. By 1910, after the effects of disease and colonization had disrupted native cultures, only 1,250 native Americans remained in Southern California. Numerous prehistoric occupation sites are known in the Malibu vicinity including the towns of Sumo (Zuma), and Humaliwo (Malibu) (Applegate 1975, King, 1965) and many unnamed localities (Peck 1955, Ruby 1961). Additionally, current archaeological investigations include the excavation of the Chumash village of Talopop in the Santa Monica Mountains and the assessment of LAN-189, a possible village site near Point Dume.

The Malibu area containing the El Pescador, La Piedra, and El Matador beach parcels has little recorded Euroamerican history. Following occupation by the Chumash Indians and the secularization efforts following the Spanish missionaries, the three units became part of a Mexican land grant known as the Rancho Topanga Malibu Sequit. The Rancho was granted to Jose Bartolene Tapin and consisted of a coastal strip totalling 13,316 acres. In 1848 the Rancho was sold to Leon Victor Prudhomme for 400 pesos (half in cash with the balance in food

and wine). In 1857 the Rancho was sold to an Irishman named Don Mateo Keller, for ten cents an acre. Keller died and left the property to his son, who sold it for \$10/acre to Fred Hastings Rindge. Mr. Rindge acquired an additional 3,000 acre to bring the total to approximately 16,000 acres. In 1905 Mr. Rindge died and the Rancho was left under the control of his wife May. Between 1908 and 1925 Los Angeles County and the State of California pursued acquisition of right-of-way for a highway through this area. During that period Mrs. Rindge tried to prevent intrusion by erecting fences and hiring guards to stop trespassers and surveyors from entering the property. Mrs. Rindge also initiated litigation against the proposed right-of-way acquisition that resulted in four State Supreme Court and two U.S. Supreme Court cases. In 1925 the courts ruled in favor of the acquisition. The subsequently constructed highway was named the Roosevelt Highway and currently is known as the Pacific Coast Highway. During her battles concerning the highway, Mrs. Rindge merged her holdings with the Marblehead Land Company. Mrs. Rindge's financial situation soured in 1927; to generate revenue she opened a portion of the Ranch to the public, including the beach colony that is now the home of many celebrities. By 1938 Mrs. Rindge had lost control of the Rancho. At that time the Rancho was partially subdivided by the new management of the Marblehead Land Company. Further subdivision and development of the original Rancho property has taken place from World War II to the present.

The El Matador site, formerly known as the Carma Ranch, consisted of 10 separate parcels at the time of acquisition. The El Pescador and La Piedra sites each consisted of 6 smaller parcels prior to acquisition. The current development pattern in the vicinity of the subject parcels is rural residential with lot sizes ranging from 1/4 acre to 1 acre and larger.

Aesthetic Resources

The expanse of the Pacific Ocean, the sandy beaches, and the coastal terrace system are the main scenic features of each unit. Panoramic views of the Pacific Ocean and adjacent land features are available from the terraces at each site. When looking north from the terrace areas the canyons and foothills of the Santa Monica Mountains are visible. When looking east from the terrace of any of the units the Point Dume Headland and all of the shoreline in between comes into view. The Point Mugu headland is the dominant landscape feature in the western background.

At El Matador large outcroppings of native bedrock protrude from the beach and add to the scenic quality of the area. Smaller outcroppings are visible in the intertidal area at La Piedra and El Pescador Beaches. At low tides the offshore rocks and the intertidal life found there provide another positive aesthetic feature.

Negative scenic features common to all three units exist as a result of the presence of human made development on or adjacent to the units. Examples include overhead power and telephone transmission lines,

chain link fences along unit boundaries, and houses located on adjacent lots. Remnants of previous development at each of the units include paved driveways, building foundations, delapidated stairways and drain pipes, scattered bits of lumber and other building materials. Trash, such as cans, bottles and paper also exists within the units.

Recreation Resources

Prior to acquisition, the three units were private residential property with no recreation facilities on the sites. The units still remain undeveloped for public access and use, and, therefore, no use statistics exist for any of the units. However, based on use information for existing beach facilities in the Malibu area, public use of coastal recreation facilities is greatest during the summer, especially on weekends. In addition, unseasonable warm, dry spells result in increased use, regardless of the time of year.

Typical recreation activities occurring along Malibu's shoreline beaches and in the waters immediately offshore include sunbathing, wading, swimming, sailing, fishing, surfing, and scuba and skin diving. Some submerged or partially submerged rocks offshore may affect water contact recreation to a degree. However, people have been observed swimming, sunbathing, and diving at each of the beach units during past site visits.

The major factor that currently limits beach use at the three units is inaccessibility. The parcels are fenced off from the Pacific Coast Highway and the gates are locked. There are no trails providing access from the terraces to the beach and no parking areas exist except space parallel to the highway.

All three of the units have the potential to provide recreational opportunities such as viewing coastal areas, studying the area's biota, sunbathing, wading, swimming, fishing, and diving.

RESOURCE POLICY FORMATION

Classification

El Pescador, La Piedra, and El Matador State Beaches were purchased in stages starting in 1976. The purchases were funded by Bagley Conservation and Park Bonds Act of 1976 funds. The purpose of the acquisitions was to provide additional recreation opportunities in the Los Angeles area to offset the increasing user demand. On December 12, 1980 the units were classified as state beaches. Section 5019.56 of the Public Resources Code defines a state beach as follows:

State beaches consist of areas with frontage on the ocean or bays designed to provide swimming, boating, fishing, and other beach oriented recreational activities. Coastal areas containing ecological, scenic, or cultural resources of significant value shall be preserved within state wildernesses, state reserves, state parks, or natural or cultural reserves.

DECLARATION OF PURPOSE

The purpose of establishing El Pescador, El Matador, and La Piedra as State Beaches is to provide opportunities for the public to see, use, and enjoy for recreational purposes the sandy beaches, intertidal rocky shorelines, and the associated terrace areas. All beach recreational activities consistent with the perpetuation of the beaches and related natural and cultural resources are appropriate for these state beaches. Developments and management of the facilities will be designed to be visually compatible with the scenic qualities of the units and will not impair preservation of natural or cultural resources present. Native American resources at El Pescador State Beach shall be protected and preserved.

DECLARATION OF RESOURCE MANAGEMENT POLICY

General

It will be the resource management policy of the department to:

Preserve the scenic quality of the land between the Pacific Coast Highway and the ocean by limiting development to areas where views of the ocean and shoreline will be least affected;

Protect the scenic values of the area by placing developments only where they can be screened, are mostly out of sight of nearby residential areas, or are not readily visible from the Pacific Coast Highway, and do not intercept views of the ocean from the highway;

Protect and enhance all areas that have been disturbed by past development or human use so erosion will not deteriorate the resources;

Protect the public from hazardous geologic features such as landslides and active faults;

Refrain from developing erosion areas or areas upslope from eroded areas until the areas have been studied by geotechnical experts and appropriate recommendations and designs have been developed;

Maintain native drought tolerant vegetation for landscaping and erosion control;

Restrict development of trails, roads, and public use areas to the flattest grades possible and design and manage them so human-caused erosion will be minimized;

Protect the sea cliffs from excessive erosion. New development should be designed so runoff will not cause erosion. Access down and across the cliff face will be designed to minimize erosion potential and will be located away from ecologically fragile areas;

Manage the units so the stability of the land forms present, such as the sea cliffs, is not reduced by public use;

Use native plant species if landscaping and screening are needed in development areas. Exotic plant species will be removed from the units;

Prohibit fires within the units. Fire presuppression activities may be performed to minimize the potential for wildfires;

Protect any rare, endangered, or unique plant or animal species, or their habitats, found in the project area;

Manage public use of the units to protect and preserve the intertidal and subtidal marine life found adjacent to the project area;

Protect Native American and other prehistoric and historic resources within the project sites;

Carry out all planning, operational, and resource management activities at the State Parks System units in accordance with the Department's Resource Management Directives.

Specifics

El Matador State Beach:

It will be the resource management policy of the Department to evaluate and, if warranted, preserve and protect the prehistoric fossil remains found within the unit.

El Pescador State Beach:

It will be the resource management policy of the Department to preserve and protect Native American site 4: LAN-1104.

RECOMMENDATIONS FOR
CARRYING OUT THE RESOURCE MANAGEMENT POLICIES

General

Development of the units should be designed to have the least possible impact on the natural surroundings. Improvements should be sited where they will not have significant impacts on the visual character of the area. Therefore, improvements should be located in areas not generally visible from present adjacent development (areas that are visible must be well screened); areas that do not impair up- or down-coast viewing; and areas where viewing is poor, with only distant ocean skylines visible.

Physical improvements will be constructed to have the least possible effect on erosion or geologic instability. Ground disturbance will be kept at a minimum and should be limited to clearing vegetation for path, vista point, and parking area construction. If stairs or other structural improvements are developed on the sites, the locations and designs should be reviewed and approved by geotechnical experts. Any major development should be located on the terrace at least as far from the cliff edge as twice the cliff height. These setback areas should not be used for intensive activities such as turnouts for vehicles. If it becomes necessary to use the setback areas, geotechnical and engineering expertise shall be used to determine appropriate designs.

Trails from parking areas to vista points or down the cliffs to the beach should be planned and appropriately marked for use so as not to result in further land instability. Volunteer trails shall be blocked off, or their use discouraged by some other method.

Improvements shall be constructed to have the least possible effect on storm water runoff from those areas. Any runoff from these facilities and adjacent roads should be collected and run on or in a structure to safe locations in order to minimize erosion of the cliffs. Trails from parking areas to and down the cliff edge shall be designed and constructed to drain without increasing the potential for erosion; this may include switchbacks to minimize runoff velocities or properly designed runoff collectors. The areas adjacent to trails shall remain vegetated in order to maximize percolation and minimize slippage or other forms of erosion. All trails should be designed to follow the natural contours of the land in order to minimize the need for cutting or filling slopes.

Steps should be taken to assure that groundwater discharge from the terrace through the cliff face does not create an instability problem. Since an increase in the groundwater flow rate could accelerate the recession rate of the bedrock and terrace material that makes up the cliffs at the units, discharge rates should be monitored closely. If it is determined that discharge rates are reaching hazardous levels, a dewatering system may be required to intercept groundwater flow exiting the cliffs at the bedrock-terrace contact.

In the event of major cliff failure or signs of gross instability at any of the units, the unit in question shall be closed and geotechnical experts shall be consulted prior to implementing remedial measures and reopening the facility.

The plant life at all three units is a combination of native and non-native species. In some cases non-native species predominate. It would be unwise to completely clear the parcels of the non-native vegetation if the vegetation is healthy and contributing to habitat and soil stability. However, a long term effort to eliminate exotic vegetation should be made, and in cases where dead vegetation exists (whether native or adventitious), it should be removed. Where new vegetation is required, for example, for cliff stabilization purposes, native, drought tolerant species should be introduced. Plants requiring irrigation should be removed from the parcels in order to minimize water runoff and groundwater discharge.

The marine life found in the waters adjacent to El Pescador, La Piedra and El Matador State Beaches exists virtually undisturbed by human activity on shore. Thus, the intertidal and subtidal marine resources located immediately adjacent to the three units shall be considered and protected as a resource of public importance. Marine ecosystem management should include protection of tide pool habitats and the kelp beds offshore. Marine resources management activities shall include enforcement of applicable regulations concerning extraction of marine resources and should stress informing the public of pristine conditions, the changes due to human influences, and the implications of such changes. Recreational uses at the units shall be consistent with state beach classification. If public use of the units results in a significant adverse impact on the adjacent marine resources, facilities, or those portions of facilities generating such use may be removed or closed temporarily in order to implement rehabilitation efforts.

Specifics

El Pescador State Beach:

The existing drainage ditch that runs across the terrace to the cliff edge of this unit shall be relocated, redesigned, or otherwise incorporated into the development plans in order to minimize erosion of the cliff face.

The native American resources present at this site shall not be disturbed. Trails, overlooks, and other use facilities will be located away from the cultural resource location. Procedures such as landscaping with native vegetation will be implemented in order to minimize erosion and human interference within the sensitive area.

El Matador State Beach:

Paleontological resources found at this site shall be protected from destruction and investigated for scientific values. If warranted, the paleontological site shall be preserved.

ALLOWABLE USE INTENSITY

For all three units, use intensity on the sandy beach areas can be high, as long as there are adequate provisions for clean-up after use.

Use along the terrace edges and the rocky intertidal areas should be limited to light intensity to assure stability and protect the flora and fauna. Trails for access to the beach or for observation and interpretation should be the only development in these areas.

On the upland portions of the terraces, use intensity should be only moderate to heavy on the very flattest portions. Public access improvements from parking areas to the beach must be planned carefully to avoid establishment of volunteer trails down the bluffs, assure geologic stability of the units, and protect any sensitive resources present at the units. Use intensity in the parking areas will be high, but the small size of the units will limit the amount of parking available. Consequently, the overall use intensity at each unit will be restricted naturally.

In any area where it appears that human use will cause significant erosion or other damage to the natural environment, use should be light or restricted. At El Pescador, use intensity in the area of archeological significance will be zero.

See Figure 3 for use intensities.

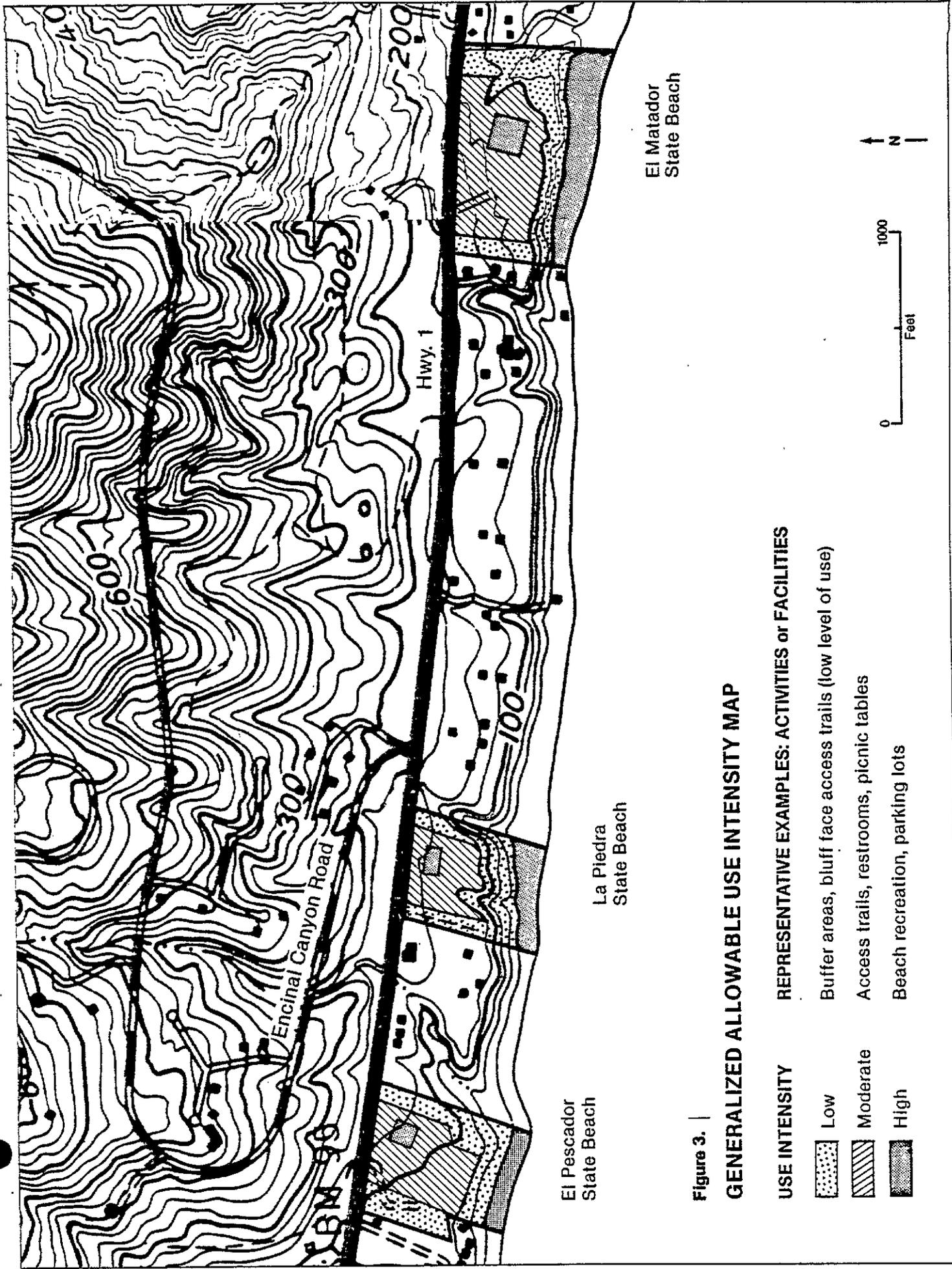


Figure 3. |

GENERALIZED ALLOWABLE USE INTENSITY MAP

USE INTENSITY REPRESENTATIVE EXAMPLES: ACTIVITIES or FACILITIES

-  Low Buffer areas, bluff face access trails (low level of use)
-  Moderate Access trails, restrooms, picnic tables
-  High Beach recreation, parking lots

Land Use and Facilities Element



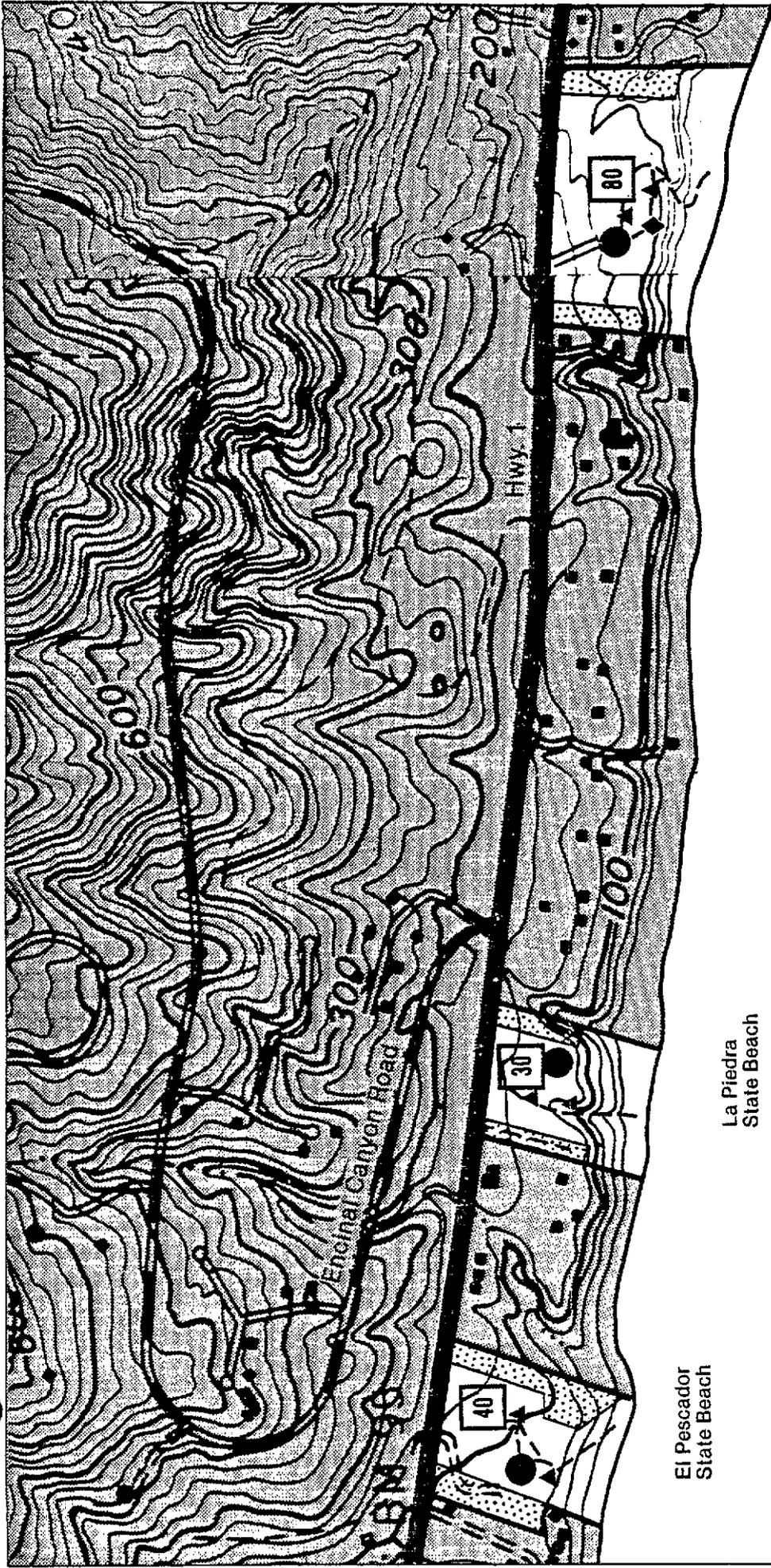


Figure 4.
GENERALIZED LAND USE AND FACILITIES MAP

-  Adjacent private property
-  Buffer area
-  Parking lot
-  Access trail
-  Overlook
-  Restrooms
-  Picnic area

LAND USE AND FACILITIES ELEMENT

EXISTING LAND USE

Regional Land Use

El Pescador, La Piedra, and El Matador State Beaches are located on the western end of the Los Angeles County coastline, approximately 3.75 miles from the Los Angeles-Ventura County line, at the foot of the Santa Monica Mountains. Land use in the Santa Monica Mountains/Malibu area consists primarily of residential lands. Due to the rugged mountain topography, development has generally been restricted to a narrow band paralleling the ocean. The project area has a rural/suburban setting, with lot sizes of 1/2 acre and larger. The densest development in the Malibu area is located along the coast and in the foothills between the community of Malibu and the Los Angeles City limits to the east.

Commercial services are generally located along the Pacific Coast Highway. Limited services are available in the Point Dume area, approximately 5 miles east of the project area. The community of Malibu, about 12 miles east of the project area, is the nearest site offering a number of commercial services and professional offices. Schools, churches, and other institutional land uses are also located in the project area at a level consistent with the existing population.

Project Area Land Use

Prior to acquisition, the subject units consisted of a number of small parcels that were vacant or developed for residential use. The subject units currently are undeveloped, inaccessible parcels. The parcels are bound by the Pacific Coast Highway to the north and private residential lands to the east and west.

RECREATIONAL NEEDS ANALYSIS

The Los Angeles County coastline is a major recreation destination for many Californians. More than 7,000,000 people reside within 1-1/2 hours travel time of the subject beach units. The mild temperatures of the coast, combined with the recreation potential of the ocean, generate millions of visits per year to the Malibu beaches; in 1979 more than 14,000,000 visits were made to beach areas from Will Rogers State Beach to Leo Carillo State Beach. Approximately 1,000,000 additional visits were made to parks within the Santa Monica Mountains near Malibu. Tables 1 and 2 provide attendance information for parks near the project area. For many people, the moderate coastal climate and the undeveloped, open character of the Malibu coast are a major and welcome contrast to the warm, densely populated portions of the Los Angeles metropolitan area, such as the San Fernando Valley to the north of the subject beaches and the L.A. Basin to the east. In addition, the value of the Malibu coast as a recreation area is

TABLE 1

ESTIMATED ANNUAL AND PEAK MONTH ATTENDANCE
AT MALIBU AREA BEACHES

Park Unit Name	Estimated Annual Attendance	Peak Month	Estimated Peak Month Attendance
Leo Carillo State Beach	658,406	August	103,000
Nicholas Canyon County Beach	108,686	September	30,000
Zuma County Beach	7,381,135	July	1,467,000
Point Dume/Westward State Beach	576,185	September	110,000
Corral State Beach	318,103	September	63,000
Malibu Surfrider State Beach	723,750	July	117,000
Las Tunas State Beach	84,230	August	44,040
Topanga State Beach	690,706	July	196,000
Will Rogers State Beach	<u>3,856,363</u>	September	1,022,100
Total:	14,397,558		

TABLE 2

ESTIMATED ANNUAL AND PEAK MONTH ATTENDANCE
AT MOUNTAIN PARKS IN THE MALIBU AREA

Park Unit Name	Estimated Annual Attendance	Peak Month	Estimated Peak Month Attendance
Point Mugu State Park (beach and mountain use)	594,453	July	103,266
Malibu Creek State Park	85,739	April	11,138
Will Rogers State Historic Park	224,723	July	31,612
Topanga State Park	<u>39,358</u>	April	6,372
Total:	944,303		

Malibu area parks for which attendance information is not available include Charmlee County Park and Tapia County Park.

Source for Tables 1 and 2: National Park Service, Draft Environmental Impact Statement and General Management Plan, September, 1980

magnified by virtue of its proximity to the population centers. Department statistics show that recreational use and demand is greatest when a recreation facility is located near a major population center. As transportation costs increase, the existing demand for recreation in urban areas most likely will intensify.

PLAN PROPOSALS

The development proposals for El Pescador, La Piedra, and El Matador State Beaches are designed to accommodate increasing recreation needs, consistent with the protection of natural resources and the physical limitations present at each site. This element contains the development information necessary for the adoption of a certified Public Works Plan under the California Coastal Act of 1976.

PROPOSED LAND USE

All of the proposed land uses have been carefully formulated to accommodate natural and cultural resource needs, recreational deficiencies and opportunities, and operational requirements.

Beach Recreation Areas

All three park units have been classified as State Beaches, and are proposed for development as day use beach recreation facilities. Development will be limited to pedestrian access trails, vehicular access roads and parking, support facilities such as comfort stations and trash receptacles, and appropriate administration and operation facilities. The proposed land uses are consistent with the classification of the subject units as state beaches.

PROPOSED FACILITIES

The facilities proposed for development at the three beach units have been chosen to provide safe, controllable access to the beach as well as provide adequate visitor support services. Figure 4 is the generalized Land Use Plan. Facility locations were chosen to minimize conflicts with adjacent private property owners. The intensity of the proposed development is low, partly due to the limited size of the units and partly to minimize visual impacts. The retention of the semi-rural character of the area has been one of the major policies applied to this plan. Table 3 indicates the maximum number and size of proposed facilities.

Trails

The primary purpose of trails at each site is to provide safe, controlled access from the terraces down the bluffs to the beach areas. Trail widths will be a minimum of two feet wide, although greater widths may be used in areas of high concentration, such as trailheads. Trails will be set back from the bluff edges a minimum of 15 feet to minimize the potential for pedestrian caused erosion. The

TABLE 3

SPECIFICATIONS ON PROPOSED FACILITIES

Unit Name	Toilet Facilities	Parking Area (cars/ground area)	Picnic Tables	Overlook Decks
El Pescador	4	40 cars (12,000 square feet)	6	0
La Piedra	4	30 cars (9,000 square feet)	6	0
El Matador	6	80 cars (24,000 square feet)	12	1

Trails (all units): Minimum width, two feet; maximum width, 10 feet; trails will be set back from the bluff edge at least fifteen feet.

Vehicle Access Roads (all units): Roads to parking lots- maximum width, twenty-five feet; service roads (i.e., authorized vehicles)- maximum width, ten feet; road composition- compacted permeable or semi-permeable material.

15 foot buffer strip will be planted with native vegetation to create a natural buffer area. Wherever possible trail routes will follow existing roads or road cuts. Where appropriate, overlook areas may be developed adjacent to trail routes. Formal overlook points will reduce the chance of undesired straying off the established trail.

Buffer Zone

The three beach units are bound on their east and west sides by private residential lands. Facilities will be located near the center portions of each unit to minimize conflicts between beach users and private property owners. The buffer zones will consist of undeveloped areas planted with native vegetation.

Vehicular Circulation

A parking area will be developed within each unit. Where possible, existing driveways will be used to provide access to and from the Pacific Coast Highway. The parking areas will be located on terrace areas where coastal views from the highway will be the least obstructed. Parking areas may include mounds or other landscaping features to control ingress and egress, and to screen the parking areas from the highway. Trails will provide pedestrian access from the parking lots to the beach.

Sanitation Facilities

Adequate numbers of trash receptacles will be installed at the parking lots, comfort stations, and on the beach. Restroom facilities will be located near parking areas and on the terraces just above the beach areas, adjacent to the trail leading down the bluffs to the beach.

Administrative and Operation Facilities

The limited size of the subject parcels and their proximity to the Santa Monica Mountains Area Headquarters eliminates the need to develop any significant administrative facilities on the sites. However, a small portion of each of the subject units should be designated as an area appropriate for volunteer park host facilities, if such a program proves to be useful and feasible.

The fencing that separates state property from adjacent private property will remain; dilapidated fencing or gaps in the existing fence will be repaired or replaced as necessary. Informational signs will be placed at appropriate locations within each unit. A non-staffed kiosk, including an iron ranger parking fee box, will be installed near the parking area at each unit.

Where feasible, the pedestrian trails between the parking areas and toilet facilities at each unit will be designed to accommodate service vehicles; otherwise independent service roads will be constructed. Removable bollards or other barriers will be installed to prevent unauthorized vehicles from travelling beyond the parking areas and onto the service roads.

SITE SPECIFIC DEVELOPMENT DESCRIPTIONS

The following paragraphs describe more specifically the type and location of facilities to be installed at El Pescador, La Piedra, and El Matador State Beaches, as proposed in this general plan. The proposed facilities for each unit are illustrated graphically in Figures 5, 6, and 7.

El Pescador

A 40 car parking lot will be located along the west side of the existing paved driveway. A pedestrian trail will lead from the parking area southwest to the bluff edge and then traverse down the bluff face.

Trash containers, toilet facilities, and picnic tables will be located near the parking lot; toilets and trash containers will also be located above the beach on a small terrace where the trail begins to traverse the bluff face. Refer to Figure 5 for a graphic description of the proposed development at El Pescador.

La Piedra

A 30 car parking lot will be located along the north end of the parcel, below the elevation of the Pacific Coast Highway. Picnic tables will be installed near the parking area. The beach access trail will run from the parking area toward the west side of the unit, then along an arroyo to the beach. Toilet facilities will be located near the beach end of the access trail. Depending on the specific location of the trail, it may be necessary to construct a separate service road to the toilet facilities. The facilities plan for La Piedra State Beach is shown in Figure 6.

El Matador

The existing entry gate and driveway at El Matador will be upgraded to accommodate daily vehicular traffic. The driveway will lead to an 80 car parking lot located in the center portion of the unit, near the existing eucalyptus trees. A trail will lead from the parking lot west to an overlook and picnic area. Access to the beach will be provided by a trail aligned on the existing road cut that runs from the terrace to the beach. Toilet facilities will be located on the terrace, between the parking lot and the beach access trail. An existing gate at the western boundary of the unit will provide a service entrance. Refer to Figure 7 for the facilities plan at the El Matador unit.

INTERPRETIVE PROGRAM

Intensive interpretive facilities are not proposed for development at El Pescador, La Piedra, or El Matador State Beaches. However, an interpretive program that informs users of the natural and cultural

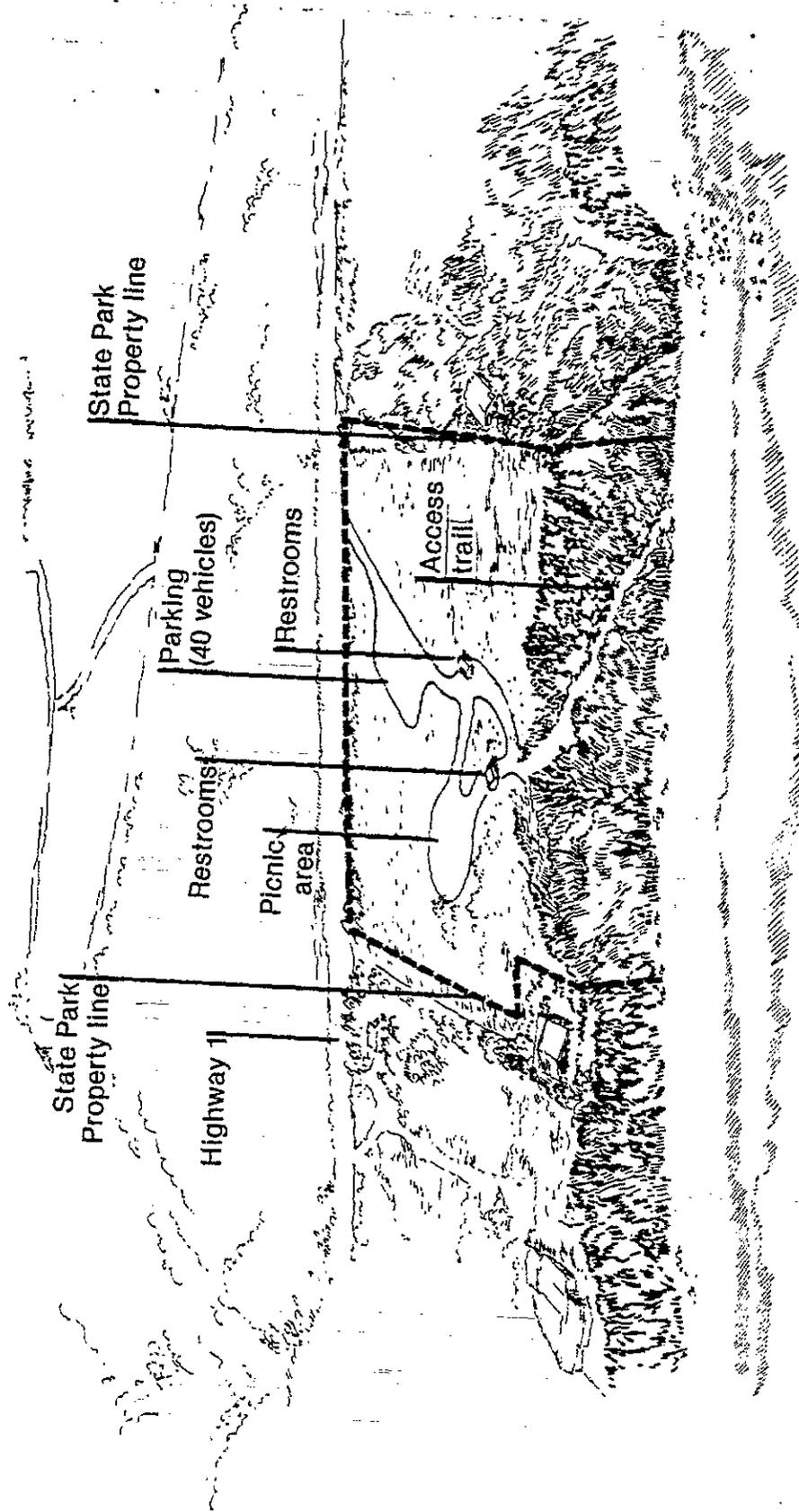


Figure 5.
Schematic Facilities Plan
El Pescador State Beach

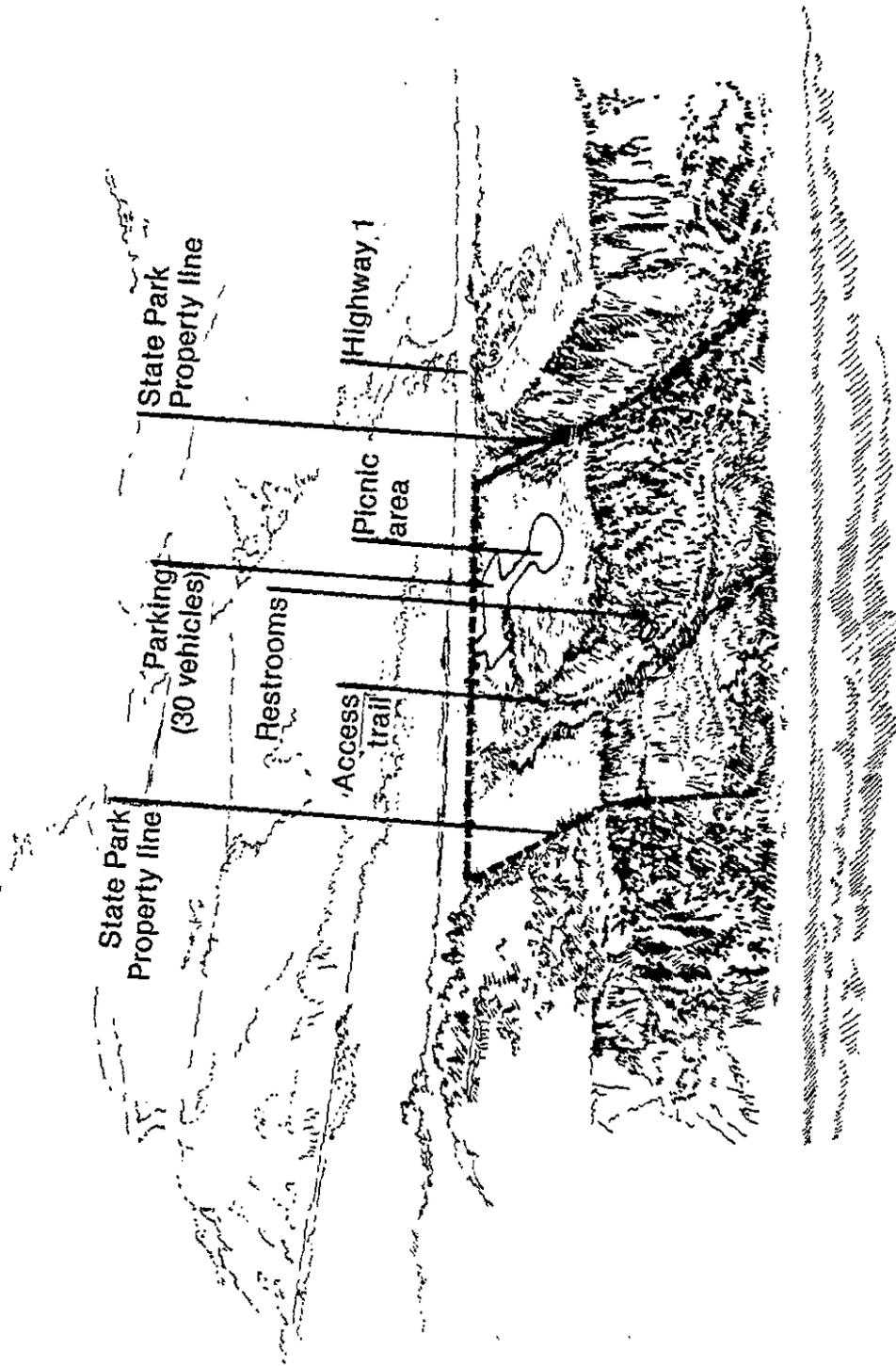


Figure 6.
Schematic Facilities Plan
La Piedra State Beach

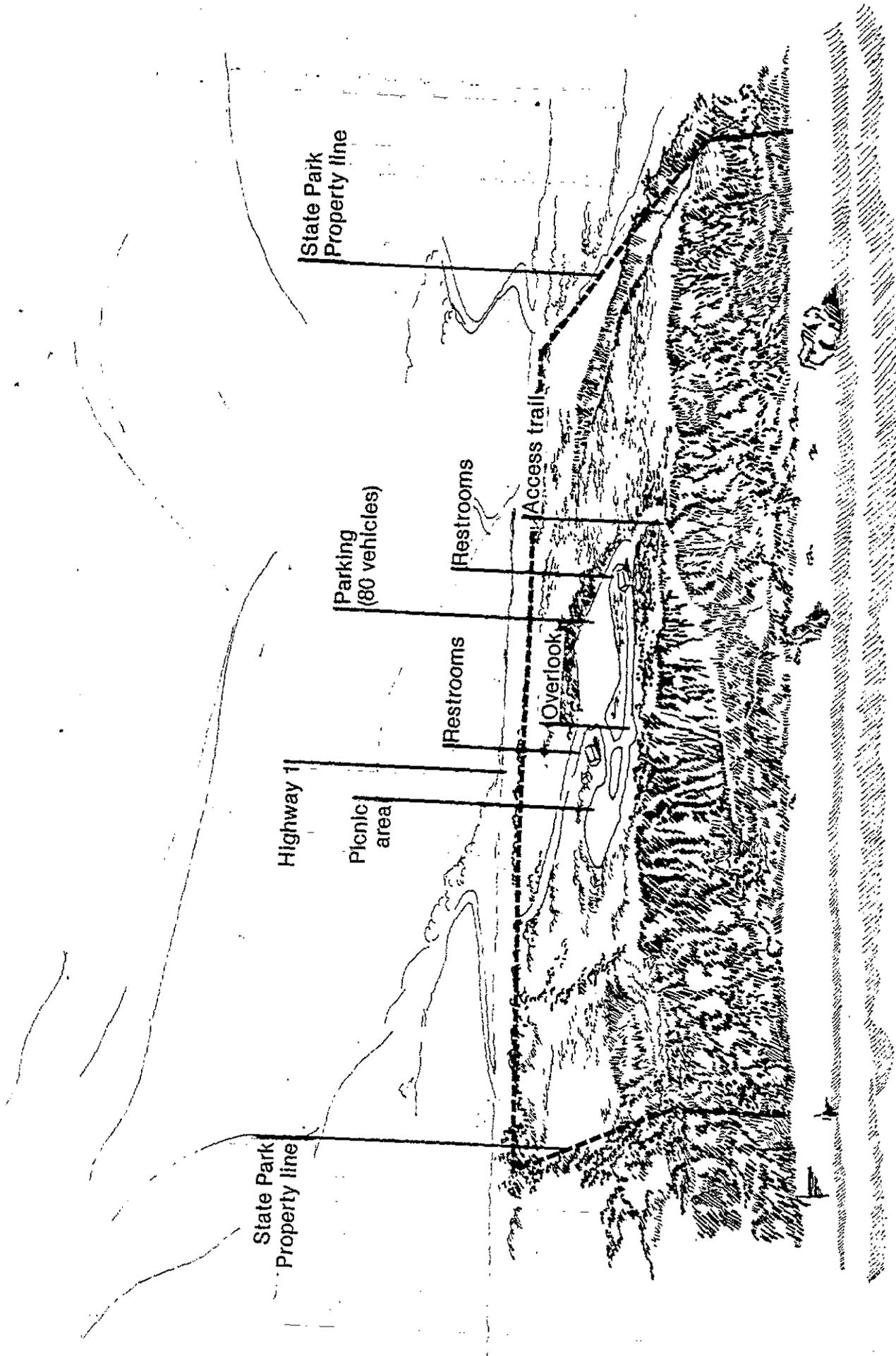


Figure 7
Schematic Facilities Plan
 El Matador State Beach

TABLE 4

DESIGN CAPACITY

Unit Name	Unit Size	Beach Area	Use Intensity	Instantaneous Design Capacity
El Pescador	10.2 acres	45,000 square feet	1 user/300 sq. ft.	150 people
La Piedra	8.9 acres	30,000 square feet	"	100 people
El Matador	17.85 acres	90,000 square feet	"	300 people

Note: User intensities at other Malibu are beaches are generally higher. For example, based on calculations derived from attendance figures in Table 1, average use intensities during a peak month were 1 user/150 square feet at Las Tunas Beach and 1 user/80 square feet at Zuma Beach.

The recommended use intensities for El Pescador, La Piedra, and El Matador State Beaches are lower than existing intensities at nearby beaches because the limited size of the units prohibits the level of development necessary to accommodate higher intensities.

features of the Malibu area will enhance the recreational experience at these units. Interpretive panels will be installed at appropriate locations at each unit. For example, a panel that explains the physical features visible from the terrace at El Matador could be incorporated into the design of the overlook platform proposed for that unit. In addition to display panels, docents could lead study groups on tidepool or other natural and cultural resource topics, if the Department budget includes the necessary personnel or if a suitable program is developed by volunteers.

CARRYING CAPACITY

The allowable use intensity analysis provided the planners with a guide to determine the type, location, and intensity of developments. During the facility planning process, field investigations were performed by development and resource management staff. Sensitive locations were avoided as much as possible, although in some cases, facilities had to be located in a particular area despite some potential management problems.

For example, although a trail traversing a bluff face to gain access to the beach areas presents the potential for increased erosion, such a trail design is the only feasible way to provide access from the terraces to the beach. However, in any case where the design capacity exceeds the preferred allowable use intensity, mitigation measures and special design features have been incorporated into the project to permit the higher level of use. These specific mitigation measures will be an integral component of project implementation.

The preferred design capacity for each unit (see Table 3) indicates the level of use that meets the Department's resource management requirements while providing recreation opportunities for the public. The design capacity is less than the allowable use intensity defined in the Resource Element; this lower use level will enhance the users' recreational experience and promote proper resource management.

The size of the parking facilities was based on 1) the design capacity of the beach areas and 2) the average number of persons carried by one vehicle (group size). Without any limiting factors, the number of parking spaces per unit would be determined by dividing the design capacity by the average group size. However, the limited amount of suitable upland support area at the subject units naturally restricts the amount of parking area to be developed at each site. It is hoped that the limit on parking area will encourage users to rely on alternative modes of transportation. The installation of a bus stop at each of the units by the local transit district would increase the potential for use by mass transit.

It is imperative that the recommended design capacities be monitored and adjusted whenever necessary to assure proper resource management and a quality experience for park users. The size and number of the facilities proposed (Table 3) are based on the design capacities indicated in Table 4.

UTILITIES

Water

Potable water is supplied to each unit by the Los Angeles County Waterworks District #29 through a 14" main and a 4" main located on the seaward side of the Pacific Coast Highway.

Sewage

There is no sewer service available in this portion of the Malibu area. Waste disposal on adjacent private properties is achieved through the use of septic leach systems. Each site will have to be tested for septic tank suitability before developing such facilities. Alternative solutions to sewage disposal including chemical toilets, self contained, self composting toilets, and vaults will be studied at the time of facilities implementation.

Power

Each unit is supplied by power from existing powerlines. Because each unit is proposed for day use only, there is no current proposal for the development of facilities requiring electricity with the possible exception of restrooms. However, in the event that electrical connections are required at any of the units, powerlines will be placed underground to the maximum extent feasible.

SEQUENCE OF PLAN IMPLEMENTATION

The level of development proposed in this plan does not require a lengthy series of phases extended over a period of years to achieve plan implementation. However, priorities are recommended to guide the Department in its effort to provide new recreation opportunities in phases defined by financial constraints, user safety, resource protection, and facility deficiencies.

Resource management programs are an ongoing responsibility of the Department, and it is difficult to prioritize general resource management policies. Resource management issues should be studied by qualified Department staff and resolved on a case by case basis.

The priorities for facilities development can be broken into two groups. The recommended first priority is to provide the minimum facilities necessary to allow safe public use of each unit consistent with protection of the resources present; these improvements include parking areas, access trails, restrooms and trash facilities, and user information signs. Second priority improvements include the installation of picnic facilities, overlooks, and interpretive display panels.

The development of facilities proposed in this plan will be funded by any or all of the monetary sources that the Department is authorized to use. The specific source of funding will be identified at the time of project implementation. The developments proposed in this plan could be developed within one calendar year provided that adequate funds are made available.

Operations Element



Operations Element

The purpose of the operations element is to identify the policies and procedures that will enable the safe use of the facilities proposed in this plan and will protect the natural and cultural resources present at each unit.

Although extensive developed facilities are not proposed in this plan, it is imperative that adequate operational staff be provided for these units. As stated in the San Mateo Coast General Plan, the Department's experience has shown that the relationship physical improvements may have to the litter and abuse of public beaches is that uncontrolled and disorderly public places tend to attract uncontrolled and disorderly crowds, whereas controlled, orderly places attract controlled, orderly crowds.

The level of development proposed for the subject beach units is comparable to the level of development along the San Mateo coast; the similarity does not stop there. Both the subject units and the San Mateo coast units serve densely populated metropolitan areas. The San Mateo Coast beach units receive million of visitors annually, although virtually no developed facilities exist at many units; a similar high level of use (although proportionate to the size of the units) is anticipated at the three subject units. Based on the Department's experience with minimally developed beaches near major population centers, this operations element recognizes the need for maintenance and groundskeeping personnel as determined by the level of public use rather than simply the need to maintain structural improvements.

Visitor Services

The basic visitor services provided by the operation of El Pescador, La Piedra, and El Matador State Beaches will be typical beach day use activities, such as swimming, fishing, picnicking, and sunbathing. An additional visitor service that the Department should encourage is the provision of interpretive services through the use of internships, volunteers, and docent programs. Interpretive tours, talks, and displays would greatly enhance the use of these parks. Such a program could be operated in conjunction with other park units in the area and could be coordinated with comparable programs operated by the National Parks Service in the Santa Monica Mountains or the County Parks Department at other nearby facilities.

Visitor Control

The Department's field staff is responsible for the protection of all of its State Park System units' resources. Of particular interest in or near the subject units are the intertidal marine resources adjacent to all three units and the archeological site at El Pescador State Beach. Visitor activities in these areas will be controlled to assure protection of the resources; where appropriate, signs indicating use restrictions will be posted, and adequate staffing will be provided, as necessary, to enforce applicable park regulations.

The Department is also responsible for protecting the park user from hazards that may be inherent in a particular unit. Potential hazards at the subject beaches include the cliff edges and related erosion or rockfall hazards. Again, signs will be posted to notify users of potential hazards. Department field staff should routinely survey each unit to identify any potential safety hazard so that the necessary corrective measures can be taken.

Patrols will be administered and operated out of the Santa Monica Mountains area headquarters. Rangers and other department personnel will routinely survey the units and will be available at all times to respond to complaints or requests for assistance. Additional staffing may be necessary during times of peak use.

The Department should consider the provision of seasonal lifeguard service, if the level of use demonstrates such a need.

One of the major concerns expressed by residents in the vicinity of the subject units is that unauthorized and illegal activities will take place on the state beach properties and may even spill over into adjacent private properties. The Department is committed to providing the level of staffing and patrol necessary to prevent unauthorized or illegal activities in state park units.

In addition to the use of permanent staff to survey use and enforce State park regulations, the Department should consider the use of seasonal park aides or a park-host volunteer program. These programs are designed to provide on site supervision in units where the full time use of the Department's permanent staff is not warranted because of unit size, level of use, or limited availability of staff.

Under this program, volunteers or seasonal park aides represent the Department at each unit and collect fees, provide information to visitors, and act as a liaison between the public and Department staff. Such a program would allow the daily monitoring of public use, meeting of maintenance requirements and resource management measures, and provide a continuous presence of Parks Department authority, at a low operating cost.

Resource Management

One of the keys to the successful operation of El Pescador, La Piedra, and El Matador State Beaches is an ongoing monitoring of the units' environment and the effect of public use on the units' resources. Implementation of the following resource management programs will assure protection of the natural and cultural features at each unit and maintenance of a quality recreation experience for park visitors.

1. Erosion Monitoring. This program is needed to maintain parking areas and trails in operable and safe condition and to prevent visitor use from contributing to existing erosion. The sea cliffs present at each unit are currently subject to erosion by waves and terrestrial runoff. Department staff will periodically inspect each unit to identify potential hazards caused by natural processes. Inspections should be performed after the winter storm season but before the peak summer use begins. Appropriate measures will be implemented to remove hazards identified by the inspections. Erosion problems caused by use, such as establishment of volunteer trails, will be corrected as soon as they are discovered.

2. Vegetation Management. This program will include methods needed to restore and maintain, to the maximum degree feasible, a native flora. Removal of especially undesirable exotic plant species and dead vegetation, as well as vegetation removal for fire presuppression, will be major elements of this program.

Environmental Impact Element



ENVIRONMENTAL IMPACT ELEMENT
(DRAFT ENVIRONMENTAL IMPACT REPORT)

EL PESCADOR, LA PIEDRA, AND EL MATADOR STATE BEACHES GENERAL PLAN

This Environmental Impact Element (EIE) is an environmental assessment of the proposals set forth in the other elements of the General Plan for El Pescador, La Piedra, and El Matador State Beaches. The EIE has been written pursuant to the requirements of the California Environmental Quality Act (CEQA) and, therefore is synonymous with a Draft Environmental Impact Report. The degree of specificity in the EIE corresponds to the degree of specificity in the General Plan. Whenever a specific phase of the overall plan is proposed for implementation, the appropriate specific environmental review for that particular project will be performed.

Pursuant to the Public Resources Code, Section 5002.2a, and the California Administrative Code, Section 5147, and also to minimize repetition, the EIE incorporates by reference all information contained in the preceding elements of the General Plan. This document also provides the environmental documentation for the adoption of a certified Public Works Plan under the California Coastal Act of 1976.

Description of the Project

Figures 3, 4, 5, and 6 show the facilities proposed for development at each of the units, as described in the preceding Land Use and Facilities Element. Figure 1 is a regional map of the project area.

The major objectives of the General Plan are to provide guidelines for the resource management, land use and facilities, and operations at El Pescador, La Piedra and El Matador State Beaches. The general proposals set forth in the plan are to:

- 1) Provide opportunities for day use recreation;
- 2) Protect cultural and natural resources through appropriate development, stabilization, management, and other measures;
- 3) Interpret cultural and natural resources; and
- 4) Remove exotic plants and rehabilitate natural areas.

Description of Environmental Setting

A description of the subject units' physical features is given in the Resource Element. The description of the land uses within the units and adjacent areas is set forth in the Land Use and Facilities Element. Descriptions of pre-project air quality, utilities, noise levels, traffic, and population information are provided on the following page.

Air Quality

No site-specific air quality data has been generated for the three units. The air quality monitoring stations nearest the project area are at Port Hueneme (approximately 35 miles to the west) and the Westwood station (approximately 33 miles to the east). The project sites are within the reporting area of the Westwood station, which is a part of the South Coast Air Quality Management District. The Port Hueneme station is located in a coastal area and the conditions affecting air quality in that area are similar to the subject area. The Inventory of Features for the subject units includes air quality data from both the Port Hueneme and Westwood stations.

The major meteorological conditions affecting air quality in the vicinity of the project area are inversion layers and sea breezes. An inversion condition results in a layer of immobile air that traps pollution emissions. Data from the Santa Monica area indicates that summer and fall are critical seasons for inversions along the Malibu coastline.

Prevailing northwest winds and daily sea breezes tend to counteract the pollution concentrating effect of inversion layers; these breezes transport emissions from the subject area to the south coast air basin. Therefore, local air quality generally is clean and good.

Occasionally, northeast and east winds blow pollution from inland areas to the coast, resulting in reduced air quality; this condition occurs primarily in the summer and early fall.

Mobile emissions, primarily from vehicles travelling along the Pacific Coast Highway, constitute the major source of pollutants in the project area. There are no major point source emitters (e.g. factories, power plants) in the Malibu area. There are no sensitive receptors (e.g. hospitals, schools) in the immediate vicinity of the project sites.

The air flow characteristics, combined with relatively few pollution emission sources, result in a generally smog free environment in the study area.

Utilities

Utility services in the project area are typical of a rural residential community. Water is supplied to the area by the L.A. County Waterworks District #29 through a 14" main and a 4" main on the south side of the Pacific Coast Highway. Septic tanks constitute the sewage disposal system for developed parcels in the project area.

Natural Gas is supplied by the Southern California Gas Company. Electricity is provided by overhead transmission lines operated by Southern California Edison. Currently, there is no water, gas, or electrical consumption at any of the project sites.

Noise Levels

Ambient noise levels in the vicinity of the project area are low. Motorized vehicles are the major producers of disruptive noise; noise levels near the Pacific Coast Highway reach up to 70 decibels during peak traffic periods. Other sources of noise at or near the units include breaking waves, wildlife, and activity on nearby residential parcels.

Traffic

The Pacific Coast Highway is a heavily travelled four lane thoroughfare in the project area; generally motorists must use this highway when travelling within, to, or away from the Malibu area. Cross-mountain routes (e.g. Malibu Canyon Road, Decker Road, Ranan-Dume Road) provide access to the San Fernando Valley, north of the project area. Department of Transportation 1979 traffic volume counts for the Pacific Coast Highway indicate that portions of the Coast Highway often operate at volumes well above the optimum carrying capacity of about 1,700 vehicles per hour. Peak hour volumes on the highway at Malibu Canyon Road (about 13 miles east of the project area) totalled 4,050 vehicles; however, peak hour volumes in the project area at PCH and Decker Canyon Road) averaged 1,600 vehicles per hour.

Population

Population statistics developed by the Los Angeles County Regional Planning Commission on the Malibu area estimate the population to be 17,464 as of January 1, 1979. The low population density of the area is partly due to the topography of the area and partly as a result of the development patterns of the Los Angeles County area. The Malibu area is approximately 30 miles from downtown Los Angeles and consists of a rural residential to suburban community with some commercial and professional office services. The project area also is a major recreational area for the visitors and residents of the greater Los Angeles County area. The population estimate for Los Angeles County totalled more than 7,000,000 as of January 1, 1979. Attendance at county operated beaches in the Malibu area exceeds 13.5 million visitor days (based on a 1977 County Department of Beaches estimate). Both population and per capita participation in recreation activities have increased annually in the past; it is likely this trend will continue.

Environmental Impact of the Proposed Project

The immediate and long-term effects on the environment resulting from the implementation of this general plan will be minimal. The potential for significant adverse environmental impacts exists if care is not taken during the development and subsequent management of the facilities proposed in this plan.

Effects on Geology

The Malibu coast fault runs within 500 feet of El Matador and may pass through El Pescador and La Piedra. The fault is not considered active, but it is a potential source of earthquakes. Therefore, structures placed on the units may be subject to complex and highly variable ground shaking.

The subject units are subject to various erosional forces such as ocean waves and stormwater runoff. Therefore, development may be affected by moderate landslides and rockfalls.

Effects on Soils

The proposed project includes grading portions of each site for parking areas and access trails. As a result, soil conditions on the sites will be altered. Construction activities will compact soils during development. Vehicular traffic on parking areas and pedestrian use of trails will compact soils. Compacted soils increase surface water runoff which can result in less groundwater recharge and an increased erosion potential. In areas where vehicular and pedestrian access trails will consist of existing impermeable surfaces (such as the paved driveway at El Pescador), vehicular and pedestrian traffic will not alter existing conditions.

Effects on Vegetation

No rare or endangered plant species were found at any of the three units during site visits conducted in preparation of the inventory of features.

Development of the proposed project will involve a loss of vegetated ground cover as a result of pathway and parking area construction. During construction, vegetation in areas surrounding the proposed facility locations also will be subject to trampling and removal.

Some exotic plant species that currently exist on the units may be removed and replaced with indigenous species. Vegetation may also be removed for fire prevention purposes. The overall impact of project implementation concerning vegetation will be a slight alteration in plant growth and species composition.

Effects on Wildlife

No rare or endangered animal species are known to exist at any of the project locations. During project construction some species may move away from the sites and be forced to compete with established species in the surrounding residential areas. However, no species known or expected to inhabit the project sites rely solely on the project sites for existence; therefore, relocation to similar adjacent areas will not create a significant impact. Following site development, wildlife species will re-inhabit the undisturbed portions of the project sites to a degree comparable to the adjacent developed areas.

The project sites are on the landward boundary of an Area of Special Biological Significance. However, human water contact recreation will not significantly affect water quality in the project area. Marine resources located offshore of the subject units (e.g. kelp beds, shellfish) are accessible regardless of the project (e.g. via water transportation) and will not be affected significantly by the presence of surf zone recreation. Intertidal marine life may be adversely affected by human interaction without proper management; however, such an impact may differ only slightly in degree as compared to the existing level of human interaction resulting from the residential development surrounding the subject units.

Effects on Air Quality

The proposed project will have minor short and long term impacts on air quality in the area. Short term impacts as a result of site development include increased dust from grading and construction operations and emissions from construction equipment.

Air quality in the Malibu area is affected adversely primarily by vehicular traffic. An increase in traffic caused by project implementation will result in a proportionate increase in vehicle exhaust emissions. In the long term, the actual amount of pollution directly related to project development depends on the number of new vehicle trips generated by the project versus visits to the subject beaches by people travelling to the Malibu coast even if the project is not developed.

Due to the existing level of traffic on the Pacific Coast Highway and the dissipating action of off-and on-shore winds, emissions generated by the subject project will not have a substantial impact on the existing air quality of the Malibu area.

Effects on Water Quality

Implementation of the project will have a minimal effect on water quality. Public water contact will not adversely affect off shore water quality. If toilet facilities at the units include septic tanks or leach lines, groundwater flows through the bluffs may increase and groundwater quality could be altered.

Effects on Cultural Resources

As proposed, implementation of the project will not have a significant impact on cultural resources. The only evidence of prehistoric occupation was found on a portion of the terrace at El Pescador Beach. As proposed, these artifacts will be protected by locating facilities and public use areas away from the artifact site, and by planting vegetative cover on the site.

Effects on Aesthetics

In the short term, the project will adversely affect aesthetic qualities at the subject units, as a result of the noise generated by construction. Noise levels will also increase above existing levels once the units are open to the public, but are not expected to reach adverse levels. With regard to noise, the bluffs will act as a buffer between activity on the beach and the homes on adjoining properties. Parking lot noise will be comparable to noise levels generated on the Pacific Coast Highway.

Long-term visual impacts will be beneficial. Implementation of the plan will result in the removal of distracting qualities such as litter, decayed building materials, and other debris. Short term visual impacts such as construction equipment and cleared vegetation will give way to open space areas with a natural setting.

Effects on Human Community Factors, Public Service, and Public Safety

Due to the limited size of the subject units and the nature of development in the Malibu area, the project's impact on the socio-economy of the Malibu area will be minimal. The subject units have already been removed from the county tax base. No new acquisition is proposed by this plan. If additional parcels are acquired, the county's tax base will be reduced accordingly.

Grocery stores and other visitor serving uses may experience an increase in sales as a result of project development.

Development of the project sites will expose adjacent private development to a higher level of contact with the public than currently exists, primarily through audio visual impacts.

The project will not significantly affect employment opportunities, housing, or economic conditions throughout the area.

Implementation of the plan will not significantly affect motorist/pedestrian safety. The highway adjacent to the project sites is relatively straight and, therefore, provides adequate sight distance for safe merging and turning maneuvers. Safe access and deceleration lanes will be planned if necessary.

Neither project construction, nor operation of the subject units will involve use of or exposure to ultra-hazardous substances such as explosives or toxic chemicals.

There are certain potential public safety hazards associated with the use of a sea cliff area. For example, rockfalls are potential hazards that could cause personal injury or damage to objects located at the base of the cliff. The danger posed by wildfire exists throughout the

Malibu/Santa Monica Mountains region. Fires will be prohibited at each unit and fire presuppression activities (e.g. vegetation removal) will be practiced.

The proposed project will not have a significant impact on public utilities. The project will not require an increase in capacity of existing utilities nor the extension of any services.

Effects on Land Use

The subject units are designated as parks in the County's draft Malibu/Santa Monica Mountains area plan; therefore project implementation is not in conflict to the existing land use designation. The project will not induce additional growth in the area. The subject units are currently undeveloped open space. Following project implementation, the units will remain open space and will provide beach recreation opportunities for the population of, and visitors to, the Los Angeles County area. The development patterns within the county area are influenced by factors independent of coastal recreation facilities (e.g. housing and job availability) and will not be affected significantly by development of the project.

Mitigation Measures Proposed to Eliminate or Minimize Adverse Impacts

Physical Measures

1. Ground disturbances will be kept at a minimum and will be limited to clearing vegetation and grading for path, parking, and restroom areas.
2. Trails will be designed and constructed to minimize the effects of visitation and erosion.
3. Trails and parking areas will include permeable surfaces (e.g. decomposed granite) wherever possible to minimize surface water runoff. Drainage facilities will be installed along trails if necessary.
4. All facilities will be designed and located to minimize visual intrusion. Vegetation will be used to screen facilities where necessary.

Operations Measures

1. Adequate fencing, signing, and surveillance by staff will be used to discourage visitors from disturbing adjacent private property and natural and cultural resources on the units.
2. Fire presuppression work will be performed as appropriate.
3. Strict enforcement of rules designed to protect natural resources and promote public enjoyment and safety will be carried out by staff.

4. The use of volunteer trails or unauthorized areas will be prohibited to reduce the potential for erosion and public safety hazards.

Construction Mitigation Measures

1. Manual labor will be used wherever possible. This will reduce the need for heavy construction equipment, resulting in less energy consumption, dust generation, and construction noise.

Summary of Mitigation Measures

To a large degree, the purpose of this general plan is to provide the direction for the development, operation, and management of a park facility in a manner consistent with the protection and preservation of natural and cultural resources. Mitigation measures inherent in the project design are contained in the Land Use and Facilities Element. Resource protection measures are included in the Resource Element. Measures designed to promote safe public use and proper management are included in the Operations Element.

Unavoidable Environmental Impacts

All of the effects mentioned in the previous environmental impact section, although rated less than significant, cannot be avoided completely. The mitigation measures proposed will minimize the impacts to the greatest degree possible. However, the following basic impacts are unavoidable if the project is implemented.

1. Portions of the landform at each site will be cleared of vegetation for parking and access trail purposes.
2. The visual character of the sites will be altered by the presence of human made improvements.
3. Mineral and other resources will be used in the development of the project.
4. Petroleum products will be used during the development of the units and by visitors travelling to the units.
5. Noise levels will increase at each unit as a result of construction and visitor use.
6. Vehicle exhaust emissions will increase at each of the units as a result of construction and visitor use.

The previously mentioned environmental impacts cannot be avoided if the proposed General Plan is implemented. However, the General Plan recognizes these impacts, and includes measures designed to minimize the impacts to the greatest extent possible.

After inventorying and analyzing the existing resources, present and future recreation needs, and alternative proposals, the Department believes that the benefits to be gained from the implementation of the plan are greater than any adverse environmental impacts that might also occur.

Beneficial Impacts

Implementation of the plan will open to the public a regionally unique and beautiful shoreline area. The proposed project will enhance recreational opportunities for the people of the State, while simultaneously preserving open space and natural resources.

The visual character of each site will be improved by the project. Trash, decayed construction materials, and other debris will be removed from the sites. Dead and exotic vegetation will be removed and the units will take on a more natural appearance than currently exists.

Alternatives to the Proposed Project

No Development

This alternative will cause the subject units to remain in an undeveloped, unused state.

Increasing/Decreasing Intensity of Development

Increasing development will provide for greater public access and intensity of use, but will cause a more significant impact on the existing resources. Decreasing development will provide for greater resource protection, but less public access.

The General Plan proposes to provide access to three beach areas with a minimum of physical improvements or alterations, in order to preserve the natural environment to the maximum degree feasible. Increasing or decreasing the development proposed in this General Plan will not allow for the maximum public use and enjoyment of the area consistent with the appropriate protection of the units natural resources.

Alternate Locations

If alternative project sites are available within the Malibu area, the impacts associated from the implementation of the plan would be displaced from one location to another.

The location of specific facilities on each site could be changed. However, all potential sites were considered for each proposed land use. The facilities locations proposed in this General Plan were chosen to maximize user benefits and minimize environmental impacts.

The Preserve Alternative

Prior to and during the State Parks and Recreation Commission hearing regarding the classification of the subject units, some Malibu residents proposed that the three beach areas be operated as natural preserves. Under the proposal, visitor use of the three beaches would be restricted to authorized conducted tours. The stated objective of this alternative is to protect the marine resources adjacent to the beach units from damage caused by uncontrolled public use.

With respect to natural preserves, Section 5019.71 of the Public Resources Code states:

"...Areas set aside as natural preserves shall be of sufficient size to allow, where possible, the natural dynamics of ecological interaction to continue without interference, and to provide, in all cases, a practicable management unit..."

Implementing the preserve alternative would restrict public access and use without providing a significant increase in the protection of natural resources. The subject beach units are separated from one another by private lands. Consequently, activities that would be unauthorized within the preserve area, such as general beach recreation, could occur immediately adjacent to each unit. Furthermore, illegal resource exploitation could take place along any part of the project area even if the units were preserves, because the area of concern is accessible by water transportation. Because of these factors, the subject units could not be managed effectively as preserves. Therefore, there is little assurance that operation of the subject units as preserves would allow the dynamics of ecological interaction to occur without interference.

The potential environmental impact problems raised by the proponents of the preserve alternatives are issues that are best dealt with through an appropriate management program rather than designating the units as natural preserves. The Operations Element of the General Plan identifies specific measures designed to allow public beach recreation, while simultaneously protecting the natural resources present at each unit.

The Relationship Between Local Short-Term Use of the
Human Environment and the Maintenance and Enhancement
of Long-Term Productivity

The current use of the subject units is undeveloped, inaccessible open space. The short-term use proposed in the General Plan is for the enjoyment of the open space and coastal scenery, and beach recreation. The long-term results that would occur if the plan were implemented would be public recreation opportunities combined with the preservation of open space and the protection of natural and cultural resources. In contrast, if the land in the subject units were privately owned, it would probably be used for residential housing development.

As proposed in the General Plan, the relationship between the short-term and long-term productivity at the subject units is complementary; through proper management the proposed short-term use retains and enhances the environment's long term productivity.

Irreversible Environmental Changes and Irretrievable
Committments of Resources if the Proposed Project
Is Implemented

Some renewable natural resources, such as wildlife and vegetation, will be lost or displaced as a result of development and human activity. Some non-renewable resources, such as petroleum products and construction materials, will be used to complete the proposed General Plan, and during the subsequent operation of the units.

If future demands or environmental priorities change, and this area is deemed more suitable for some other use, the area and its resources will not have been significantly altered by project implementation.

If the use of any of the subject units causes significant adverse impacts on the project environment, the facilities or those portions responsible for the impact may be closed temporarily to allow rehabilitation of the affected area.

Growth-Inducing Impacts of the Proposed Project

The maintenance of the subject lands as public open-space recreation facilities will restrict growth to the degree that residential or commercial development will not occur on the sites. Implementation of the project may, however, generate some growth in the local economy through increased sales in consumer services such as gasoline, food, and incidentals. Economic gains from construction of proposed facilities will be minimal.

Organizations and References Consulted in Preparing this Report

Agencies

California Department of Parks and Recreation
California Coastal Commission
Los Angeles County Department of Beaches
State Coastal Conservancy

Publications

Department of Parks and Recreation. Inventory of Features: El Pescador, La Piedra, and El Matador Beach Parcels, November, 1980.

Northridge Archeological Research Center. Cultural Resource Reconnaissance and Impact Evaluation of Five Malibu Accesways Located on Malibu Beach, Los Angeles County, California, December, 1980.

U.S. Department of the Interior, National Park Service. Draft Environmental Impact Statement and General Management Plan for the Santa Monica Mountains National Recreation Area, September, 1980.

This General Plan was prepared by:

Joint Coastal Access Program

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Coastal Access Program Analyst

Rick Adams, Project Analyst

Madge Caughman
Graphics

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Graphics

Under the supervision of:

California Department of Parks and Recreation
P.O. Box 2390
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Pete Dangermond, Jr., Director

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Kirk Wallace
Santa Monica Mountains Area Manager

CALIFORNIA COASTAL COMMISSION
631 Howard Street, San Francisco 94105 — (415) 543-8555

PUBLIC WORKS PLAN APPROVAL

On March 17, 1982, by a unanimous vote the California Coastal Commission granted to the California Department of Parks and Recreation Public Works Plan #3, subject to the conditions set forth below, for the development of recreation facilities at El Pescador, La Piedra, and El Matador State Beaches which are more specifically described in the El Pescador, La Piedra and El Matador State Beaches General Plan and the application file in the Commission offices.

The development is within the coastal zone in Los Angeles County at various locations throughout the coastal zone.

After public hearing held on March 17, 1982, the Commission found that, as conditioned, the proposed development is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976; if between the sea and the public road nearest the sea, is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976; and either (1) will not have any significant adverse impact on the environment, or (2) there are no feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse impact that the development as approved may have on the environment.

Issued on behalf of the California Coastal Commission on March 23, 1982.

MICHAEL L. FISCHER
Executive Director

By Donald Newwitz

The undersigned permittee acknowledges receipt of the California Coastal Commission, Public Works Plan #3, and fully understands its contents, including all conditions imposed.

3/30/82
Date

Lee Jim Cary
Permittee

The Public Works Plan for El Pescador, La Piedra, and El Matador State Beaches is subject to the following conditions:

1. Prior to Coastal Commission review of any specific project in the adopted Public Works Plan, the Department of Parks and Recreation shall submit to the Executive Director of the Commission for review and approval the appropriate plans, environmental documentation, and other information related to the development of that project. The materials submitted must be of sufficient detail to provide information specifying facility size, location, capacity, design (etc).

2. Prior to the commencement of construction, DPR shall, in consultation with the State Historic Preservation Officer and subject to the review and approval of the Executive Director of the Commission, establish a program for the evaluation and protection of archeological and paleontological resources that are known to occur or may be found at the sites.

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

TO: Secretary for Resources
1416 Ninth Street, Room 1311
Sacramento, CA 95814

FROM: State of California
Department of Parks and
Recreation
P.O. Box 2390
Sacramento, CA 95811

SUBJECT: Filing "Notice of Determination" in compliance with Section 21108 of the
Public Resources Code

Project Title: El Pescador, La Piedra, and El Matador State Beaches
General Plan

State Clearinghouse Number: SCH 81112005

Contact Person: James M. Doyle Phone Number: (916) 322-2481

Project Location: Los Angeles County - Western Coast

Project Description: General Plan - Describes development and identifies
management policies

This is to advise that the California Department of Parks and Recreation has approved the project and has made the following determinations regarding the project.

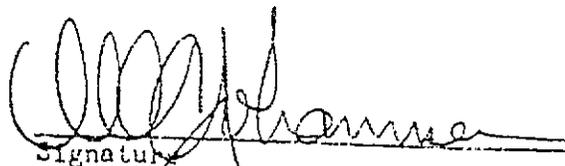
1. The project will not have a significant effect on the environment.
 The project will have a significant effect on the environment.
2. A Negative Declaration was prepared and certified pursuant to the provisions of CEQA.
 An Environmental Impact Report was prepared and certified pursuant to the provisions of CEQA.
3. Mitigations measures were were not made conditions of project approval.
4. A Statement of Overriding Considerations was was not adopted for this project.

The EIR or the Negative Declaration and record of project approval may be examined at the Environmental Review Section, California Department of Parks and Recreation, 1220 K Street, Sacramento, California.

RECEIVED
Office of the Secretary

APR 07 1982

Resources Management California

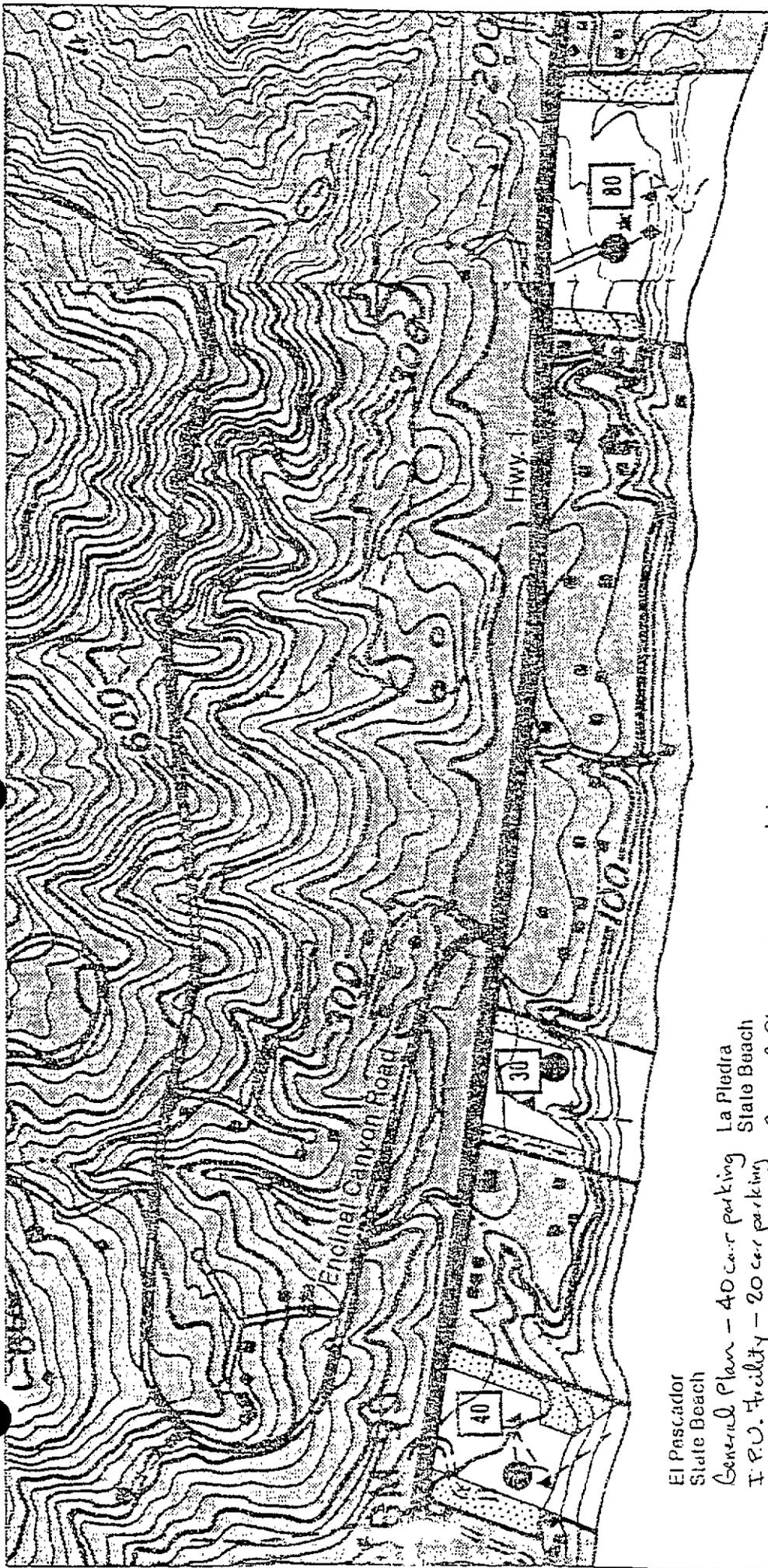

Signature

Neil C. Johannsen, Deputy Director
Title

April 6, 1982
Date

Date received for Filing

Foot of ← R.R.



El Pasador
State Beach

General Plan - 40 car parking
I.P.U. facility - 20 car parking

La Piedra
State Beach

General Plan - 30 car parking
I.P.U. facility - 15 car parking

El Matador
State Beach

General Plan - 80 car parking
I.P.U. facility - 40 car parking

Figure 4.
GENERALIZED LAND USE AND FACILITIES MAP

-  Adjacent private property
-  Buffer area
-  Parking lot
-  Access trail
-  Overlook
-  Restrooms
-  Picnic area



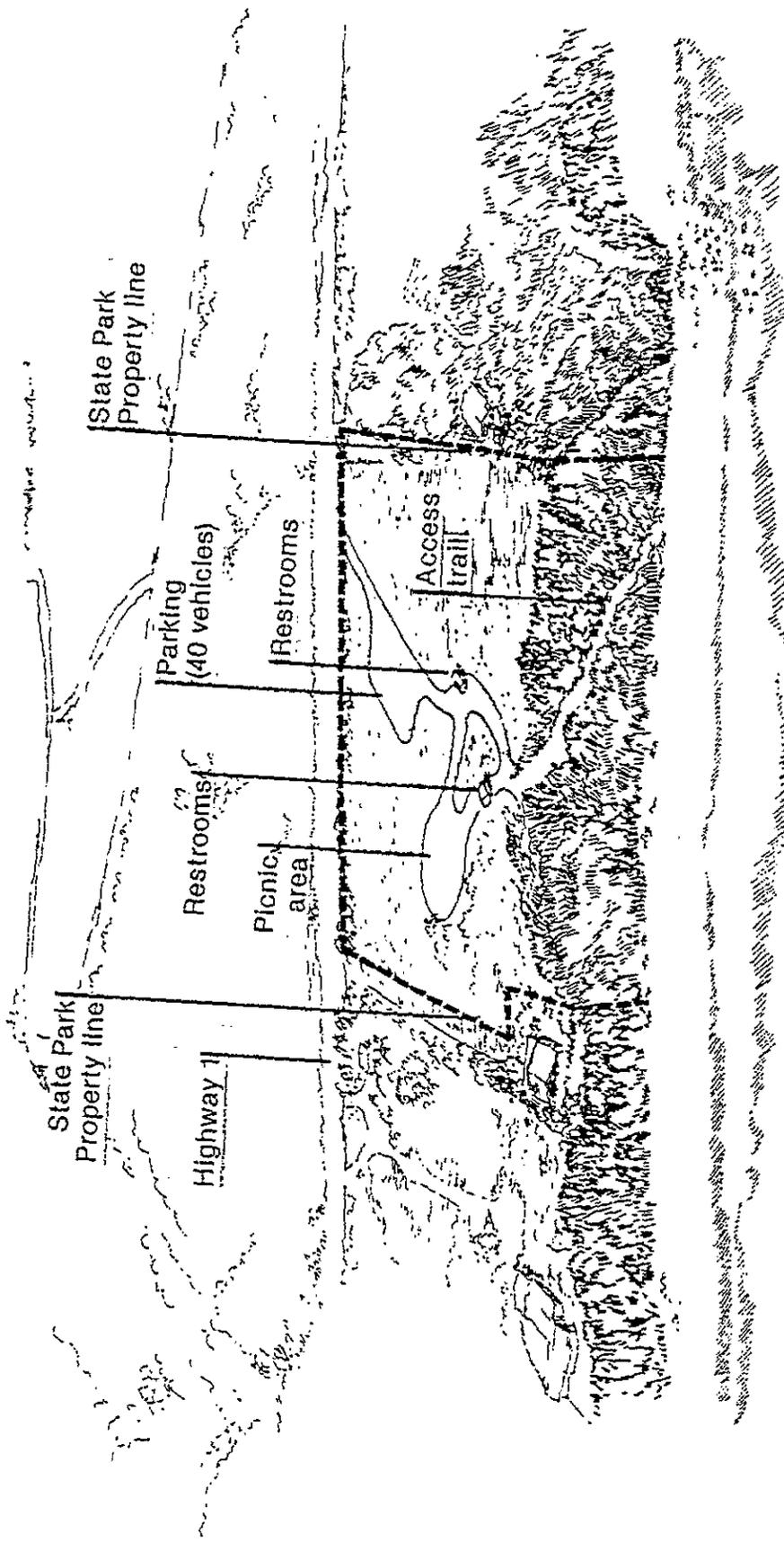


Figure 5.
Schematic Facilities Plan-
El Pescador State Beach

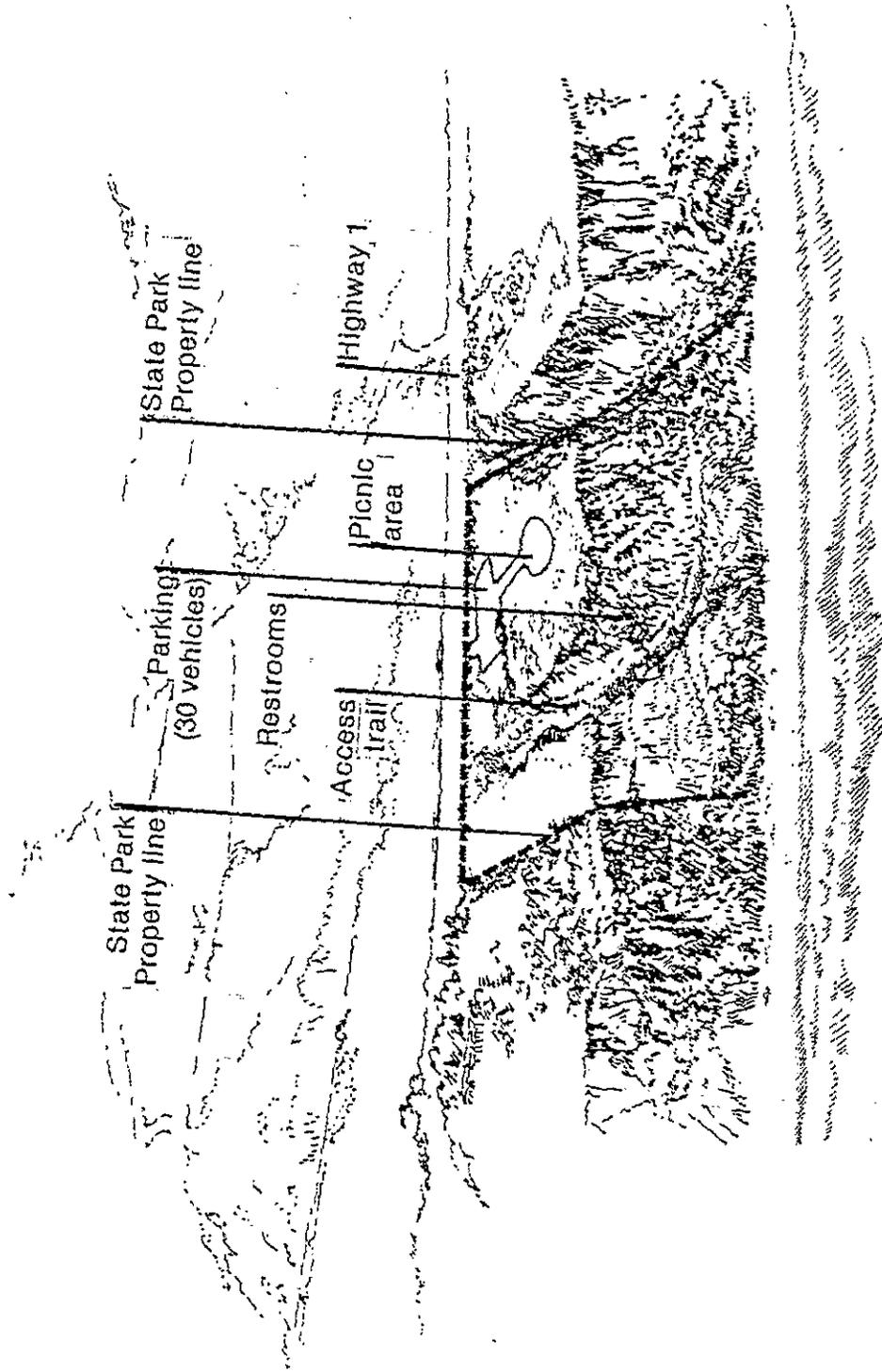


Figure 6.
Schematic Facilities Plan
La Piedra State Beach

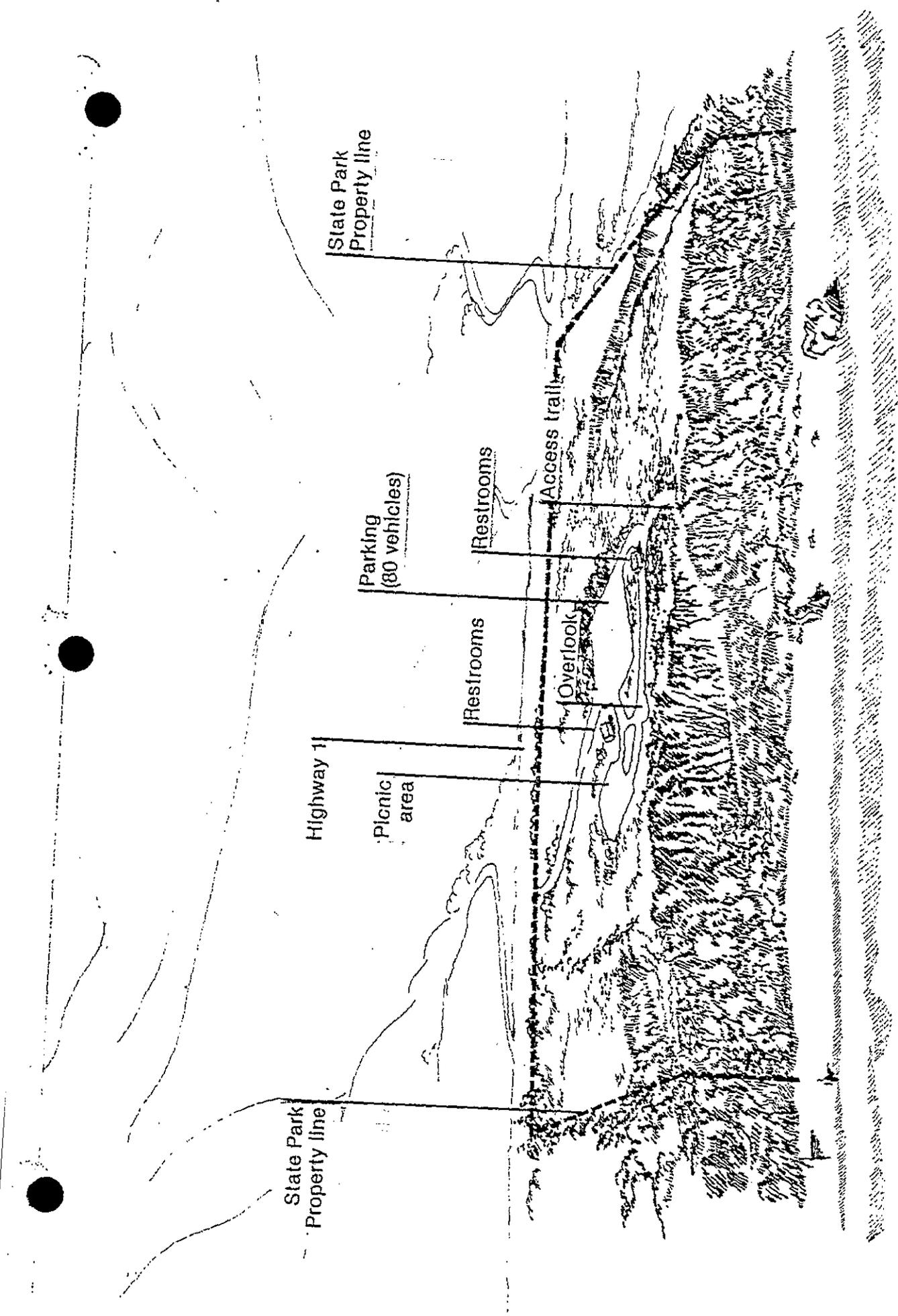


Figure 7
 Schematic Facilities Plan
 El Matador State Beach

EL PESCADOR, LA PIEDRA AND EL MATADOR STATE BEACHES
PRELIMINARY GENERAL PLAN INCLUDING
DRAFT ENVIRONMENTAL IMPACT REPORT

THE DOCUMENT WAS AVAILABLE AT THE FOLLOWING LOCATIONS FOR PUBLIC REVIEW:

Santa Monica Mountains Area
c/o Point Mugu State Park
40000 Pacific Coast Highway
Malibu, CA 90265

Santa Monica City Library
Main Branch
1343 - 6th Street
Santa Monica, CA 90401

Region 4 Headquarters
Dept. of Parks & Recreation
2505 Congress Street
San Diego, CA 92110

Los Angeles County Library
Malibu Branch
23519 W. Civic Center Way
Malibu, CA 90405

REVIEW COPIES WERE PROVIDED TO THE FOLLOWING:

- State Clearinghouse
- * Los Angeles County Planning Department
Los Angeles County Beaches
Supervisor Dean Dana
Senator Ed Davis
Assemblywomen LaFollette
Gregory Kelly
Southern California Association of Governments
Sierra Club Task Force
Malibu Chamber of Commerce
Malibu Township Council
John T. Brady
West Malibu Community Council
Katherine Ross
- * Jess Stearn
Bob Perry
Mr. & Mrs. Arthur Franz
- * Northridge Archeological Research Center
- * Santa Monica Mountains National Recreation Area
California Coastal Alliance
Sherman L. Stacey
Leanse Coastal Consultants
- * Rimmon C. Fay
Giles Welch
Santa Monica Mountains Conservancy
- * Sarah Dixon
Santa Monica Mountains Trail Council

COMMENTS WERE RECEIVED FROM THOSE INDICATED BY AN ASTERISK

ADDITIONAL COMMENTERS WERE:

Mr. & Mrs. Robert M. Aufhauser

Ms. Ann Wilder Rudy

Los Angeles Board of Supervisors

NOTICES ANNOUNCING THE AVAILABILITY WERE PUBLISHED IN THE FOLLOWING
NEWSPAPERS:

Malibu Times

The Evening Outlook

Los Angeles Times (Westside Section)

RESPONSES TO COMMENTS

1. LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

COMMENT a: " The report does not assess the impact of the project on traffic volumes and the aggregate impact of future developments planned in this area. We recommend that the plan be reviewed by the Los Angeles County Road Department, State Division of Highway, and California Highway Patrol (area command)."

RESPONSE: The plan has been revised to include the following discussion on traffic impact (see below). The plan was sent to the California Department of Transportation (CALTRANS) and the California Highway Patrol for review. No comments were received from these agencies.

TRAFFIC IMPACT

The proposed project is not expected to have a major impact as a result of traffic generation. The project will result in increased vehicular use, particularly in the immediate vicinity of the subject units. The average daily traffic (ADT) on the Pacific Coast Highway in the vicinity of the subject units averages more than 12,000 ADT throughout the year, and more than 15,000 ADT during the peak month. The largest increase in traffic that could be attributed directly to implementation of the proposed plan is 600 trips per day or less than 4% of the ADT for the peak month (This number of trips generated by the project is a maximum based on each lot being filled to capacity by vehicles that would not otherwise be travelling to the Malibu area, with a turnover rate of twice a day). There is insufficient data to determine what portion of the estimated daily trips represent new traffic in the Malibu area rather than a redistribution of the existing traffic. The percentage of the ADT in the Malibu area attributable to the development of the subject projects would be reduced proportionately to whatever extent the actual traffic to the subject units would consist of a redistribution of existing beach uses in the Malibu area.

2. RIMMON C. FAY

COMMENT a: p. 16: I have yet to sight a black oyster catcher on the mainland of southern California. This may be a mis-identification or presumption. On the other hand, Red wing blackbirds, Agelaius phoeniceus, have been observed in the area and on El Pescador.

RESPONSE: The range of the black oyster catcher is from the Aleutian Islands to Baja California. However, no black oyster catchers were observed during field trips to the units. The inclusion of this bird was based on prior written information not specific to the Malibu area.

COMMENT b: p. 17: Colpomenia californica is not likely to occur in this area because of the wave action. Several species of Gigartina may be expected in this area in general. Haliclona is improbable in this area but many other sponges abound here including Axionella, Dysidea, Cliona, Acarnus, Leucosolenia, and so on.

RESPONSE: The information concerning marine life was based on available written data derived from observations made in the general vicinity of the subject units. No site specific underwater observations were made, nor were any samples taken in the preparation of this report.

COMMENT c: Special provisions should be made to accomodate bicycles on the units.

RESPONSE: Bicycle parking areas will be included in the development of support facilities for each unit.

COMMENT d: The view qualities of the units should be emphasized. The units should be developed and emphasized as ocean vista parks rather than beach use parks.

RESPONSE: The Resources Element recognizes the panoramic views available from these sites (p. 21). As proposed in the Land Use and Facilities Element, the terrace areas of each unit will include trails with overlook areas as well as picnic areas in order to allow users to take advantage of the scenic qualities available.

Based on comments from a number of persons familiar with the ocean conditions at the sites, the plan will be revised to acknowledge that opportunities for some water oriented recreation are not as great as the other locations in the Santa Monica/Malibu area (i.e. surf conditions are often poor, and offshore rocks may inhibit swimming to some extent). However, the beach and ocean are major attractions at each site and active and passive recreation activities are appropriate for these units. Therefore, prudent planning necessitates the development of access routes from the terraces to the beaches; it is likely that volunteer trails, and the resource protection and safety problems associated with them, would result if no formal access is developed.

3. NORTHRIDGE ARCHAEOLOGICAL RESEARCH CENTER

COMMENT a: The preservation and protection measures for the Native American site 4:LAN-1104 at El Pescador State Beach are inadequate as proposed. The plan fails to state that no firm assessment of the impact of the proposed project can be made without further testing of the site.

RESPONSE: The plan states on page 24 as a Declaration of Resources Management Policy, that the Department will preserve and protect Native American site 4:LAN-1104. The improvements proposed in the plan are given general locations based on best available information. However, as stated on page 46, whenever a specific phase of the overall plan is proposed for implementation, the appropriate specific environmental reviews for that particular project will be performed. In the case of development of El Pescador State Beach, this review will include either 1) a test of the site to determine the exact boundaries of 4:LAN-1104, or 2) have a qualified archeologist present during any earthmoving in areas likely to contain subsurface deposits who will be authorized to stop work should cultural resources be uncovered, so that an evaluation of the significance of such resources can be made.

COMMENT b: On p. 18 of the General Plan, "tanning pebbles" should be corrected to read "tarring pebbles."

RESPONSE: The final draft of the General Plan will contain this correction.

4. NATIONAL PARK SERVICE, SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA

COMMENT a: p. 3: Does the establishment and development of these state beaches "increase coastal recreation opportunities for millions of visitors" or in actuality redistribute the location of those visitors who already enjoy beach activities?

RESPONSE: The development of these state beaches increases coastal recreation opportunities by providing new locations for public use. Some opportunities provided by the subject units, such as the scenic panoramic views of upcoast and downcoast areas, are not available at other public beaches in the vicinity such as Zuma Beach. In addition, the demand for recreation opportunities is increasing. Opening these beaches for public use will absorb some of that demand.

COMMENT b: p. 12: On this page it is stated there are "no natural streams". However, two paragraphs further it says, "storm periods have the capacity to turn adjacent arroyos into raging streams." The beaches then really do have natural streams and they are intermittent in nature.

RESPONSE: The final draft of the plan will include this correction.

COMMENT c: p. 13: After Tsunami Runup; there is a very general discussion of erosion potential. It is suggested there be more discussion of mass wasting processes and the slope percentages.

RESPONSE: The Resources Element of the General Plan is intended to be a summary of the natural, cultural, and aesthetic resources present at the subject units. The information in the summary of resources was obtained from the Inventory of Features that was performed for each unit. The inventory of features for El Pescador, La Piedra, and El Matador State Beaches, on file at the Department, contains more specific information concerning erosion and other geologic processes.

COMMENT d: p. 14: The discussion of plant life seems contradictory. The flora is characterized as having "little diversity", yet the number of species listed on page 15 seems quite diverse.

RESPONSE: In an area such as this, the existence of both native and non-native plant species is to be expected. While the subject sites do contain a number of plants, only the common native species were found; many of the other species at the sites included highly adventitious weedy species characteristic of a disturbed area. None of the sites contained a large number of the range of native or non-native species that could be expected to occur. For this reason, the flora at the subject sites are characterized as having little diversity.

COMMENT e: p. 20: The Chumash Indians are not extinct. We suggest that you contact the Candelaria Indian Council.

RESPONSE: As a result of Euro American influences, including diseases, colonization and missionization efforts, and other disruptions of culture. The Chumash as a group, with a specific social structure, culture, and customs, were nearly exterminated. However, according to the Candelaria American Indian Council, descendants of the Chumash remain, and are maintaining elements of the Chumash culture. The final draft of the General Plan will include this revision to the description of Native American resources.

COMMENT f: p. 23: We suggest addition of goals to restore visual resources where the scenic vista is impacted by telephone poles, wires, fences, etc.

RESPONSE: Fences will remain to separate the subject units from the adjacent private property; screening with native vegetation would mitigate the negative aesthetic qualities of the fence. Any new electrical connections to be developed at each unit be placed underground, as stated on page 41.

COMMENT g: p. 24: Resource preservation for fossil remains is conditioned by "if warranted." If resources are to be protected and preserved by the Department this phrase seems inappropriate.

RESPONSE: One of the specific recommendations for carrying out the resource management policies, found on page 27 of the plan and referring specifically to the paleontological resources at El Matador State Beach, explains the intent of this resource management policy.

COMMENT h: p. 41: It is not difficult to prioritize a resource management program when a plan is prepared. Some sort of resource monitoring program should be stated. The paragraph on resource management seems contradictory to the resource management section on pages 44 and 45.

RESPONSE: Because resource management is an ongoing responsibility of the Department, it is difficult to prioritize management programs in terms of implementing them in a particular sequence related to facility development. Therefore, the Department intends to resolve resource management issues on a case by case basis. Two resource monitoring programs are discussed on pages 44 and 45. In addition, the Resources Element contains resources management policies (pp. 23-24) designed to protect and preserve each units' natural and cultural features, including terrestrial and marine resources.

COMMENT i: p. 50: Based on the "severe limitations" of these soils we suggest that only self-contained toilet systems be considered instead of septic tanks or leach lines.

RESPONSE: The current proposal for toilet facilities consists of the use of self contained toilets. A septic system would be considered only after detailed analysis of the soils at each unit is performed, and if the analysis indicated that a septic system would have no significant adverse effects.

COMMENT j: We believe the plan contains insufficient pre-planned resource management activities. More consideration should be given to monitoring fauna species and populations to determine changes that might become unacceptable. Such a program should particularly include intertidal zones and near-shore marine resources. If there are no planned resource management actions, then generalized statements about managing them will not receive sufficient attention.

RESPONSE: See response to comment 4h. Also, refer to the third paragraph on page 26. The Department will draw on its experience and expertise developed through the management of similar resources throughout the State in developing the appropriate resource management activities for the subject units.

COMMENT k: There is nothing in the operations statement concerning control of overnight use of these beaches. Are there to be locked gates? If so, who locks and unlocks them? The lack of overnight use facilities will not prevent overnight use.

RESPONSE: As currently proposed, the facilities would be operated as day-use only beaches. The prohibition of night use would be enforced by Department staff. No gates would be locked, because in the Department's experience, locked gates will not necessarily prevent unauthorized entry, although they could inhibit the response of authorized personnel other than the Department staff person(s) with the key (e.g., sheriff, fire department, other DPR staff). Also, refer to the response to Comment 1.

COMMENT l: We suggest that the Department do more than "consider" seasonal or park-host programs. This should definitely be committed before opening areas to public use.

RESPONSE: As stated on page 44 of the plan, the Department is committed to providing the level of staffing and patrol necessary to prevent illegal, unauthorized, or unsafe activities in the state park units. The "seasonal aides" and park host programs are alternatives recommended for use at the subject units. The specific operations program for each unit will be developed prior to opening the units for public use.

COMMENT m: The possibility of group reservation use of at least one of the beaches should be considered. Little facility development would be necessary. If too many problems resulted from reservation-only use then facilities could be provided as proposed.

RESPONSE: The units were classified as state beaches and as such, the development proposed in this plan is for the minimum facilities necessary to provide an opportunity for day beach use consistent with the protection of the units' natural and cultural resources. Although a designation of group use by reservation only has not been proposed for any of the three subject units, implementation of the proposed plan will not preclude group

use at any of the subject units. The plan recognizes citizen interest in providing group oriented opportunities. The Land Use Element suggests the development of a docent program to lead interpretive tours on cultural or natural resource topics. The Operations Element, on page 43, also discusses the development of group oriented programs at the subject units coordinated with comparable programs at other nearby facilities. Thus, while the plan proposes to develop 3 general day use beach areas, it also contains the flexibility to accomodate special user groups.

COMMENT n: It appears that access to proposed parking areas from west-bound traffic will be hazardous, especially at the use levels anticipated.

RESPONSE: See page 51, paragraph 7. Also refer to the response to Comment 1a.

COMMENT o: We question the estimated use capacities proposed. A total of 550 people on a relatively small beach and shoreline area has a great potential for adversely impacting resources and preventing what could be a unique beach experience with fewer people. Since no matter how large the parking lots are there will always be a need for more parking spaces, we suggest constructing the lots in phases starting with one-half the planned capacity, and evaluating the visitor experience and the effects on the resource before expansion is decided upon.

RESPONSE: Refer to notes in Table 4, page 39 and to the discussion on carrying capacity on page 40. As stated in the last paragraph, design capacities will be monitored and adjusted whenever necessary to assure proper resource management and a quality user experience.

COMMENT p: We question why more than one restroom location is proposed at El Pescador and El Matador and why the restrooms at La Piedra is located on the bluff face rather than on the terrace.

RESPONSE: Two locations for toilet facilities are proposed for El Matador and El Pescador in order to provide support facilities near each use area (e.g., parking lot, picnic area, beach). Two toilet locations should also be indicated for the La Piedra site as well.

One is located as shown in Figure 6 on page 37; this location is not on the bluff face, but on a portion of the proposed trail route that appears wide and flat enough to accomodate toilets. The final plan will be revised to show a second location on the terrace, near the parking and picnic area. As with all of the improvements proposed in this general plan, the exact location of facilities will not be known until development is budgeted and detailed site plans are prepared.

5. LOS ANGELES COUNTY BOARD OF SUPERVISORS

COMMENT a: On motion of Supervisor Deane Dana today, the Los Angeles County Board of Supervisors opposed the opening of El Pescador, El Matador, and La Piedra beaches, Western Malibu area, until assurances are made to the county, the California Coastal Commission and Malibu Citizens that proper protection service levels will be provided, including water and beach safety, maintenance, environmental protection, and sanitation conveniences. The Board of Supervisors formally advises the State of California that Los Angeles County cannot afford the responsibility of providing back-up support services such as sheriff, paramedics or lifeguards to 3 new beaches.

RESPONSE: See responses to Comments 3a, 4h, 4j, and 4o concerning environmental protection. In addition, development will not be allowed until the appropriate Coastal Commission approvals are granted.

See response to Comment 4l concerning provision of safety and protection services.

As stated in the plan, toilet facilities and trash containers will be provided at the subject units.

None of the units will be opened for public use unless funds are available for appropriate level of staffing necessary to assure proper use of the units.

6. The following comments are paraphrased from a letter from Jess Stearn.

COMMENT a: The proposed parking lot and other upland development will not conserve the rustic beauty of the area.

RESPONSE: The plan's resource management policies (page 23) direct the Department to preserve and protect the scenic quality of the area. Implementation of the proposed plan will result in minimally developed facilities and the maintenance of open space areas. The upland facilities will be developed so as to minimize impacts on coastal views from the highway.

COMMENT b: The plan conflicts with Coastal Commission access standards concerning privacy of adjoining residences.

RESPONSE: Coastal Commission and Coastal Conservancy access standard number 4 states, in part, "The design and placement of accessways should fully provide for the privacy of adjoining residences. Each vertical access easement...(should include)...fencing, and/or landscape buffer as necessary to ensure privacy and security." The Plan proposes, as stated on page 34, to 1) develop use areas and support facilities in the center portions of each unit, thereby creating buffer zones to separate park users from private property, and 2) retain and repair or replace fencing along the boundaries of the units to separate private property from park property.

COMMENT c: The proposed plan conflicts with Coastal Commission and Coastal Conservancy access standards that provide for the prevention of "unwarranted" hazards to the land and public safety.

RESPONSE: With respect to public safety refer to the response to Comment 4l; also refer to the Operations Element (especially pages 43 and 44). With respect to hazard to the land and its resources refer to responses to comments 3a, 4h, 4j, and 4o. See also pages 23-27 containing resource management policies, and pages 44 and 45 concerning resource management and monitoring.

COMMENT d: Development of coastal access facilities at the subject beaches conflicts with Coastal Commission and Coastal Conservancy access standard number 2 which "mentions that 'coastal access trails should not be located in areas of high fire or erosion hazard,' etc."

RESPONSE: The Coastal Commission/Coastal Conservancy access standard no. 2 states, "Coastal accessways located in areas of high fires or erosion hazard should be managed and constructed in a manner that does not increase the hazard potential." As stated in the plan, development and management will conform to this policy. Facilities will be constructed to minimize the potential for erosion (page 23). Management of the facilities will include monitoring and remedial measures to correct any erosion problems that occur (page 45). Fires will be prohibited at each unit; the presence of Department personnel will assure enforcement of the prohibition of fires.

7. The following comments are paraphrased from a letter written by ROBERT M. AUFHAUSER

COMMENT a: Development of facilities at the subject units will result in a situation similar to Pirates Cove (in the Point Dume area of Malibu), where lack of supervision and toilet facilities caused the beach to be closed.

RESPONSE: The physical characteristics of the subject units and Pirates Cove are similar; that is, each area consists of a pocket beach backed by a high coastal bluff and terrace. However, the management problem that resulted in closing Pirates Cove will not occur at the subject units if the plan is implemented. Pirates Cove is public property that was used by the public without any public agency providing operation and management services; in addition, no sanitation facilities were provided. Under the proposed plan, toilet facilities and trash containers will be provided (see page 34). Furthermore, development of the units as proposed includes the implementation of an Operations Element, which is designed to assure that the facilities are used consistent with the protection of the units' resources and adjacent private property (see pages 43-45).

COMMENT b: The plan conflicts with Coastal Commission and Coastal Conservancy access standards concerning public safety, protection of coastal resources, erosion and fire hazards.

RESPONSE: Refer to the responses to Comment 6b, 6c, and 6d.

COMMENT c: One of the resource protection arguments for closing Pirates Cove (east of the subject units) was that the area was a hauling out spot for pinnipeds. Point Zero, west of the subject units has also been listed as a hauling out area. The shoreline and offshore area between these two points, including the subject units, is part of an area of biological significance.

RESPONSE: In reviewing previous, but similar, proposals for development of the subject units, the State Department of Fish and Game stated that increased public use of the subject areas will not have a significant adverse impact on fish and wildlife resources of the areas.

Furthermore, the resources management policies and operations measures contained in the plan provide for protection of marine resources (see also response to Comment 4j).

COMMENT d: The L.A. County Sheriff's Department cannot provide staff to patrol the units. L.A. County lifeguards also will not be available.

RESPONSE: See responses to Comments 4l and 5a.

COMMENT e: "We would like to see these areas developed into meaningful interpretive areas instead of thoughtlessly abuse them like it now happens all over this beautiful State of ours."

RESPONSE: See response to Comment 4m. Also refer to the resources management policies (pages 23-27) and the operations measures (pages 43-45) proposed in the plan.

8. The following comments are paraphrased from a letter written by ANN WILDER RUDY

COMMENT a: The proposed sanitation facilities are not designed to preserve the resource nor accomodate the visitor adequately. If the toilet facilities are not located on the beach, beach visitors will defecate in the sand or bushes. Alternative solutions to providing sanitation facilities should be studied now.

RESPONSE: It is anticipated that the toilet facilities to be provided at the subject beaches will consist of self contained units, due to the apparent limitations on septic tank suitability and at the sites. More complex systems would be budgeted only after site specific analysis were performed (see page 41). The facilities are proposed to be located near parking areas and at the head of beach access trails to facilitate maintenance and to accomodate bluff tops users, and to protect toilet facilities from wave attack.

It is the Department's experience that lack of supervision and facilities are the greatest cause of sanitation problems. As stated on page 44, the Department is committed to providing the level of staffing necessary to assure proper use of the units (see also response to Comment 7a).

COMMENT b: The management and supervision of the subject beach units is not adequately provided for in the plan. In fact the plan contradicts itself on the issue; while page 36 discusses the provision of potential park host facilities, a non-staffed kiosk, and an iron ranger parking fee box, page 43 states that adequate operational staff will be provided at the units.

RESPONSE: As stated on page 43 of the plan, adequate operational staff will be provided to assure proper use of the units. The non-staffed kiosk and the iron ranger are proposed to provide visitor information and collect parking fees without committing staff to those tasks; thus, staff will be available to perform resource management and visitor control activities.

COMMENT c: The danger of crime on the secluded beach units - statistically witnessed by the Malibu community with tragic clarity at Pirates Cove - is not adequately addressed.

RESPONSE: The crime and sanitation problems associated with Pirates Cove were caused because no formal management program was implemented by any public agency. The Department has successfully operated beach areas similar to Pirates Cove (i.e., backed by bluffs) because management services have been provided. See also responses to comments on park management and operations (4l, 5a, 7a).

COMMENT d: The present Pacific Coast Highway is not designed for the amount of traffic these three units would bring into the area; nor is there any provision for traffic supervision or traffic light regulation with the additional increase of cars.

RESPONSE: The plan proposes to place parking facilities within the units to provide safe parking conditions. Enforcement of no-parking regulations along the highway would further minimize traffic problems. The average daily traffic

that passes by the subject units exceeds 15,000 vehicles during peak months. The largest increase in traffic that could be attributed directly to project implementation is 600 trips per day, or less than 4% of the average daily traffic for the peak month (Based on each lot being filled to capacity by vehicles that would not otherwise be travelling to the Malibu area, with a turnover rate of twice a day). As stated on page 51 of the plan, safe access and deceleration lanes will be planned if necessary to accommodate such an increase in traffic (see response to Comment 1a).

COMMENT e: The safety of the public is not addressed; the plan proposes "to bring people onto beaches in a fire hazardous area, to risk treacherous tidewater without lifeguards over dangerously eroding bluffs suitable for goats only.

RESPONSE: Refer to response to Comments 4l, 6c and 6d. Also refer to the resource management policies in the plan (pages 23-27) and the Operations Element (pages 43-45).

COMMENT f: The issue of providing public access to these three beach units while protecting adjacent property owners is not provided for in this plan.

RESPONSE: See response to Comments 4f and 6b.

9. The following comments were paraphrased from a letter written by SARAN DIXON.

COMMENT a: The Los Angeles County Department of Beaches has excluded El Pescador, El Matador, and La Piedra State Beaches from their management contract with the state.

RESPONSE: The final draft of the General Plan will reflect this change (see also response to Comment 5a).

COMMENT b: Who will rescue and treat swimmers who go beyond their ability on days when the number of visitors does not warrant lifeguard service? Signs do not deter high risk visitors.

RESPONSE: The plan provides for lifeguard services at the subject beaches. The determination of whether or not lifeguards are provided depends on factors other than the number of visitors, including type of activities (e.g. swimming, diving, surfing) and ocean conditions (e.g., surf, water temperature, bathymetry). All of these factors will be considered in determining when or if lifeguard service will be scheduled. Conditions will be monitored routinely; if physical conditions or the level of use changes, lifeguard services will be adjusted accordingly. At times when lifeguards are not present, other operations staff as well as signs will be available to advise visitors of swimming conditions.

COMMENT c: Will residents and visitors, particularly women and children, be safe from the kinds of incidents that have been reported increasingly in unsupervised coastal areas in Malibu?

RESPONSE: Yes. As indicated in the Operations Element of the plan, the units will not be unsupervised (see also responses to Comments 4l, 6b, 6c, 7a, 8c).

COMMENT d: How will visitors summon assistance in emergencies?

RESPONSE: Operations staff at the units will be able to assist in emergencies or able to contact outside assistance. It is also recommended that the final draft of the plan be amended to include the installation of telephones at each

COMMENT e: A marine study and educational center interpreting the seashore area of the Santa Monica Mountains National Recreation Area could be viewed as a stumbling block for the coastal access program or a safe creative, innovative expansion of the access program involving cooperation between educational institutions, museums, the National Park Service, and volunteers, bringing a new dimension to public involvement in coastal conservation and enjoyment.

RESPONSE: Implementation of the General Plan will not preclude the establishment of cooperative interpretive and education programs. The Resources Element of the plan sets management policies for the protection and use of the units' resources. The Land Use Element describes the type of facilities proposed that will enable the public to safely use and enjoy the resources. The Operations Element describes the measures required to manage the units properly. As proposed, these elements compliment and encourage the development of docent interpretive tours, educational programs, and other programs designed to inform users of the natural and cultural features present at the units. (see pages 35, 40, and 43). See also response to Comment 4m.

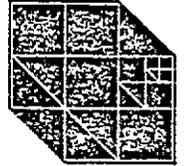
COMMENT:

Several writers made the same comment; that the notification procedure was inadequate.

RESPONSE: The notification procedures are depicted in the introductory material and meet and exceed all required procedures. The review period started November 20, 1981 and ended January 5, 1982.

Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING
320 West Temple Street
Los Angeles
California 90012
974-6401
Norman Murdoch
Planning Director

November 30, 1981



Department of Parks and Recreation
Environmental Review Section
P.O. Box 2390
Sacramento, CA 95811

Gentlemen:

Subject: El Pescador, La Piedra and El Matador State Beaches
Draft Environmental Impact Report

We have reviewed the Draft EIR on the three subject beach areas. We agree that the Plan will provide new coastal access and recreation opportunities to the people of Los Angeles County, where such opportunities are limited.

However, the report does not assess the impact of the project on traffic volumes and the aggregate impact of future developments planned in this area. We recommend that the Plan be reviewed by the Los Angeles County Road Department, State Division of Highway and California Highway Patrol (area command).

Thank you for allowing us the opportunity to review the above project and to express our concern.

Should you have any questions, please contact Mr. Monir Sefain at (213) 974-6464.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Planning Director

Frank Giannini, Section Head
Impact Analysis Section

FG:MS:mb

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27 November 1981

James M. Doyle, Supervisor
Environmental Review Section
Department of Parks and Recreation
P. O. Box 2390
Sacramento, California
95811

Dear MR. Doyle:

Re: El Pescador, La Piedra, and El Matador State Beaches Preliminary
General Plan including draft Environmental Impact Report

Thank you for providing a copy of this draft plan for my review.

It appears to be a thorough treatment of the qualities and properties of these particular sites.

I have but a few comments to offer.

p. 16: I have yet to sight a black oyster catcher on the mainland of southern California. This may be a mis-identification or presumption. On the other hand, Red wing blackbirds, Agelaius phoeniceus, have been observed in the area and on El Pescador.

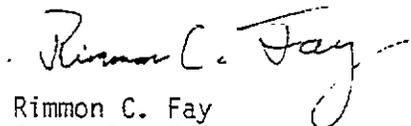
p. 17 Colpomenia californica is not likely to occur in this area because of the wave action. Several species of Gigartina may be expected in this area in general. Haliclona is improbable in this area but many other sponges abound here including Axonella, Dysidea, Cliona, Acarnus, Leucosolenia, and so on.

Special provision should be made to accommodate bicycles on these sites.

I would prefer to emphasize the view qualities of the sites and plan for them as ocean vista parks versus beach use parks. As ocean vista sites they would offer an opportunity not generally available to the public north west along the shoreline from Santa Monica. Emphasis on the ocean vista use may encourage a more passive, less water oriented clientel more in line with the adjacent residential use which is definitely oriented toward view of the ocean.

Please keep me informed of the progress toward the opening of these parks for public use.

Yours sincerely,



Rimmon C. Fay
P. O. Box 536
Venice, California
90291

January 2, 1981

James M. Doyle, Supervisor
Environmental Review Section
Department of Parks and Recreation
P.O. Box 2390
Sacramento, CA 95811

Re: El Pescador, La Piedra and El Matador
State Beaches Preliminary General Plan
including Draft Environmental Impact
Report

NORTHRIDGE ARCHAEOLOGICAL RESEARCH CENTER



18111 Nordhoff Street
Northridge, Calif. 91330
(213) 885-3575 • 885-3331

Dear Mr. Doyle:

It is the opinion of the Northridge Archaeological Research Center that the preservation and protection measures for El Pescadero (4: LAn 1104) are inadequate as proposed.

While the Preliminary General Plan correctly relates the findings of the archaeological survey, it fails to state that "no firm assessment of the impact of the proposed project on the existing archaeological site" could be made "without further testing" to determine the exact extent of the deposit. Thus, without knowing the exact location, dimension and depth, any claim that the site will not be disturbed by this development or that "trails, overlooks, and other use facilities will be located away from the cultural resource location" is entirely speculative. For the same reason, the protection afforded by landscaping would be partial, at best.

Under "Declaration of Resources Management Policy", the Department of Parks and Recreation states that "it will be the resource management policy of the Department to preserve and protect Native American site 4: LAn-1104". This goal can be achieved in two ways: 1) Test the site to determine its exact boundaries, or 2) Have a qualified archaeologist present during all earthmoving activities in those areas likely to contain subsurface deposits and empowered to temporarily halt work should cultural resources be uncovered, so that an immediate assessment of the significance of any such resources can be made.

Finally, on p. 18 of the General Plan, "tanning pebbles" should be corrected to read "tarring pebbles".

Sincerely,

Michael R. Bode
Staff Archaeologist

RECEIVED

JAN 5 1981



United States Department of the Interior

NATIONAL PARK SERVICE

SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA

22900 Ventura Boulevard, Suite 140

Woodland Hills, California 91364

IN REPLY REFER TO:

A3815(SAMO)

December 29, 1981

Department of Parks and Recreation
Environmental Review Section
Attn: James M. Doyle
P.O. Box 2390
Sacramento, CA 95811

Dear Mr. Doyle:

This letter provides you with our comments on: El Pescador, La Piedra, and El Matador State Beaches Preliminary General Plan, including Draft Environmental Impact Report.

Page 3--Does the establishment and development of these state beaches "increase coastal recreation opportunities for millions of visitors" or in actuality redistribute the location of those visitors who already enjoy beach activities?

Page 12--On this page it is stated there are "no natural streams". However, two paragraphs further it says, "storm periods have the capacity to turn adjacent arroyos into raging streams." The beaches then really do have natural streams and they are intermittent in nature.

Page 13--After Tsunami Runup; there is a very general discussion of erosion potential. It is suggested there be more discussion of mass wasting processes and the slope percentages.

Page 14--The discussion of plant life seems contradictory. The flora is characterized as having "little diversity", yet the number of species listed on page 15 seems quite diverse.

Page 20--The Chumash Indians are not extinct. We suggest that you contact the Candelaria Indian Council.

Page 23--We suggest addition of goals to restore visual resources where the scenic vista is impacted by telephone poles, wires, fences, etc.

Page 24--Resource preservation for fossil remains is conditioned by "if warranted." If resources are to be protected and preserved by the Department this phrase seems inappropriate.

Page 41--It is not difficult to prioritize a resource management program when a plan is prepared. Some sort of resource monitoring program should be stated. The paragraph on resource management seems contradictory to the resource management section on pages 44 and 45.

Page 50--Based on the "severe limitation" of these soils we suggest that only self-contained toilet systems be considered instead of septic tanks or leach lines.

General Comments

We believe the plan contains insufficient pre-planned resource management activities. More consideration should be given to monitoring fauna species and populations to determine changes that might become unacceptable. Such a program should particularly include intertidal zones and near-shore marine resources. If there are no planned resource management actions, then generalized statements about managing them will not receive sufficient attention.

There is nothing in the operations statement concerning control over night use of these beaches. Are there to be locked gates? If so, who locks and unlocks them? The lack of overnight use facilities will not prevent overnight use.

We suggest that the Department do more than "consider" seasonal or park-host programs. This should definitely be committed before opening areas to public use.

The possibility of group reservation use of at least one of the beaches should be considered. Little facility development would be necessary. If too many problems resulted from reservation-only use then facilities could be provided as proposed.

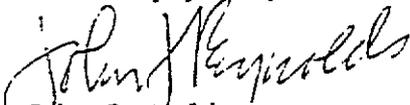
It appears that access to proposed parking areas from west-bound traffic will be hazardous, especially at the use levels anticipated.

We question the estimated use capacities proposed. A total of 550 people on a relatively small beach and shoreline area has a great potential for adversely impacting resources and preventing what could be a unique beach experience with fewer people. Since no matter how large the parking lots are there will always be a need for more parking spaces, we suggest constructing the lots in phases starting with one-half the planned capacity, and evaluating the visitor experience and the effects on the resources before expansion is decided upon.

We question why more than one restroom location is proposed at El Pescador and El Matador and why the restroom at La Piedra is located on the bluff face rather than on the terrace.

We appreciate the opportunity to comment on this preliminary plan. These beaches constitute significant resources. If you have further questions, please contact us.

Sincerely yours,



John Reynolds
Assistant Superintendent
Planning and Development

Western Union

Telegram

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ICS IPMRNCZ CSP

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PMS JAMES DOYLE, ENVIRONMENTAL REVIEW SECTION, STATE DEPT OF PARKS
AND RECREATION RPT DLY MGM, DLR

STATE CAPITOL

SACRAMENTO CA 95814

ON MOTION OF SUPERVISOR DEANE DANA TODAY, THE LOS ANGELES COUNTY BOARD
OF SUPERVISORS OPPOSED THE OPENING OF EL PESCADOR, EL MATADOR, AND LA
PIEDRA BEACHES, WESTERN MALIBU AREA, UNTIL ASSURANCES ARE MADE TO THE
COUNTY, THE CALIFORNIA COASTAL COMMISSION AND MALIBU CITIZENS THAT
PROPER PROTECTION SERVICE LEVELS WILL BE PROVIDED, INCLUDING WATER
AND BEACH SAFETY, MAINTENANCE, ENVIRONMENTAL PROTECTION, AND
SANITATION CONVENIENCES. THE BOARD OF SUPERVISORS FORMALLY ADVISES
THE STATE OF CALIFORNIA THAT LOS ANGELES COUNTY CANNOT AFFORD THE
RESPONSIBILITY OF PROVIDING BACK-UP SUPPORT SERVICES SUCH AS SHERIFF,

W.U. 1201-SF (RS-69)

2-107

Western Union

Telegram

PARAMEDICS OR LIFEGUARDS TO 3 NEW BEACHES.

JAMES S MIZE

EXECUTIVE OFFICER-CLERK OF THE LOS ANGELES COUNTY BOARD OF
SUPERVISORS

ROOM 383 500 WEST TEMPLE ST

LOS ANGELES CA 90012

NNNN



From the desk of

JESS STEARN
21510 Pacific Coast Highway,
Malibu, Ca 90265

Dec. 2, 1981

Mr. James M. Doyle,
Dept. Parks and Recreation,
PO Box 2390,
Sacramento, Ca. 95811

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Dear Mr. Doyle:

Subject: El Pescador, La Piedra and El Matador
State Beaches Preliminary Plan.

Thank you for sending your general plan and
environmental impact report on to me.

My affected property, where I once resided, and
had hoped to reside once again, is a single-
family residence at 32752 Pacific Coast
Highway, Malibu, near Encinal Canyon. The site
extends from the Pacific highway to the beach.
It is adjacent to the proposed public access
at La Piedra, where you plan a parking lot on
the upland, clearly visible from the highway,
and a trail to the beach. This seems to me
to be a direct contradiction of the Coastal
Commission's own "proposed standards and
recommendations for Coastal access," which
calls for shoreline access "while protecting
public safety, private property, and sensitive
coastal resources." Standard No. 1(c) of the
Commission's 1980 report, for instance, "pro-
vides for the privacy of adjoining residences."
A parking lot next to my home hardly assures
that privacy, nor does it conserve the beauty
of the otherwise rustic scene, which the
Commission has constantly stressed as so
vital to its goals. Standard No. 1(b) also
provides for the prevention of "unwarrant-
ed hazards to the land and public
safety." From my own observation and

1-8572



From the desk of
JESS STEARN

2.

experience , there will be no more public safety in this remote and unpatrolled area than there was in the past , when drug parties were the vogue on this stretch of beach below my house and that of neighbors and young males in the nude accosted not only my daughter, who was living with me at the time, but any woman who happened to be strolling on the beach. The Malibu Sheriff's department was as responsive as they could be with a limited staff, but acknowledged they were unable to patrol the beach and make it safe. Some people in the area stopped sitting on the beach or walking it weekends without guard dogs. As access increases it can only get worse.

Standard No.2 of the Coastal commission guidelines mentions that "coastal access trails should not be located in areas of high fire or erosion hazard,"etc. I cannot imagine a more hazardous fire area than where you plan the LaPiedra and neighboring accesses. Twice within the last ten years , the area has been designated a federal disaster area . Two years ago, in October, 1979, two hundred homes were destroyed by fire in this area , most of them located in the area from the highway to the beach. Virtually all my neighbors lost their homes, and I lost scores of trees. A broken water main, from the tremendous heat of the fire, showered my home with a continuous stream of water , and for that reason alone , it was spared. That fire was either set by arsonists or the product of carelessness. On numerous occasions, I have climbed down the path from the bluff to the beach below to extinguish fires which campers have allowed to burn after they leave, and some were already beginning to crawl up the bluff . Who will now assume this new and added responsibility ?

Robert H. Meyers Mem. Beaches



From the desk of

JESS STEARN

3.

You could not possibly put trails in a worse erosion area. The State condemned a bluff site next to mine, overlooking La Piedra, because they found it unsafe for building. What has suddenly made it safe? I have seen my own bluff land erode noticeably in the last ten years and my neighbor on my right, Arthur Addis, (who lost his house and guest house in the 1979 fire) found the very land eroding under the front of his bluff home.

I find it highly ironical, Mr. Doyle, that many of us in Malibu had supported the Coastal Commission because of its stated intention to preserve the beauty and sanctity of a Malibu whose fame has become worldwide because of that unique beauty. Now the plan is to deface this beauty with parking lots, to bring people onto a beach that is ecologically beset by tidepools, over eroding bluffs, into a remote area, potentially dangerous, that the sheriff's department says it cannot properly police or patrol. While destroying privacy, you do nothing to enhance or conserve the quality of the landscape or the shoreline, but obviously impair it. Some of my concern obviously comes as a homeowner, but let me assure you, as a former reporter, I have not overdrawn the problems that can arise if the Coastal Commission's own guidelines are blandly set aside.

Sincerely yours,

Jess Stearn
Jess Stearn

Copy to:

Governor Brown
Supervisor Dana

ROBERT M. AUFHAUSER

33018 PACIFIC COAST HWY.

MALIBU, CALIF. 90265

(213) 457-4349

November 30th, 1981.

Mr. James M. Doyle, Supervisor,
Environmental Review Section,
Department of Parks and Recreation,
P.O. Box 2390,
Sacramento, Ca. 95811.

Dear Mr. Doyle,

Enclosed, please find copy of a letter, which the
undersigned has sent to Governor Brown.

Sincerely,



Robert M. Aufhauser.

RECEIVED

1-877

ROBERT M. AUFHAUSER

33018 PACIFIC COAST HWY.

MALIBU, CALIF. 90263

(213) 457-4349

November 30th, 1981.

Governor Edmund G. Brown,
State Capitol,
Sacramento Ca. 95814.

Dear Governor Brown,

The last few years the residents of Malibu have witnessed, with increased concern, the establishment of public access by the California Coastal Commission and State Coastal Conservancy. Not only are those beaches unsupervised, they are all without toilet facilities. Consequently, on August 26, 1980, at the behest of the L.A. County Health Services Department the County Sheriff closed access to Pirates Cove.

The residents around Pirates Cove had already for a long time protested against the pernicious behaviour of the beach visitors, stimulated by the fact that Pirates Cove is hidden from the large public view and it now had to be closed because of the overflow of human waste.

On January the 5th, the Coastal Commission and the Dept. of Parks and Recreation are going to decide to open three additional beaches, a lovely stretch of 4 miles, still untouched by trash and human waste. Within this stretch there are already now 3 public access ways without restrooms or life guards on Broadbeach Road, advising the public to use bathroom facilities 2 miles away on Zuma Beach.

Those three doomed beaches now proposed are:

El Pescadore with 4 pit toilets, 40 parking spaces
and 6 picnic tables,

La Piedra, with 4 pit toilets, 30 parking spaces
and 6 picnic tables,

El Matador, with 6 pit toilets, 80 parking spaces
and 12 picnic tables,

not to mention the untold cars parked along the Highway, bringing walk-in visitors. There will be no life guards and no fences, only a non staffed kiosk including an iron

II.

parking fee box.

All three beaches have one thing in common with Pirates Cove, the fact that they are all three hidden from the large public overview, therefore, again stimulating undesirable behaviour amongst the beach visitors, human waste, as the public will be hesitant to leave their belongings and climb 75 to 100 ft. to reach the toilets.

To make matters worse, those three parcels are adjacent to unprotected residential homes, since money is not available for decent walls or fencing.

It is ironic that the Coastal Commission and the Conservancy simply forget what their own standards and recommendations are; Joint Staff Report on Coastal Access: Standards and Recommendations, Page 7, Standard # 1 "vertical accessways to the shoreline should be located where there is sufficient beach area to "safely" accommodate public use prevent crowding, parking congestion, and misuse of coastal resources to prevent unwarranted hazards to the land and public safety to prevent misuse of sensitive coastal resource areas" Standard #2 "Coastal access trails should not be located in area of high fire or erosion hazard".

The Commission also seems to have forgotten that the Dept. of Fish and Game testified before the Commission on Sept. 10 1980, in order to save the beaches around Pirates Cove, stating that Pirates Cove was a hauling area for pinnipeds, a report prepared by John Scholl, Marine Biologist. That same day on exhibit 4, James G. Morin, professor at U.C.L.A. lists Point Dume and Point Zero, 7 miles west of Point Dume, as hauling out grounds for Pinnipeds. His study deals with a stretch of coast line from Point Magu to Latigo Point, including Point Dume, in what is considered to be an "area of special biological significance". End of quote.

A year ago a meeting was held at a Malibu residence where all Agencies had gathered together, it was explained to the Conservancy and the Coastal Commission that additional personnel was not available. The head of the Sheriffs Department would not and could not spare more men and take in additional potential trouble spots, as those above beaches. Mr. Cunningham had no funds for additional life guards.

Instead of robbing those three beaches from their natural beauty and be trampled into extinction, we would very much

III.

like to see these areas developed into meaningful interpretative areas, so young and old can regain respect for the beaches, instead of thoughtlessly abuse them like it now happens all over this beautiful State of ours.

We are turning to you in a last effort to preserve these beaches!

Respectfully yours,

A handwritten signature in cursive script, appearing to read "Peter J. Aufhauser". The signature is written in dark ink and is positioned above the typed name.

Mr. & Mrs. Robert M. Aufhauser.

ROBERT M. AUFHAUSER
33018 PACIFIC COAST HWY.
MALIBU, CALIF. 90263

We, residents of Malibu, are in opposition ^{(218) 437-4345} to the El Pescador, La Piedra and El Matador STATE BEACHES PRELIMINARY GENERAL PLAN of October 1981 as proposed in that general plan.

[Faint handwritten text]
Gil & Denise Melli 33016 PCH, Malibu, Ca.
Mr + Mrs Arthur France 32960 P.C.H.
Mr + Mrs Gregory L. Kelly 32860 PCH.
Savan Dexin 31875 W. Sealview Dr.
Malibu, Ca 90263

Samuel & Judy 32960 P.C.H.
Nancy J. O'Connor 30826 Broadbeach Rd
J E McDonald 33010 Pac. Ct. Hwy Malibu
29280 Drumheller Tract
Elizabeth Harris 24180 GREENWATER RD, MALIBU
Joyce Fisher 28128 FEEB HALL RD
Lathamer Cross 33050 P.C.H.

January 1st, 1982

James M. Doyle, Supervisor
Environmental Review Section
California Department of Parks and Recreation
P.O. Box 2390
Sacramento, California 95811

Re: El Pescador La Fiedra and El Matador State Beaches
Preliminary General Plan including Draft Environ-
mental Impact Report

Dear Mr Doyle:

The purpose of this communication is to respond to the preliminary general plan as indicated above. The following statement is taken from the general plan, "In an overall sense, the plan proposes a realistic balance between resource preservation and visitor access and use....The plan contains the necessary information to enable the Coastal Commission to determine consistency with the policies of Chapter 3 of the Coastal Act." This is indeed a misstatement of fact to anyone who has read the preliminary general plan, knows the sites discussed, and has any familiarity with the tragic history of the coastal accessways in the Malibu area.

The plan does not propose a realistic balance between resource preservation and visitor access and use for the following reasons: 1. The sanitation facilities proposed are not designed to preserve the resource nor accomodate the visitor adequately. 2. The management and supervision of these three beach units is not adequately provided for in the plan-quite to the contrary-the plan controdicts itself on this issue. 3. The danger of crime on the secluded beach units -statistically witnessed by the Malibu community with tragic clarity at Firate's Cove -is not adequately addressed. 4. The present Pacific Coast Highway is not designed for the amount of traffic these three units would bring into the area: nor is there any provision for traffic supervision or traffic light regulation with the additional increase of cars. 5. The safety of the public is not addresssed, the plan is to bring people onto beaches in a fire hazardous area, to risk treacherous tidewater without lifeguards over dangerously eroding bluffs suitable for goats only.

page 2

The issue of sanitation is not comprehensively addressed to anyone who lives anywhere near a public beach. The plan provides for 4 restroom units at El Pescador, 4 at La Fiedra, and 6 at El Matador. All of these units are located on the bluff ABOVE THE BEACH. The plan anticipates that these restroom units will accommodate 550 visitors/day. Documented experiences will show that the visitor to the beach will normally defecate in the sand and/or bushes if sanitation facilities are not located IN THE IMMEDIATE VICINITY. The visitor will not walk to the top of a bluff to go to the bathroom. Additionally visitors choosing not to use the provided sanitation facilities will utilize the sanitation facilities of the local businesses and/or private residences without permission.

The estimate of a total of 550 visitors/day at the three beach units is frighteningly incompetent when one reviews the statistics of page 31 of the same plan. It seems incomprehensible not to clearly recognize that if the attendance at Malibu area beaches fluctuates from 30,000 to 1,467,000 visitors July thru September that the attendance at these three small beaches will not exceed 550/day, keeping in mind the attendance " of coastal recreation facilities is greatest during the summer ESPECIALLY ON WEEKENDS."

Additionally the plan clearly states "this soil type has severe limitations on septic tank suitability, moderate limitations on picnic uses, and slight limitations on trail and path development. This soil type is characterized as a calcareous shale and due to steeper slopes than the terrace has moderate limitations on trail and path development and SEVERE LIMITATIONS ON ANY MORE INTENSIVE DEVELOPMENT." Whereas on page 41, it continues "There is no sewer service available in this portion of the Malibu area. Waste disposal on adjacent private properties is achieved through the use of septic leach systems. Each site will have to be tested for SEPTIC TANK SUITABILITY before developing such facilities. Alternative solutions to sewage disposal including chemical toilets, self-contained, self-composting toilets, and vaults will be studied at the time of facilities implementation." Clearly the time to study the sanitation facilities implementation is not at the vague illusive time of implementation -- but now. This issue should be addressed in greater detail.

page 3

Under the Declaration of Purpose, the following has been documented, "Developments and management of the facilities will be designed to be visually compatible with the scenic qualities of the units and will not impair preservation of natural or cultural resources present."

Yet when addressing the issue of beach clean-up after use by visitors, the only line which addresses the question is as follows, "For all three units use intensity on the sandy beach areas can be high as long as there are adequate provisions for clean-up after use." The plan does not discuss any further the vague adequate provisions. This clearly does not address the issue of clean up. Anyone who views or picks up trash on Malibu's beaches would argue that lack of adequate provision for clean up impairs the scenic qualities and does not preserve the natural or cultural resources present.

The management of the three beach units is stated on page 34 as follows: "The limited size of the subject parcels and their proximity to the Santa Monica Mountains Area Headquarters ELIMINATES THE NEED TO DEVELOP ANY SIGNIFICANT ADMINISTRATIVE FACILITIES ON THE SITES. However a small portion of each of the subject units should be designated as an area appropriate for volunteer park host facilities if such a program proves to be useful and feasible... The fencing that separates state property from adjacent private property will remain; dilapidated fencing or gaps in the existing fence will be repaired or replaced as necessary. Informational signs will be placed at appropriate locations within each unit. A NON-STAFFED KIOSK, INCLUDING AN IRON RANGER PARKING FEE BOX. WILL BE INSTALLED NEAR THE PARKING AREA AT EACH UNIT."

Whereas on page 43 of the plan the following is documented "...it is imperative that ADEQUATE OPERATIONAL STAFF BE PROVIDED FOR THESE UNITS...the Department's experience has show that the relationship physical improvements may have to the litter and abuse of public beaches is that UNCONTROLLED AND DISORDERLY PUBLIC PLACES TEND TO ATTRACT UNCONTROLLED AND DISORDERLY CROWDS, whereas controlled orderly places attract controlled orderly crowds. Based on the Department's experience with minimally developed beaches near major population centers, this operations element recognizes the need for maintenance and groundskeeping personnel as determined by the level of public use rather than simply the need to maintain structural improvements."

The two proposals contradict one another. A beach unit cannot be coin operated with no staff, with adequate

page 4

staffing to enforce applicable park regulations at the same time. Clearly as indicated on page 52 there cannot be "strict enforcement of rules designed to protect natural resources and promote public enjoyment and safety" unless there is adequate provision for this to be "carried out by staff".

The issue of management and supervision is not adequately addressed by the vague references of the preliminary general plan; the issue must be more clearly outlined with clear specifications of both management and supervision.

The danger of crime on these secluded beach units is not addressed in any respect in the entire preliminary general plan of El Pescador, La Piedra and El Matador State Beaches, nor in the Draft Environmental Impact Report.

The "typical recreation activities occurring along Malibu's shoreline beaches and in the waters immediately offshore," as indicated on page 22 of the plan, are as follows "wading, swimming sailing fishing, surfing, and scuba and skin diving." Statistically one can also add alcohol abuse, drug abuse, public fornication, and attempted rape. These three beach units are in a "dangerously remote area that the California Highway Patrol and the Sheriff's department cannot police with all the vast potential for crime this entails." The plan does not provide adequate security for the public safety while attending these three remote beach units. One need only to look at the remote secluded location of Pirate's Cove to see what potential crime could develop in these comparable remote & secluded locations where there is no vehicular access by either the Highway Patrol or the Sheriff's Department to these beach units.

The prevention of crime in these remote beaches must be addressed in greater detail in this preliminary general plan, or we will have not one Pirate's Cove but three new ones.

page 5

The adequacy of the Pacific Coast Highway is discussed on page 51 as follows. "Implementation of the plan will NOT SIGNIFICANTLY AFFECT MOTORIST/PEDESTRIAN SAFETY. The highway adjacent to the project sites is relatively straight and, THEREFORE PROVIDES ADEQUATE SIGHT DISTANCE FOR SAFE MERGING AND TURNING MANEUVERS." The office in which I work is at a cross street with Pacific Coast Highway contiguous to the public beach Zuma. One can witness that the average beach visitor--in the excitement to get to the beach--will park across the street and dash madly across P.C.H. into oncoming traffic traveling in excess of 60 MPH. More than one person has been injured or killed; the one injured or killed many times is not only the beach visitor but also the local resident who cannot avoid hitting the person. One can argue that with adequate parking facilities the problem is then eliminated. Many times the beach visitor, not wishing to pay for the provided public parking, will indeed park across the highway and walk or dash across the traffic. Additionally it is not uncommon to see illegal U-turns made across the oncoming traffic in the hope of getting the one vacant parking space just across the highway before the next car can get there. Accidents--fatal accidents--are caused every summer by just such driving in the beach areas on the existing Pacific Coast Highway.

The inadequacy of the Pacific Coast Highway without further provision of traffic control and traffic lights will indeed SIGNIFICANTLY AFFECT MOTORIST/PEDESTRIAN SAFETY if it is not provided for within the general plan.

Additionally the safety of the public with respect to the sea cliffs is as follows, "There are certain potential public safety hazards associated with use of a sea cliff area. For example, rockfalls are potential hazards that could cause personal injury or damage to objects located at the base of the cliff." That is the only reference in the plan addressing the potential safety hazard created by the steep sea cliffs. Anyone WHO HAS BEEN ON THESE SITES will demand a further discussion of the trails to be designed and constructed to deal with the sea cliffs which only a mountain goat can scale at this present time.

page 6

The scant 10 page Environmental Impact Element is an insult to anyone who is familiar with these three beach units.

The impact of the preliminary general plan as proposed in the Environmental Impact Element section addresses the effects on water quality as follows on page 50, "Implementation of the project will have a minimal effect on water quality. Public water contact will not adversely affect off shore water quality. If toilet facilities at the units include septic tanks or leach lines, groundwater flows through the bluffs MAY INCREASE AND GROUNDWATER QUALITY COULD BE ALTERED." There is no question of a doubt that the quality of offshore water would be affected the impact on water quality must be addressed in greater detail.

The effects on aesthetics as discussed on page 51, ".with regard to noise, the bluffs will act as a buffer between activity on the beach and the homes on adjoining properties. Parking lot noise will be comparable to noise levels generated on the Pacific Coast Hwy." The noise impact will not be buffered by the bluffs as anyone who stands on the bluff and calls to a person on the beach will testify. We require a complete study of the noise impact.

Additionally the Environmental Impact Element addresses the question of the effect on human community factors, public service, and public safety as follows on page 51. "Development of the project sites will expose adjacent private development to a higher level of contact with the public than currently exists, PRIMARILY THROUGH AUDIO VISUAL IMPACTS." Certainly the audio visual impact does indeed exist but, it can be documented that the visitors invariably trespass onto private property, REGARDLESS OF SIGN INDICATIONS. The issue of providing public access to these three beach units and protecting the private property owner who is contiguous to these three units is not clearly provided for in this plan. We request further clarification of the way in which this will be accomplished.

Your prompt response is awaited.


Ann Wilder Rudy
32960 Pacific Coast Hwy.
Malibu, Calif. 90265

213-457-9800

31875 West Sealevel Drive
Malibu, California 90265
December 28, 1981

Mr. James M. Doyle, Supervisor
Environmental Review Section
Department of Parks and Recreation
Box 2390
Sacramento, California 95811

Dear Mr. Doyle,

Thank you for sending me a copy of your PRELIMINARY GENERAL
PLAN FOR EL PESCADOR, LA PIEDRA AND EL MATADOR STATE BEACHES.

I'm glad to have had an opportunity to review it as several
important questions arose during my reading. The questions
hinge on vagueness as to plans for supervision and stem from
my concerns for public safety and maximum use of this
important coastal resource for the benefit of the people of
California and the nation.

How can it be that the most populated county in California,
a county with numerous colleges, three universities, a large number
of high schools and junior high schools, a marine museum, a
natural history museum, and a paleontology museum, all with
extensive programs in marine sciences, has not one scrap of
protected mainland coastal study area...no place for citizens
to learn about the workings and inhabitants of the natural
shore...while the last undeveloped stretch of natural rocky and
sandy shoreline and bluffland in Los Angeles and Ventura Counties
is about to be opened to the same uses that have resulted in
decimation of habitat in other areas?

Nearby residents who have been conscientious custodians of
the shoreline, the Cabrillo Beach Marine Museum, people
interested in becoming docents, and marine science teachers
and researchers have expressed interest in participating in a
cooperative effort to manage these beaches and adjacent sands
and waters as a marine study and interpretive area.

The National Park Service, in its draft General Management Plan,
has expressed willingness to provide services there. The
NPS now owns the "connector" land between Charmlee County Park
and the Pacific Coast Highway near El Pescador and is presently
developing a coastal docent program.

A recent National Park Service survey designed to illuminate
barriers to public visitation in the Santa Monica Mountains
shows that many people do not feel safe in unsupervised public
areas. Unfortunately people are less safe in isolated areas

Mr. James M. Doyle, page 2
December 28, 1981

when there are not enough visitors to justify supervision (by current Parks and Recreation standards).

Confidence in State Parks and Recreation policies has been undermined by the high incidence of rape, "exposures" and harrassment of women at unsupervised Point Dume Headlands. For accurate, up to date information about this problem consult Commandey Hayden Findlay, Malibu Sheriff Station (213) 456 6652. His earlier testimony is not reflected in this preliminary plan.

Contrary to paragraph 2 on page 1 of the plan, the Los Angeles County Department of Beaches has excluded El Pescador, El Matador, and La Piedra Beaches from their management contract with the state.

Specific questions concerning public safety on these isolated beaches with submerged rocks, frequent heavy surf, rip currents, and water that is generally warm enough for swimming are:

1. Who will rescue and treat swimmers who go beyond their ability on days when the number of visitors does not warrant lifeguard service? Signs do not deter high risk visitors.
2. Will visitors, particularly women and children, be safe from the kinds of incidents that have been reported increasingly in unsupervised coastal areas in Malibu?
3. How safe will nearby residents be from the same problems?
4. How will visitors summln assistance in emergencies?

I urge you, before finalizing this plan, to look once more at the balance between the problems unsupervised public use will create and the advantages to be gained from cooperation between public and private sectors in preserving, studying and interpreting the last natural bluffs, sands, intertidal and subtidal habitat in the Santa Monica Mountains National Recreation Area.

A marine study and educational center interpreting the seashore of the Santa Monica Mountains National Recreation Area could be viewed as a stumbling block for the coastal access program or a safe creative, innovative expansion of the access program involving cooperation between educational institutions, museums, the California Coastal Commission, State Parks and Recreation, the National Park Service, and volunteers, bringing a new dimension to public involvement

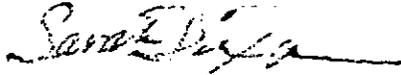
Mr. James M. Doyle, page 3

December 28, 1981

in coastal conservation and enjoyment.

I would be pleased to arrange a meeting between the principals who would be involved in such a plan and look forward to hearing from you.

Sincerely,



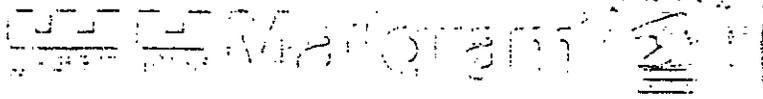
Sarah Dixon

Chairman, Coastal Issues Committee
Santa Monica Mountains National
Recreation Area Advisory Commission

Chairman, Los Angeles County Malibu
Beach Access Committee

cc: Sid Bernstein, President, Malibu Township Council
Robert Chandler, Superintendent, Santa Monica Mountains
National Recreation Area
Supervisor Deane Dana
Pete Dangermond, Jr. Director, State Parks and Recreation
Senator Ed Davis
Joseph Edmiston, Director, Santa Monica Mountains Conservancy
Commander Hayden Findlay, Malibu Sheriff Station
Michael Fisher, Director, California Coastal Commission
Huey Johnson, State Director of Resources
Assemblywoman Marian Lafollette
Joseph Petrillo, Director, California Coastal Conservancy
Kirk Wallace, Superintendent, Santa Monica Mountains Area
State Parks and Recreation
State Parks And Recreation Commission

MAILGRAM SERVICE CENTER
MIDDLETOWN, VA. 22645



4-000408S005003 01/05/82 ICS IPMRNCZ CSP SACB
2 2134579800 MGM TDRN MALIBU CA 01-05 1223A EST

Y JAMES M DOYLE, SUPERVISOR
ENVIRONMENTAL REVIEW SECTION THE CALIFORNIA
DEPT OF PARKS AND RECREATION PO BOX 2390
SACRAMENTO CA 95811

THIS IS A CONFIRMATION COPY OF A TELEGRAM ADDRESSED TO YOU
RE EL PESCADOR, LA PIEDRA AND EL MATADOR STATE BEACHES PRELIMINARY
GENERAL PLANS INCLUDING DRAFT ENVIRONMENTAL IMPACT REPORT. DEAR MR
DOYLE UNDER THE CASE OF HORN V COUNTY OF VENTURA (1979) 24 CAL 3D
605, WHEN ANY GOVERNMENTAL ACTION IS TO BE TAKEN WHICH MAY EFFECT THE
USE OR VALUATION OF ADJOINING PROPERTY NOTICE OF THAT ACTION MUST BE
GIVEN. VERY TRULY YOURS

MR AND MRS AUFHAUSER
SAM ELLIOTT
KATHARINE ROSS
JIM McDONALD
MR AND MRS WOMACK
MR AND MRS DEMOTTO
MR AND MRS MELLE
MR AND MRS J KAUFMAN

PLEASE RESPOND
C/O FRANZ FAMILY 32960 PACIFIC COAST HWY MALIBU CA 90265
32960 PACIFIC COAST HWY
MALIBU CA 90265

00:22 EST

MGMCOMP MGM

LATE

TO Mike ROOM/STA. NO.

FROM William ROOM/STA. NO.

REPRESENTING

DATE 1/5/82 TIME 10:22 PHONE

Telephoned Please Call Was In
 Returned Call Will Call Again Wants To See You
 Information Note and Reply
 Comment Re-route My Signature
 Investigate Return Copy Me
 Contact Me File Forwarded Per Request

MESSAGE/REMARKS
Telegram: See attached

BY

STD 7 (REV. 10-79) STATE OF CALIFORNIA
 COMBINATION OF STD 7 AND 118 (ROUTE SLIP) ANNUAL SAVINGS \$8,300.

MESSAGE

CSP

Regarding El Centro, etc.,
 G.P. _____

While I know the City
 of Ventura, 1979 # 24 CHLED
 305, adjacent landowners will
 be notified about abated govt.
 actions. First report is to
 find out what is going on
 and if it is a problem.

See also
 California
 State Water
 Resources Control Board
 Report # 1979-80
 State Water Resources Control Board
 Report # 1979-80

December 28th, 1981

James M. Doyle, Supervisor
Environmental Review Section
California Department of Parks and Recreation
P.O. Box 2390
Sacramento, California 95811

Re: El Pescador, La Piedra and El Matador State Beaches
Preliminary General Plan, including Draft Environmental
Impact Report.

Dear Mr. Doyle:

The purpose of this communication is to indicate that I have received no notice concerning the above-entitled General Plan and Environmental Impact Report. My property is located at 32832 Pacific Coast Highway and is immediately adjacent to one of the State beach parcels.

Under the case of Horn v. County of Ventura (1979) 24 Cal. 3d 605, when any governmental action is to be taken which may affect the use or valuation of adjoining property, notice of that action must be given.

Within the last week I have seen a November 20, 1981 letter from yourself indicating that comments to the Environmental Impact Report must be received prior to January 5, 1982. Since I have not seen that Environmental Impact Report or the General Plan which accompanies it, I am not in a position to comment by the deadline date noted.

I therefore request proper notice of the State's action in this area and an extension of the time within which to comment upon the involved draft Environmental Impact Report.

Very truly yours,

Thomas D. Hennesy
32832 Pacific Coast Highway
Malibu, California 90265

TDH/awr
cc: The Honorable Ed Davis
Senator, Nineteenth District

December 22, 1981

James M. Doyle, Supervisor
Environmental Review Section
California Department of Parks and Recreation
P. O. Box 2390
Sacramento, California 95811

Re: El Pescador, La Piedra and El Matador State Beaches
Preliminary General Plan, including Draft Environmental Impact
Report

Dear Mr. Doyle:

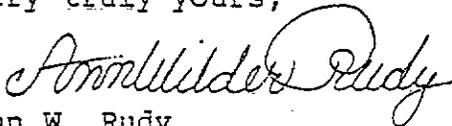
The purpose of this communication is to indicate that I have received no notice concerning the above-entitled General Plan and Environmental Impact Report. My property is located at 32960 Pacific Coast Highway and is immediately adjacent to one of the State beach parcels.

Under the case of Horn v. County of Ventura (1979) 24 Cal.3d 605, when any governmental action is to be taken which may affect the use or valuation of adjoining property, notice of that action must be given.

Within the last week I have seen a November 20, 1981 letter from yourself indicating that comments to the Environmental Impact Report must be received prior to January 5, 1982. Since I have not seen that Environmental Impact Report or the General Plan which accompanies it, I am not in a position to comment by the deadline date noted.

I therefore request proper notice of the State's action in this area and an extension of the time within which to comment upon the involved draft Environmental Impact Report.

Very truly yours,



Ann W. Rudy
32960 Pacific Coast Highway
Malibu, California 90265

AWR/je
cc: The Honorable Ed Davis
Senator, Nineteenth District

West Malibu Community Council

INCORPORATED 1948

December 29, 1981

Department of Parks and Recreation
P. O. Box 2390
Sacramento, California 95811

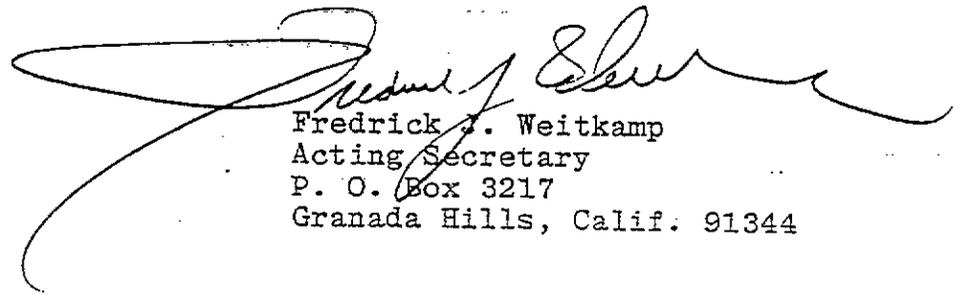
SUBJECT: El Pescador, La Piedra and El Matador State Beaches
Preliminary General Plan, including Draft Environmental
Impact Report

Gentlemen:

The West Malibu Community Council respectfully requests an extension of the January 5, 1982 date as set forth in letter of November 20, 1981 from the Environmental Review Section.

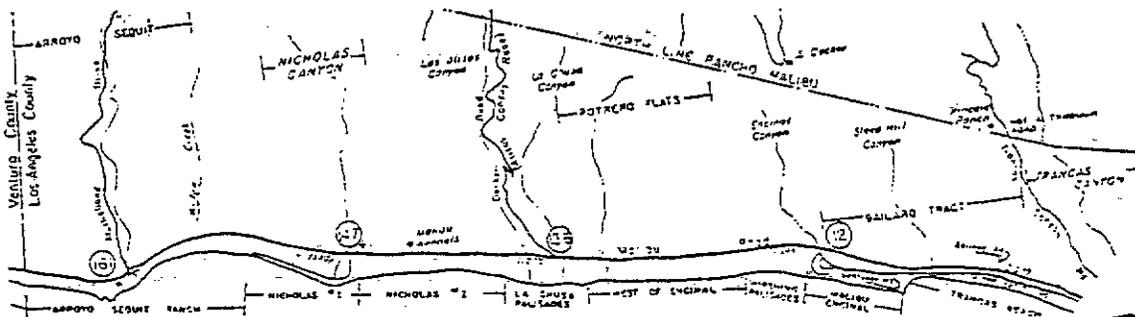
The reason for this request is that the report was received at a time when the members of this Council were engaged in holiday preparations and have not had adequate time to review the Draft Environmental Impact Report and prepare appropriate comments thereon.

Very truly yours,



Fredrick J. Weitkamp
Acting Secretary
P. O. Box 3217
Granada Hills, Calif. 91344

FJW:s



West Malibu Community Council

INCORPORATED 1948
December 29, 1981

James M. Doyle, Supervisor
Environmental Review Section
Department of Parks & Recreation
P. O. Box 2390
Sacramento, Calif. 95811

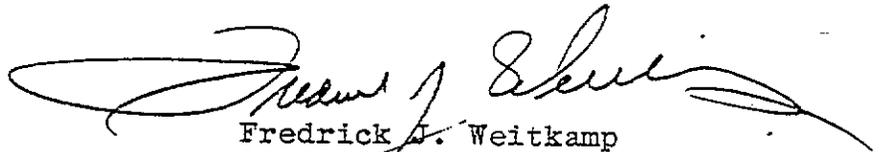
SUBJECT: El Pescador, La Piedra and El Matador State Beaches
Preliminary General Plan, including Draft Environ-
mental Impact Report

Gentlemen:

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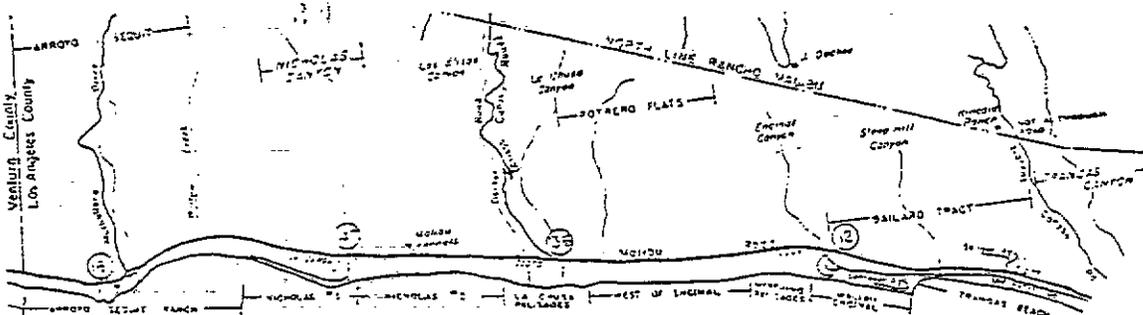
The reason for this request is that the report was received at a time when the members of this Council were engaged in holiday preparations and have not had adequate time to review the Draft Environmental Impact Report and prepare appropriate comments thereon.

Very truly yours,



Fredrick J. Weitkamp
Acting Secretary

FJW:s



December 28th, 1981

James M. Doyle, Supervisor
Environmental Review Section
California Department of Parks and Recreation
P.O. Box 2390
Sacramento, California 95811

Re: El Pescador, La Piedra and El Matador State Beaches
Preliminary General Plan, including Draft Environmental Impact Report.

Dear Mr. Doyle:

The purpose of this communication is to indicate that we have received no notice concerning the above-entitled General Plan and Environmental Impact Report. Our properties are located immediately adjacent to at least one of the State beach parcels.

Under the case of Horn v. County of Ventura (1979) 24 Cal. 3d 605, when any governmental action is to be taken which may affect the use or valuation of adjoining property, notice of that action must be given.

Within the last week we have seen a November 20, 1981 letter from yourself indicating that comments to the Environmental Impact Report must be received prior to January 5, 1982. Since we have not seen that Environmental Impact Report or the General Plan which accompanies it, we are not in a position to comment by the deadline date noted.

We therefore request proper notice of the State's action in this area and an extension of the time within which to comment upon the involved draft Environmental Impact Report.

page 1 of 2

RECEIVED

DEC 28 1981

RPI

1 - 2902

page 2 of 2

Very truly yours,

[Faint handwritten text]
Name Address

Name Address

Name Address

Mr & Mrs John T. Condit Jr. 33014 PCH, Box 66, W. Ltn 90265
Name Address

Mr & Mrs G. W. Wamack 33000 Pac. Coast Hwy.
Name Address

Name Address

December 22, 1981

James M. Doyle, Supervisor
Environmental Review Section
California Department of Parks and Recreation
P. O. Box 2390
Sacramento, California 95811

Re: El Pescador, La Piedra and El Matador State Beaches
Preliminary General Plan, including Draft Environmental Impact
Report

Dear Mr. Doyle:

The purpose of this communication is to indicate that I have received no notice concerning the above-entitled General Plan and Environmental Impact Report. My property is located at 32960 Pacific Coast Highway and is immediately adjacent to one of the State beach parcels.

Under the case of Horn v. County of Ventura (1979) 24 Cal.3d 605, when any governmental action is to be taken which may affect the use or valuation of adjoining property, notice of that action must be given.

Within the last week I have seen a November 20, 1981 letter from yourself indicating that comments to the Environmental Impact Report must be received prior to January 5, 1982. Since I have not seen that Environmental Impact Report or the General Plan which accompanies it, I am not in a position to comment by the deadline date noted.

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Very truly yours,



Ann W. Rudy
32960 Pacific Coast Highway
Malibu, California 90265

AWR/je
cc: ✓ The Honorable Ed Davis
Senator, Nineteenth District

January 4th, 1982

James M. Doyle, Supervisor
Environmental Review Section
California Department of Parks and Recreation
P.O. Box 2390
Sacramento, California 95811

Re: El Pescador, La Piedra and El Matador State Beaches
Preliminary General Plan, including Draft Environmental
Impact Report.

Dear Mr. Doyle:

The purpose of this communication is to indicate that I have received no notice concerning the above-entitled General Plan and Environmental Impact Report. My property is located at 32764 Pacific Coast Highway and is immediately adjacent to one of the State beach parcels.

Under the case of Horn v. County of Ventura (1979) Cal. 3d 605, when any governmental action is to be taken which may affect the use or valuation of adjoining property, notice of that action must be given.

Within the last week I have seen a November 20, 1981 letter from yourself indicating that comments to the Environmental Impact Report must be received prior to January 5, 1982. Since I have not seen that Environmental Impact Report or the General Plan that accompanies it, I am not in a position to comment by the deadline date noted.

I therefore request proper notice of the State's action in this area and an extension of the time within which to comment upon the involved draft Environmental Impact Report.

Very truly yours,

Lucille M. Gunn

Mrs. L. Gunn
32764 Pacific Coast Highway
Malibu, California 90265

Bledstein & Lauber

LAW CORPORATION

MARIA BLENSTEIN
FRED LAY LAUBER
DAVID BLASNEW
ELLIOT BLASNER
LESLIE EILEY LORAN

1611 VENTURA BOULEVARD
SUITE 201
ENCINO, CALIFORNIA 91436
TELEPHONE (818) 352-0801

REPLY TO ENCIENO OFFICE

100 S. FLOWER STREET, SUITE 2200
LOS ANGELES, CALIFORNIA 90017
TELEPHONE (213) 572-1902

January 5, 1982

James M. Doyle, Supervisor
Environmental Review Section
California Department of Parks & Recreation
P.O. Box 2390
Sacramento, California 95811

Re: El Pescador, La Piedra and El Matador
State Beaches General Plan

Dear Mr. Doyle:

Please be advised that the undersigned represents Mr. & Mrs. Arthur Franz and other Malibu residents similarly situated with regard to the above-referenced matter. As you are aware, the Franz' own the real property located at 32960 Pacific Coast Highway, Malibu, California. As you are also well aware, said parcel is adjacent to and substantially affected by the proposed state beaches.

It is our opinion that based on the facts as stated hereinabove, the Fourteenth Amendment to the United States Constitution, California Government Code and case law in the State of California, the adjacent landowners to the state beaches referred to hereinabove, such as my clients, are required to be given notice and an opportunity to be heard before regulatory actions which substantially affect our clients property rights are adopted. It is submitted that my clients have not been given proper and adequate notice or an opportunity to be heard. Indeed, in all but one case, not notice

James M. Doyle, Supervisor
January 5, 1982
Page TWO

at all was given. In the one case where notice was given, the notice provided for a comment period from November 20, 1981 the date of the letter to January 5, 1982. It is respectfully submitted that the attempt comment period was woefully inadequate for the major issues involved. In addition the timing of the comment period to coincide with the holiday season was impractical and unjust.

The purpose of this letter is to respectfully request a new, further and additional comment period to a specific date certain in order that the affected property owners be given an adequate opportunity to be heard.

In support of our position I would respectfully refer you to California Government Code §§ 65800 et. seq. and the recent California Supreme Court case of Scott vs. City of Indian Wells, 6 C. 3d 541, 99 Cal. Rptr. 745 at 749 where the Court stated:

"(C)ommon sense and wise public policy . . . require an opportunity for property owners to be heard before ordinances which substantially affect their property rights are adopted . . . " (Kissinger v. City of Los Angeles (1958) 161 Cal. App. 2d 454 464, 327 P. 2d 10, 17.) Indeed, the due process clause of the Fourteenth Amendment requires "at a minimum . . . that deprivation of life, liberty or property by adjudication be preceded by notice and opportunity for hearing . . . " (Mullane v. Central Hanover Bank & Trust Co., (1950) 339 U.S. 306, 313, 70 S.Ct. 652, 656, 657, 94 L.Ed. 865.) . . . does not deprive an adjacent landowner of his property, but, it is clear that the individual's interest in his property is often affected by local land use controls, and the "root

James M. Doyle
January 5, 1982
Page THREE

requirement" of the due process clause is "that an individual be given an opportunity for a hearing before he is deprived of any significant property interest, except for extraordinary situations where some valid governmental interest . . . justifies postponing the hearing until after the event. . . ." (Boddie v. Connecticut (1971) 401 U.S. 371, 379, 91 S.Ct. 780, 786, 28 L.Ed. 2d 113, *italic in original*, fns. omitted.)

We are satisfied that . . . owes adjoining landowners a duty to hear their views, and a duty to consider the proposed development with respect to its effect on all neighboring property owners.

Finally, while our clients have no desire to be litigious; if necessary, we will take any action we deem appropriate to best protect our clients' substantial property interests in this matter. The trend in California is that the Courts are giving closer scrutiny to governmental action in the area of governmental regulation and subjecting same to stricter review. (See, Topanga Assn., etc., et al., v. Los Angeles, 11 C. 3d 506, 113 Cal. Rptr. 836 (1974)).

I will hold my file in abeyance pending your anticipated expeditious response.

Very truly yours,

BLEDSTEIN & LAUBER

Fred Jay Lauber
FJL/ik

cc: Mr. & Mrs. Franz