

5.12 RECREATION

5.12.1 Environmental Setting

Regulatory Background

The General Plan is primarily a policy document that sets goals and policies concerning the community and gives direction to growth and development. In addition, it outlines the programs that were developed to accomplish the goals and policies of the general plan. California Code Section 65302(1) and 65302(e) require that each local government prepare and adopt a Safety Element and an Open Space and Recreation Element as components of its General Plan.

Malibu Municipal Code

According to Title 16 Subdivisions, Chapter 16.36, Park and Recreational Dedications and Fees, every subdivider shall be required to, and shall, dedicate a portion of land or pay a fee in lieu thereof, or a combination of both, at the option of the city, for the purpose of providing park or recreational facilities reasonably related to serving the development. The California Planning, Zoning, and Development Laws (Section 66477, Quimby Act) allow a jurisdiction to establish requirements for the dedication of local park acreage, in lieu fees, or a combination of both for residential developments. In addition, M.M.C. Chapter 17.58 requires a parkland development fee be paid for each dwelling unit prior to certificate of occupancy. Pursuant to the Municipal Code, the City is responsible for evaluating residential development proposals to determine whether dedication of land, payment of in lieu fees, or a combination of both should be required as conditions of approval.

Existing Conditions

The City owns and manages several parks in the vicinity of the proposed project area. Additional parks and beaches in the City are owned and operated by state, county, and federal agencies. A list of parks and beaches has been included below. The City has completed a Parks and Recreation Master Plan in 2012 (expected to be adopted by City Council in May 2013) which addresses a study area that includes both incorporated City lands and unincorporated areas within the City's sphere of influence. The City lies completely within the Santa Monica Mountains National Recreation Area (SMMNRA), which is administered by the National Park Service. Due to the City's location, residents have immediate access to the recreation areas of seven large national and state parks. Although the City is within the SMMNRA boundaries, the City only owns a small portion of the recreational land available to the residents of the City and surrounding areas.

The City owns and operates the Charmlee Wilderness Park, Malibu Bluffs Park, Las Flores Creek Park, and Trancas Canyon Park. The City is responsible for the management of the Malibu Equestrian Center through a lease from the Santa Monica-Malibu Unified School District. The City also manages and owns the Michael Landon Center and the sports fields at Malibu Bluffs Park. The City Parks and Recreation Department has staff at the Landon Center. Other recreations facilities within the City are owned and operated by Los Angeles County. These recreation facilities include Nicholas Canyon Beach and Zuma County Beach. The county also operates Dan Blocker State Beach, Las Tunas State Beach, and Westward Beach (part of Point Dume State Beach). The City has no jurisdiction at any of the beaches within the City limits. The State of California Department of Parks and Recreation owns and manages Malibu Lagoon State Park, Malibu Pier, Malibu Creek State Park, Point Dume State Preserve, and Robert H. Meyer Memorial State Beach. Provided below is a list of City parks and beaches. The county and the Mountains Recreation and Conservation Authority (MRCA) and the State Coastal Conservancy also maintain 29 public vertical accessways to the beach throughout the City. The remaining 23 vertical accessways are pending construction and maintenance agreements.



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Malibu Bluffs Park

The City owned portion of Malibu Bluffs Park consists of two baseball fields, a multipurpose field, the Michael Landon Center, picnic benches, viewing areas, a tot park and an 81-space parking lot. State park land surrounds Malibu Bluffs Park to the south and west. Malibu Bluffs Park has onsite restrooms that include permanent and portable facilities. The City's Parks and Recreation Master Plan found that Malibu Bluffs Park is heavily used, and onsite parking lot does not adequately serve park patrons during peak times. However, the park facilities were found to be in "excellent" and "good" condition, with the exception of fencing and backstops, which were in "fair" condition.

5.12.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- R-1 Would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- R-2 Includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

5.12.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.15-1: The proposed project would generate 14 additional residents that would increase the use of existing park and recreational facilities. [Threshold R-1]

Impact Analysis: According to the 2010 Census, the City of Malibu has a population of 12,645 and an average household size of 2.87 people. The proposed creation of five units would therefore increase the population of the City by approximately 15 people, or less than 0.0125 percent of the population. This slight population increase would not cause a significant strain on the infrastructure of the City of Malibu. Impacts associated with population growth would be less than significant.

Impact 5.15-2: Project implementation would result in environmental impacts to provide new and/or expanded recreational facilities. [Threshold R-2]

Impact Analysis:

The proposed project is for the development of five single-family homes and the dedication of land (Lot 7) to the City of Malibu to expand Malibu Bluffs Park by 1.74 acres to the east and northeast. Bluffs Park currently has two baseball fields and an 81-space parking lot. There are 40 additional parallel parking spaces along Winter Mesa Drive. The proposed project will dedicate Lot 7 to the City. The recreational area has yet to be designed and would not be developed as part of this project. Although no recreational improvements would be permitted as part of the applicant's current proposal, the land dedication is intended to expand Bluffs Park. Therefore, active recreation areas and an

expanded parking lot are all foreseeable future uses. As described in Chapter 3, *Project Description*, at this time the City believes that the recreational area may be used as a baseball field or a skate park. In addition, a portion of Lot 7 may be developed with a parking lot for Bluffs Park open to the general public, a City-owned maintenance shed, and passive recreational uses such as public sitting areas and picnic tables. The new parking lot could contain up to 94 parking spaces. Throughout this DEIR, both recreational options, the baseball field or skate park, have been analyzed. As shown throughout this DEIR, development of these active recreational uses would not result in any significant and unavoidable impacts related to aesthetics, air quality, biological resources, cultural resources, greenhouse gas emissions, fire hazards, noise or traffic. The expansion of the Bluffs Park would be processed as a separate action by the City of Malibu; would be subject to all of the requirements of the General Plan, Municipal Code, and LCP; and would be a discretionary action subject to the California Environmental Quality Act (CEQA).

The 2012 Parks and Recreation Master Plan found that Malibu Bluffs Park is heavily used, and onsite parking lot does not adequately serve park patrons during peak times. The park's facilities were found to be in "excellent" and "good" condition, with the exception of fencing and backstops, which were in "fair" condition. The residential project itself generates 15 additional people who would use the existing park facilities at Bluffs Park, but not to such an extent as to cause physical deterioration. The proposed project's dedication of Lot 7 would benefit the City by providing additional park land, active recreation space, and onsite vehicle parking for Bluffs Park.

5.12.4 Cumulative Impacts

Recreational needs of the future residents within the proposed project and other cumulative development within the City of Malibu would add to local and regional demand for parks and recreation opportunities. The Quimby Act allows a jurisdiction to establish requirements for the dedication of local park acreage, in-lieu fees, or a combination of both for residential developments. Pursuant to the Malibu Municipal Code, the City is responsible for evaluating residential development proposals to determine whether dedication of land, payment of in-lieu fees, or a combination of both should be required as conditions of approval. As a result, new parks and trails are developed as residential development occurs. Although the project may cumulatively contribute to an increase in the need for recreation facilities in the City, compliance with the existing regulations would mitigate cumulative impacts on parks and recreational facilities. There are no cumulative impacts.

5.12.5 Existing Regulations and Standard Conditions

- City of Malibu General Plan
- City of Malibu Local Coastal Program Land Use Plan
- City of Malibu LCP Local Implementation Plan
- Malibu Municipal Code
- City of Malibu Parks and Recreation Plan (subject to final adoption by City Council)

5.12.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.12-1 and 5.12-2.

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5.12.7 Mitigation Measures

No mitigation measures are necessary

5.12.8 Level of Significance After Mitigation

No significant unavoidable adverse impacts related to recreation have been identified.