

sites M1 through M10 (as described in Table 1-1 and shown on Figures 1 to 5) are the “Project Site” for purposes of this Initial Study.

**TABLE 1-1
MALIBU COASTAL ACCESS PWP PUBLIC BEACH ACCESSWAYS**

| Site No. | Beach | Site Address and Assessor's Parcel Number (APN) | Type of Public Ownership | Status of Public Access |
|-----------------|-----------------------|--|---|--|
| D1 | Las Tunas Beach | 19016 Pacific Coast Highway APN 4449-003-077 | Vertical access easement and lateral access easement held by MRCA | Unimproved, proposed for development in the PWP |
| | | 19020 Pacific Coast Highway APN 4449-003-076 | Vertical access deed restriction and lateral access deed restriction in favor of the public | |
| D2 ¹ | Las Tunas Beach | Between 19620 and 19562 Pacific Coast Highway APNs 4449-007-900 through 904 | Fee title owned by MRCA | Overlook open (no beach access): Miramar; proposed for development in the PWP |
| M1 ² | Big Rock Beach | Between 19812 & 19768 Pacific Coast Highway Between APN 4449-008-011 & 012 | Fee title owned by SMMC | Overlook open (no beach access): Dolphin View Coastal Overlook |
| M2 ³ | Big Rock Beach | 20500 Pacific Coast Highway Between APN 4450-005-086 & 048 | Fee title owned by SMMC | Unimproved, approved coastal development permit |
| M3 ⁴ | Las Flores Beach | 20802 Pacific Coast Highway APN 4450-007-027 | Vertical access easement and lateral access easement held by MRCA | Unimproved, pending coastal development permit |
| D3 | La Costa Beach | 21554 Pacific Coast Highway APN 4451-002-010 | Vertical access deed restriction and lateral access deed restriction in favor of the public | Unimproved, proposed for development in the PWP |
| D4 | Carbon-La Costa Beach | Between 21746 and 21660 Pacific Coast Highway APNs 4451-003-900, 4451-004-900 | Fee title owned by SMMC | Unimproved, proposed for development in the PWP |
| M4 | Carbon Beach | 22126 Pacific Coast Highway APN 4451-006-039 | Vertical access easement and lateral access easement held by MRCA | Accessway open: Carbon Beach East Access |
| M5 ⁵ | Carbon Beach | 22466 Pacific Coast Highway APN 4452-002-021 | Vertical access easement held by MRCA and lateral access easement held by SLC | Accessway open: Carbon Beach West Access |
| M6 ⁶ | Surfrider Beach | 23000 Pacific Coast Highway APNs 4452-005-901, 902 | Fee title property owned by CDPR* and fee title property owned by County of Los Angeles | Accessway open, proposed for new development, pending fee title transfer prior to construction |
| M7 | Amarillo Beach | 24038 Malibu Road APN 4458-009-900 | Fee title owned by MRCA | Accessway open: Malibu Road East Access |
| M8 | Latigo Beach | 26500 Latigo Shore Drive APN 4460-019-146, 147, 148, 149, 150 | Vertical access easement and lateral access easement held by MRCA | Accessway open: Latigo Shores Beach Access |

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|------------------|-----------------|---|--|--|
| D5 | Escondido Beach | 27348 & 27400 Pacific Coast Highway APNs 4460-030-042, 4460-030-043 | Vertical access easement held by MRCA and lateral access easement held by SLC | Accessway open, proposed for new development in the PWP |
| M9 | Escondido Beach | 27420-27428 Pacific Coast Highway APN 4460-030-048 | Vertical access easement, public parking easement, and lateral access easement held by MRCA | Accessway open: Escondido Beach Access |
| D6 ⁷ | Escondido Beach | 27700 Pacific Coast Highway APN 4460-031-007 | Vertical access deed restriction lateral access deed restriction in favor of the public | Unimproved, proposed for development in the PWP |
| D7 | Escondido Beach | 27910 & 27920 Pacific Coast Highway APN 4460-032-017, 4460-032-018 | Vertical access easement and public parking easement held by SMMC, lateral access deed restriction in favor of the public | Unimproved, proposed for development in the PWP |
| M10 ⁸ | Lechuza Beach | Between the terminus of West Sea Level Drive and the terminus of East Sea Level Drive Numerous APNs ⁹ | Pedestrian easements on West Sea Level Drive and East Sea Level Drive held by MRCA, 22 fee title beachfront parcels held by MRCA, land-locked fee title property known as Lot I on Broad Beach Road, across from Bunnie Lane held by MRCA, vertical access easement adjacent to Lot I held by MRCA | Accessway open, proposed for new development, pending final construction plans |

NOTES:

MRCA = Mountains Recreation and Conservation Authority; SMMC = Santa Monica Mountains Conservancy;
SLC = State Lands Commission; CDPR = California Department of Parks and Recreation

¹ Site D2 is open as a coastal overlook only.

² Site M1 is open as a coastal overlook only.

³ Site M2 has an approved coastal development permit, pending final construction plans.

⁴ A coastal development permit for Site M3 is pending review by the City of Malibu. Site M3 is currently not improved for public access.

⁵ Site M5 consists of existing lighting along the walls of the accessways. No change is proposed to the existing lighting and no new lighting is proposed for Site M5 in the PWP.

⁶ New public access improvements are proposed for Site M6 under a Consent Cease and Desist Order issued by the California Coastal Commission to the Malibu Inn Hotel for Coastal Act violations. Site M6 consists of one parcel owned by CDPR and one parcel owned by the County of Los Angeles (County). A fee title transfer of the County-owned parcel to the MRCA is necessary prior to the construction of public access improvements at Site M6.

⁷ Site D6 is open for public access.

⁸ A coastal development permit for Site M10 is pending review by the City of Malibu. New public access improvements at Site M10 are pending under a proposed settlement agreement with the homeowners' association.

⁹ 4470-001-900, 4470-024-900, 901, 4470-021-900, 4470-028-900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918

In addition to Coastal Commission approval of the PWP, the accessways proposed for development in the PWP would be subject to authorizations required by other agencies (Responsible Agencies for purposes of CEQA). Permits and approvals that could be required are shown in Table 1-2, *Permits and Approvals for Development Sites*.