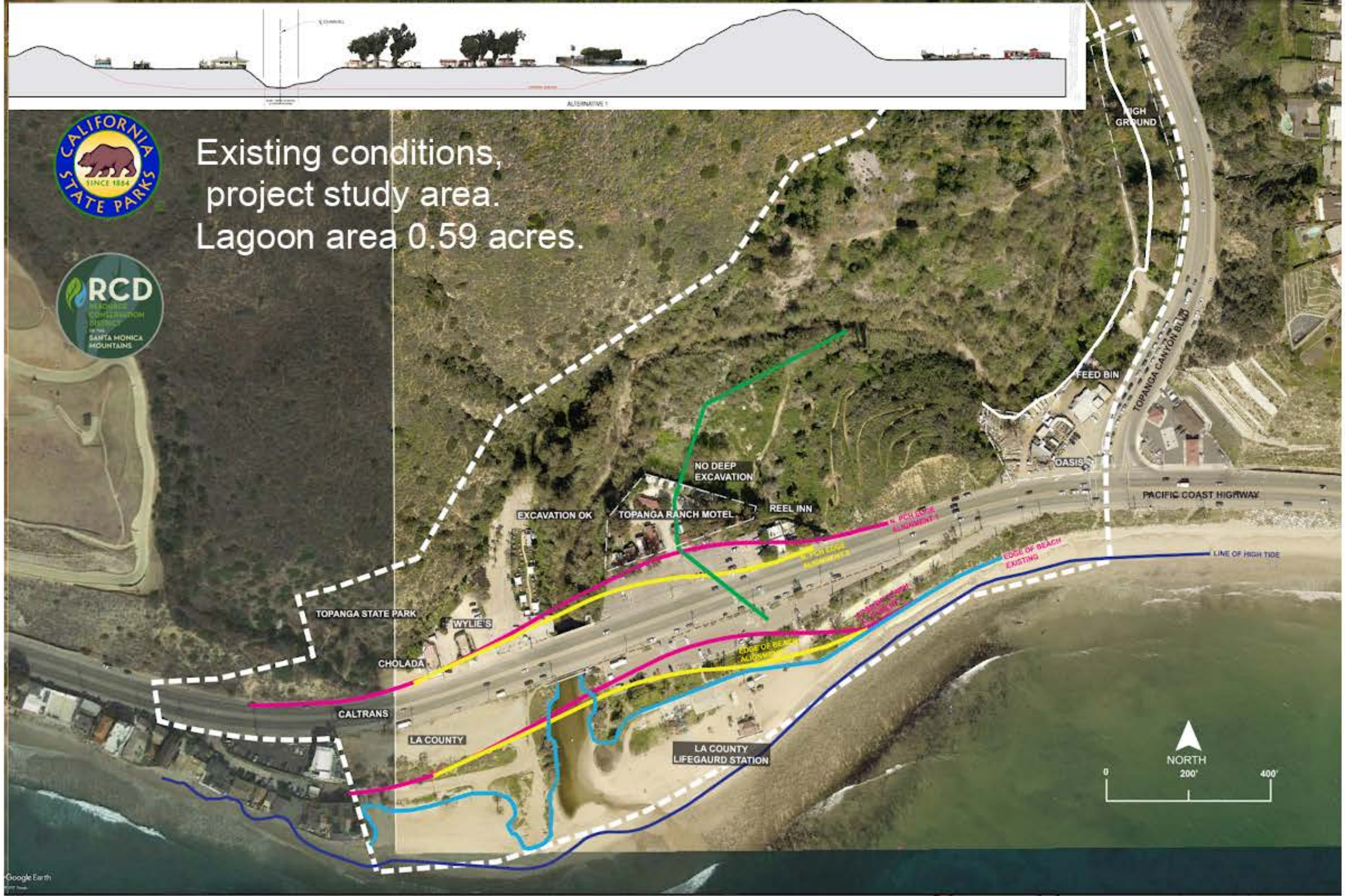
Welcome to breakout room number:
1

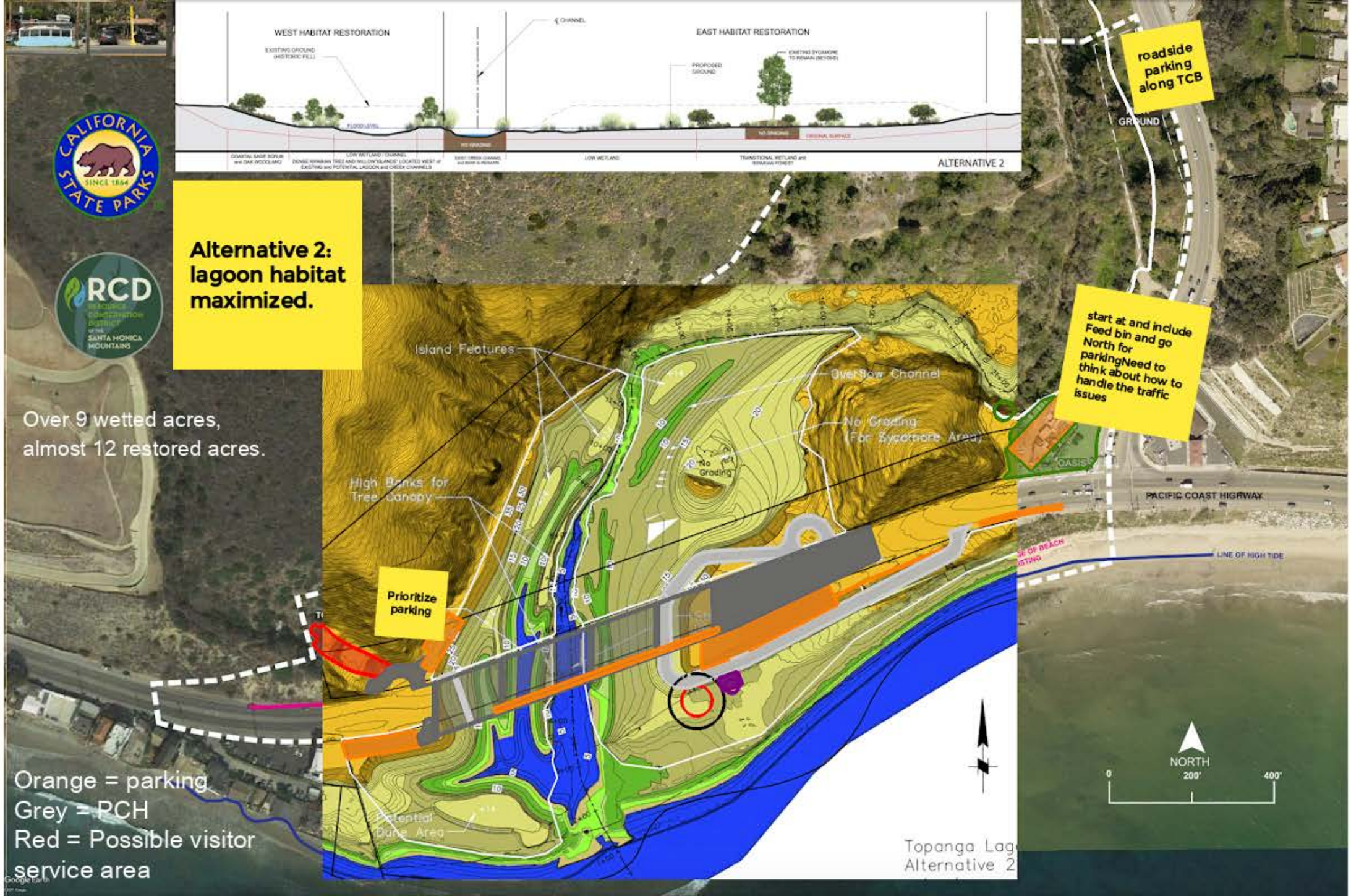
Facilitated by: Rosi

Participant Names:
Steve Bylin
Bonnie Clarfield Bylin
Susan Klenner
Noa Rishe Kahille
Scott Thomas

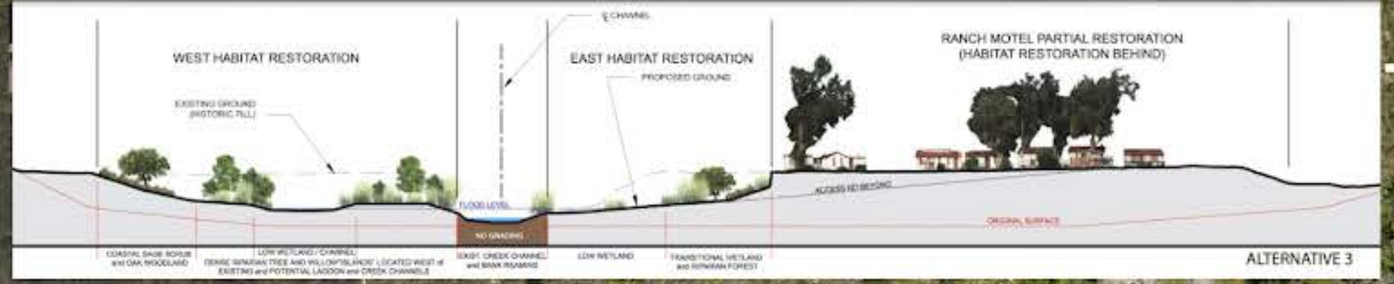
Directions/Focus:
- We will review each alternative.
-Need your feedback on priorities.
-Identify where things should get moved.

Historic conditions 1924.
Los Angeles City Public Library
This shows the original alignment of Pacific Coast Highway.
Lagoon area almost 30 acres. PCH bridge was over 200 feet long.


Existing conditions,
project study area.
Lagoon area 0.59 acres.
CALIFORNIA STATE PARKS
SINCE 1864
RCD
SANTA MONICA MOUNTAINS
HIGH GROUND
FEED BIN
TOPANGA CANYON BLVD
OASIS
PACIFIC COAST HIGHWAY
NO DEEP EXCAVATION
REEL INN
EXCAVATION OK
TOPANGA RANCH MOTEL
EDGE OF BEACH EXISTING
LINE OF HIGH TIDE
TOPANGA STATE PARK
WYLIE'S
CHOLADA
CALTRANS
LA COUNTY
LA COUNTY LIFEGAURD STATION
NORTH
0
200'
400'
Google Earth


WEST HABITAT RESTORATION
EAST HABITAT RESTORATION
ALTERNATIVE 2
roadside parking along TCB
GROUND
Alternative 2: lagoon habitat maximized.
start at and include Feed bin and go North for parkingNeed to think about how to handle the traffic issues
Island Features
Overflow Channel
No Grading (For Sycamore Area)
No Grading
High Banks for Tree Canopy
Prioritize parking
Potential Dune Area
OASIS
PACIFIC COAST HIGHWAY
LINE OF HIGH TIDE
NORTH
0
200'
400'
Topanga Lag
Alternative 2
Over 9 wetted acres, almost 12 restored acres.
Orange = parking
Grey = PCH
Red = Possible visitor service area

Topanga Canyon Blvd:
Area for potential
visitor services
Top of slope
Relocate Ranch Motel cabins and repurpose as community center?
like the idea of moving overnight accommodations along TCBLots of degraded habitat so potential for development need to prevent impacts to creek
CREEK
Glamping less attractive than more formal accommodations may attract more local use than wider audience
Tiny cabins might be cool!
Maybe make more retail opportunities like Malibu Creek
OASIS
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HI



Alternative 3: Ranch Motel retained

could be other types of retail operations?

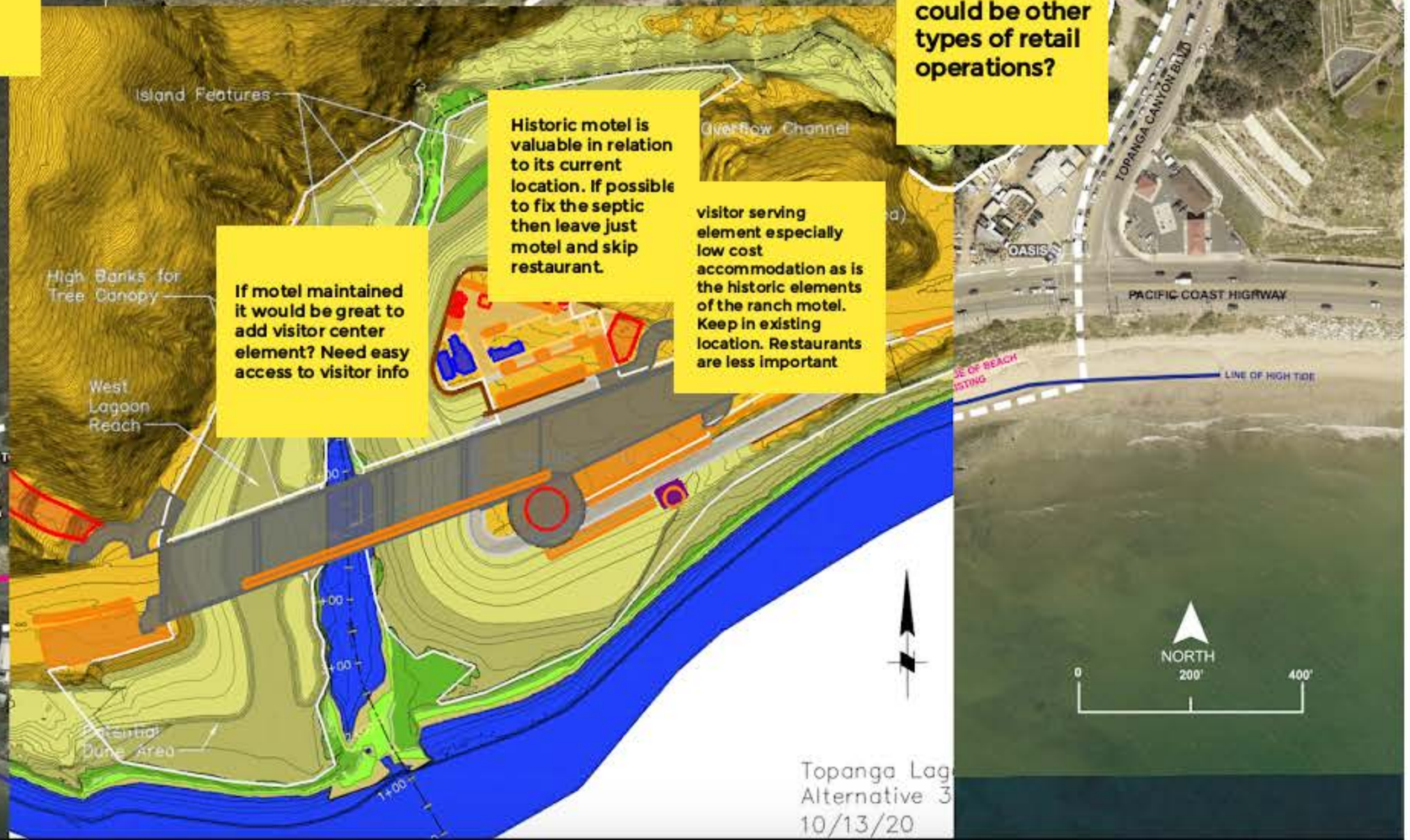
Historic motel is valuable in relation to its current location. If possible to fix the septic then leave just motel and skip restaurant.

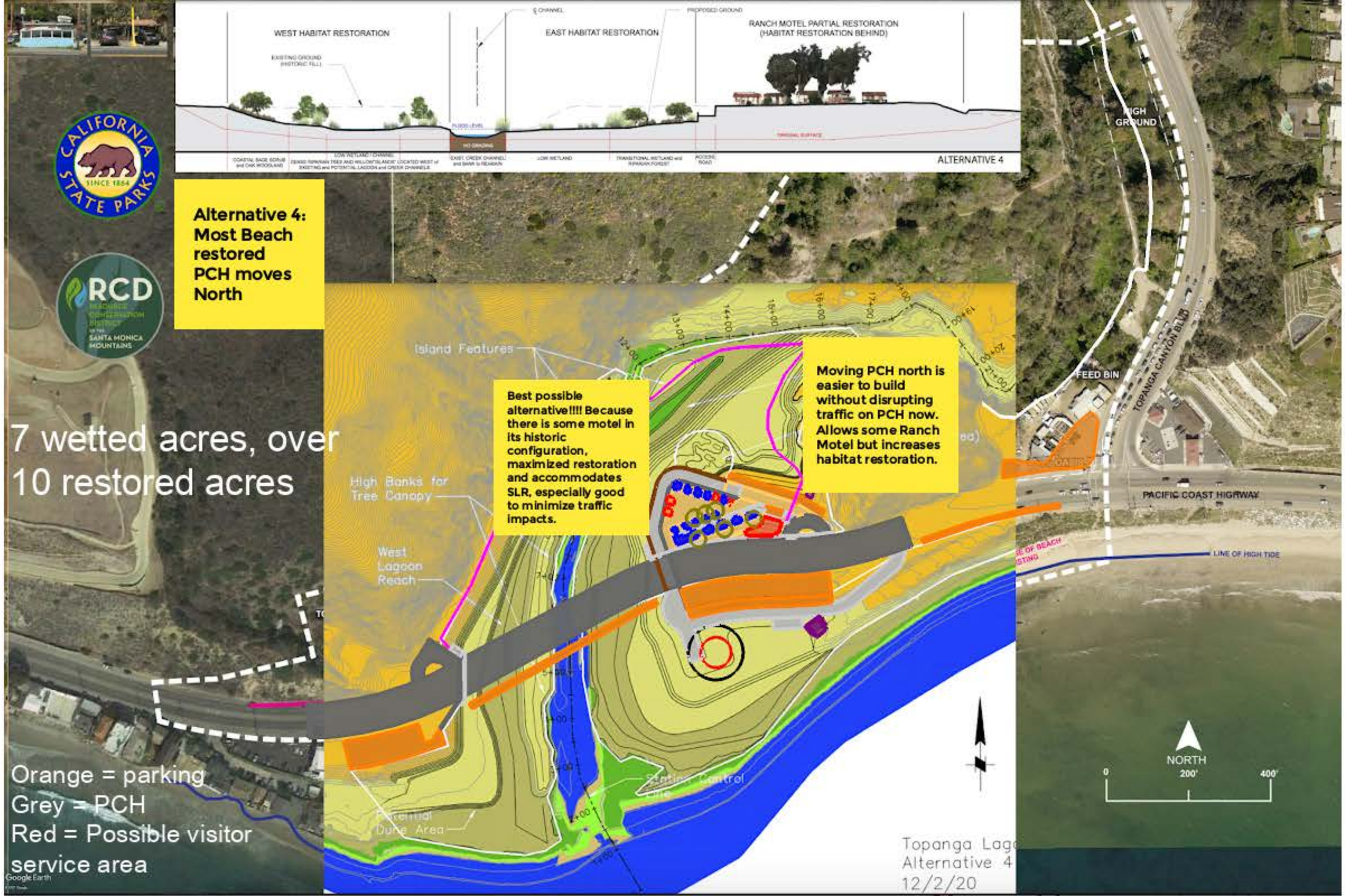
visitor serving element especially low cost accommodation as is the historic elements of the ranch motel. Keep in existing location. Restaurants are less important

If motel maintained it would be great to add visitor center element? Need easy access to visitor info

7 wetted acres, over 9 restored

Orange = parking
Grey = PCH
Red = Possible visitor service area




WEST HABITAT RESTORATION
EAST HABITAT RESTORATION
RANCH MOTEL PARTIAL RESTORATION
(HABITAT RESTORATION BEHIND)
ALTERNATIVE 4
Alternative 4:
Most Beach restored
PCH moves North
7 wetted acres, over 10 restored acres
Island Features
High Banks for Tree Canopy
West Lagoon Reach
Best possible alternative!!!! Because there is some motel in its historic configuration, maximized restoration and accommodates SLR, especially good to minimize traffic impacts.
Moving PCH north is easier to build without disrupting traffic on PCH now. Allows some Ranch Motel but increases habitat restoration.
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HIGHWAY
LINE OF HIGH TIDE
NORTH
0
200'
400'
Orange = parking
Grey = PCH
Red = Possible visitor service area
Topanga Lag
Alternative 4
12/2/20

Five takeaways to share with the whole group:

1. Lagoon restoration most important!!!! Everything else should contribute to that end.

2. Alt 4 North PCH alignment good to leave traffic unimpacted during construction.

3. Motel is important but does not need to be the full size but historic fabric important but maybe move to TCB .

4. Use TCB for parking and more is better

5. More services could reduce places for transient population to hide, trails would also be good and visitor center info

Name of participant who will share results of conversation:
Bonnie Clarfield-Bylin

2

Welcome to breakout room number:

Jerry West

Facilitated by:

Directions/Focus:
- We will review each alternative.
-Need your feedback on priorities.
-Identify where things should get moved.

Participant Names:

Aaron Chiang LA County Public Works
Brody- Topanga Resident, RCD Board Member
Mark Abramson

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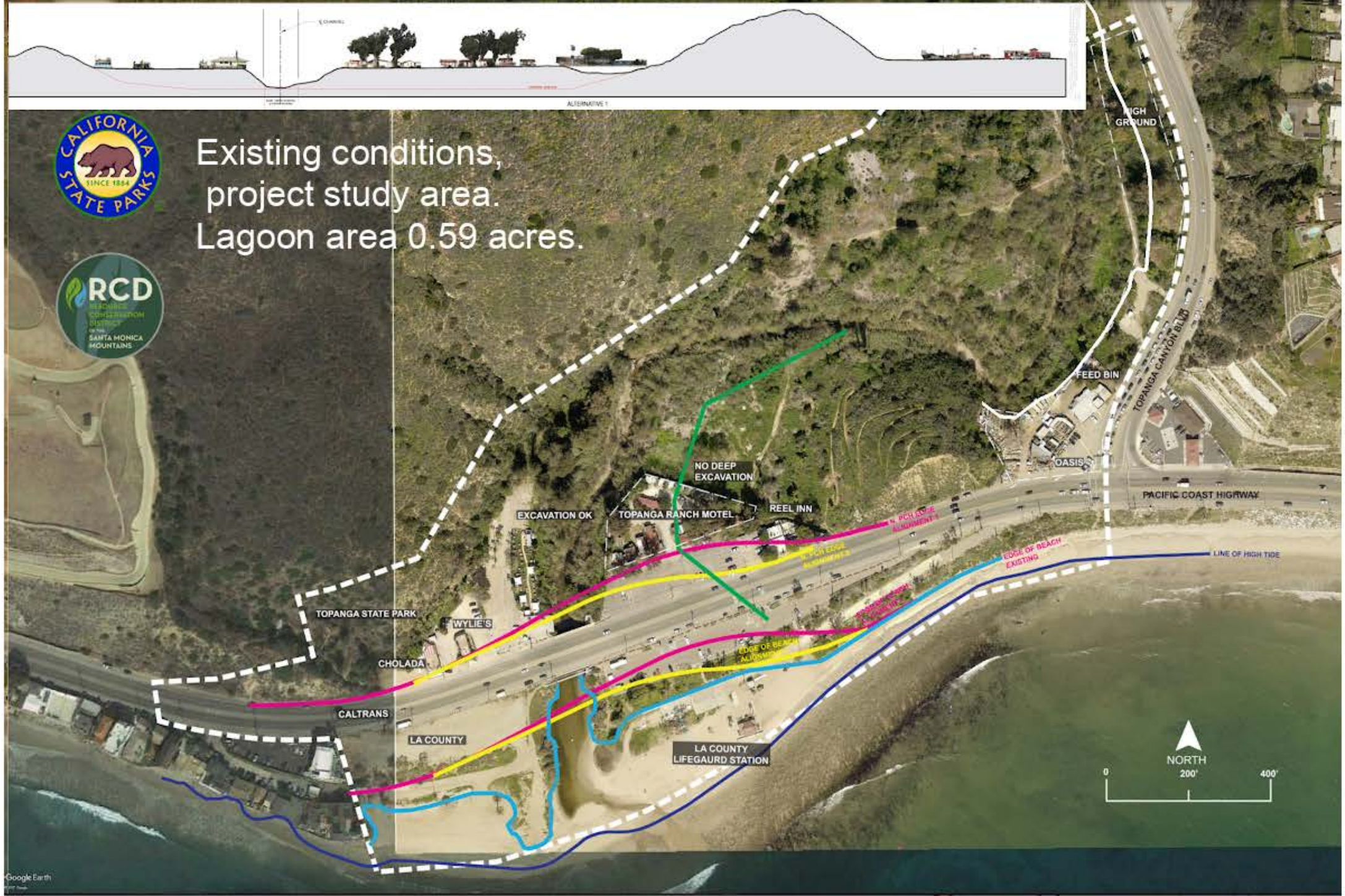
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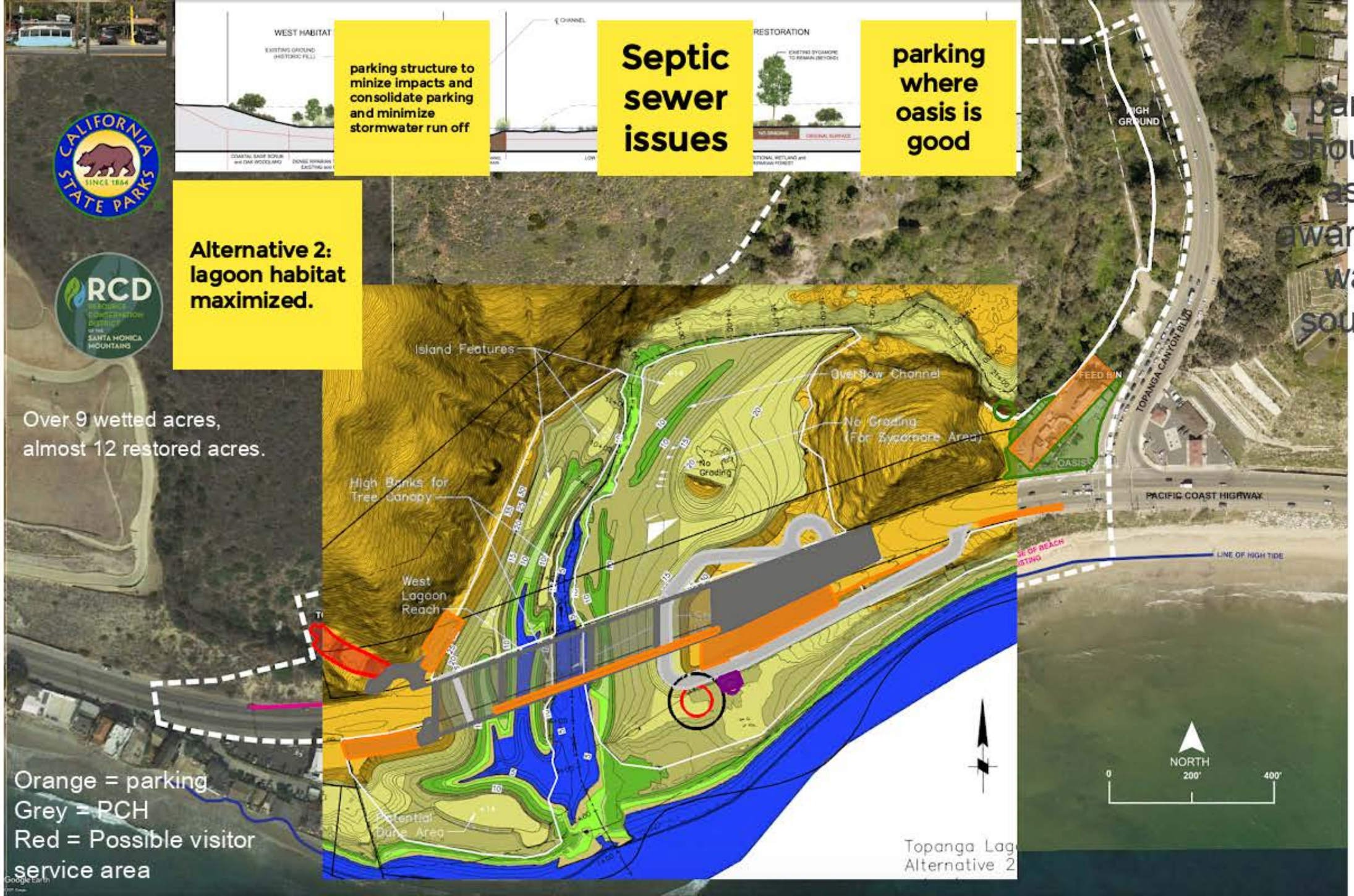
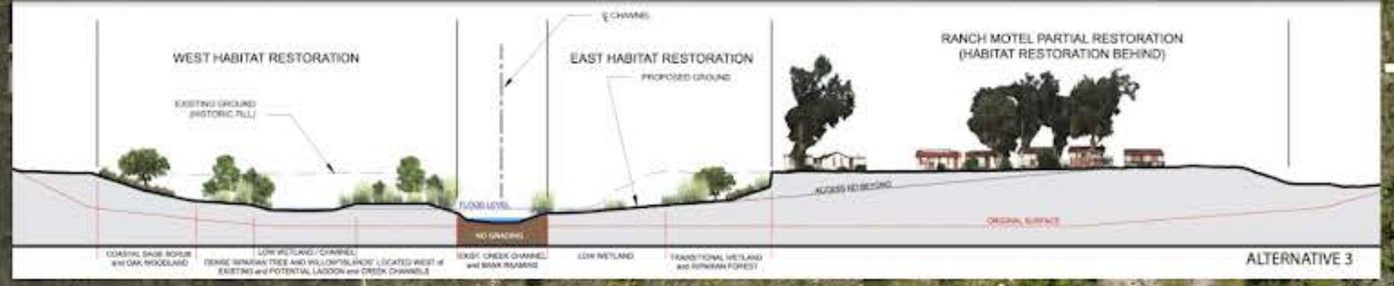


parking should be as far aware from water sources.

Topanga Canyon Blvd:
Area for potential
visitor services
Top of slope
CREEK
HIGH GROUND
add some parking here and maintain amenities
OASIS
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HI



Alternative 3: Ranch Motel retained

7 wetted acres, over 9 restored

Orange = parking
Grey = PCH
Red = Possible visitor service area

trail use limited to foot traffic, no equestrians, no bikes

Overflow Channel

No Grading (For Sycamore Area)

some kind of food concession. At one time was a mini market.

High Banks for Tree Canopy

focus on educational group for the motel. Americorps,CCC, conferences, youth hostel.....

A small VC/welcome center, place to buy a fishing license and learn about the history and regulations

West Lagoon Reach

Could there be parking on the bridge?

Bike lane on bridge

Essential Dune Area

Topanga Lag
Alternative 3
10/13/20

relocate parking to here near feed bin

HIGH GROUND

TOPANGA CANYON BLVD

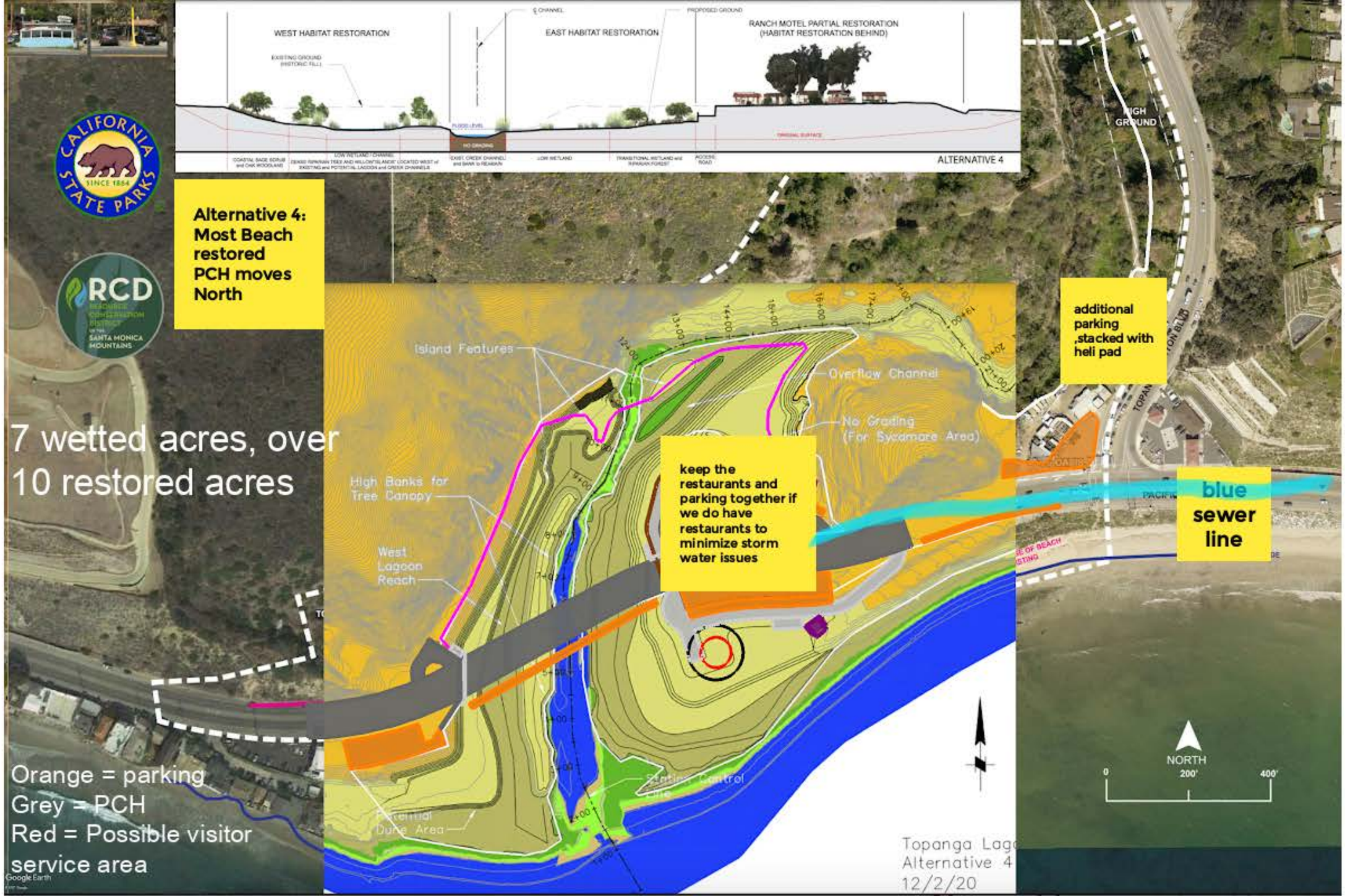
OASIS

PACIFIC COAST HIGHWAY

LINE OF HIGH TIDE

NORTH

0 200' 400'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EAST HABITAT RESTORATION
RANCH MOTEL PARTIAL RESTORATION
(HABITAT RESTORATION BEHIND)
ALTERNATIVE 4
Alternative 4:
Most Beach restored
PCH moves North
7 wetted acres, over 10 restored acres
Orange = parking
Grey = PCH
Red = Possible visitor service area
Island Features
Overflow Channel
No Grading
(For Sycamore Area)
High Banks for Tree Canopy
West Lagoon Reach
Potential Dune Area
keep the restaurants and parking together if we do have restaurants to minimize storm water issues
additional parking ,stacked with heli pad
blue sewer line
HIGH GROUND
NORTH
0
200'
400'
Topanga Lag
Alternative 4
12/2/20

Five takeaways to share with the whole group:

1. Alternative 2 Lagoon and Alternative 4 bridge with dune habitat are preferred

2.Motel should be a research and education center/small conference center. Reserch in residency-Catalina Conservancy model.

3. Food trucks instead of permanant residences w/ picnic areas and concession/convenient store "Beach Shack"

4.Keep parking and group structures to the maximum extent possible. To minimize storm water issues. Consider multi story parking structure on TCB north of Feed Bin. Heli pad on roof. Tie in sewer to Coastline Drive, non-growth inducing.

5. Include a visitor welcoming center/ interpretive center. Potential acquisition of surf shop, American Apparel, and parking west of Topanga Beach

Name of participant who will share results of conversation:
Brody

Welcome to breakout room number:

3

Facilitated by:
Stephanie Campbell,
California State Parks

Directions/Focus:
- We will review each alternative.
-Need your feedback on priorities.
-Identify where things should get moved.

Participant Names:
Suzanne Goode
Eileen Delehanty Pearkes
Ruth Collinot
Liz Herron
Lynn Levitt

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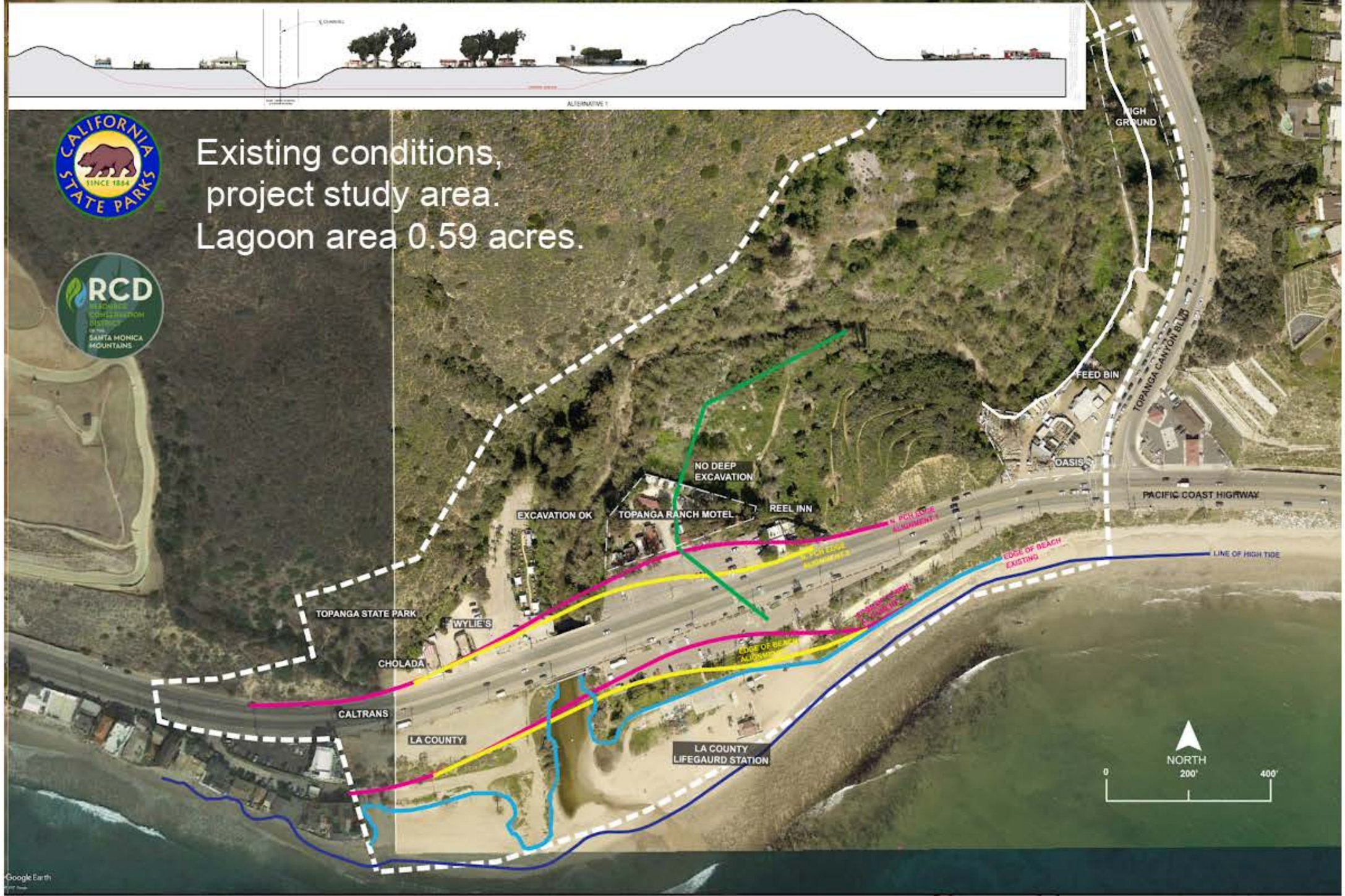
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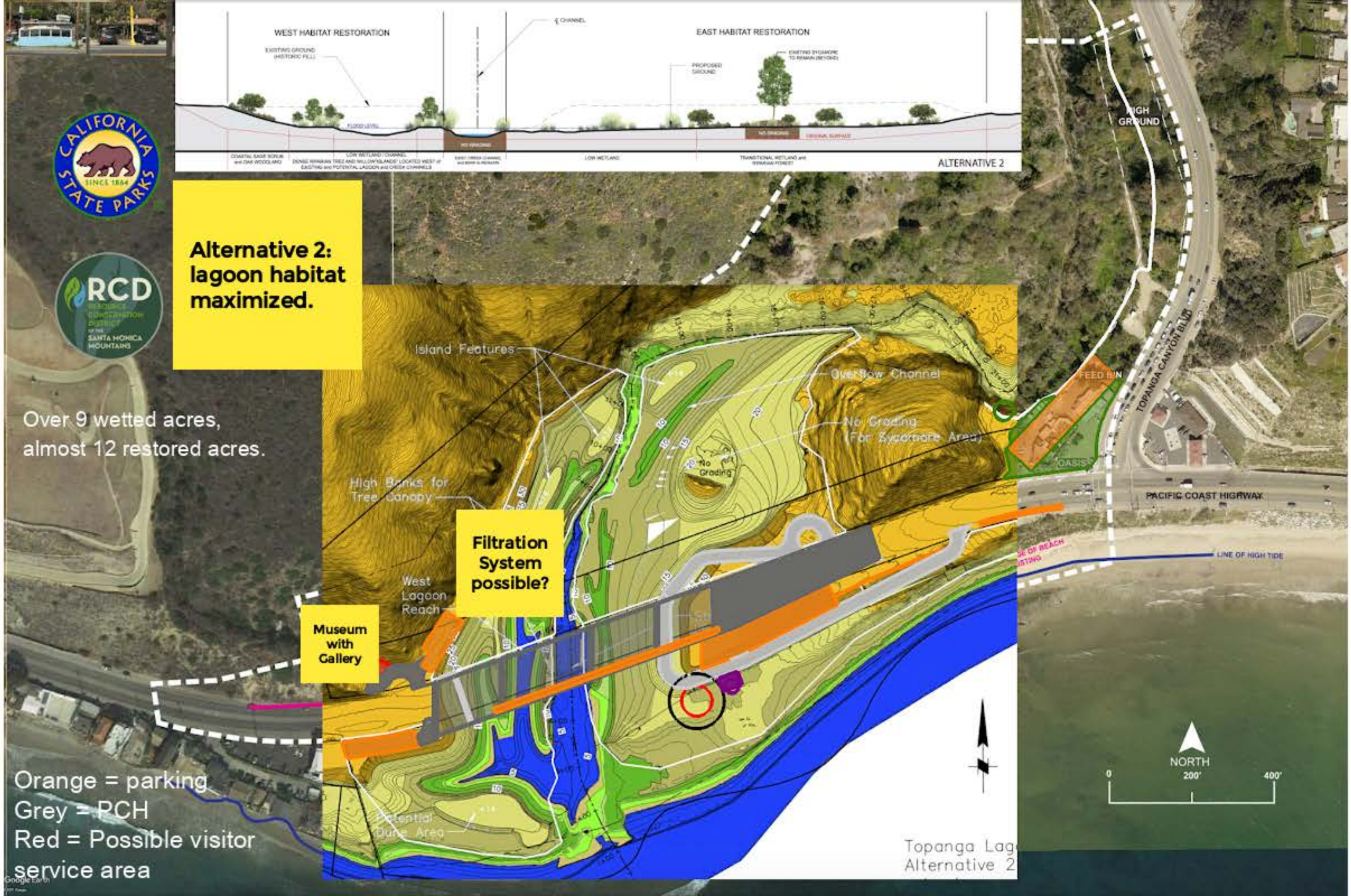
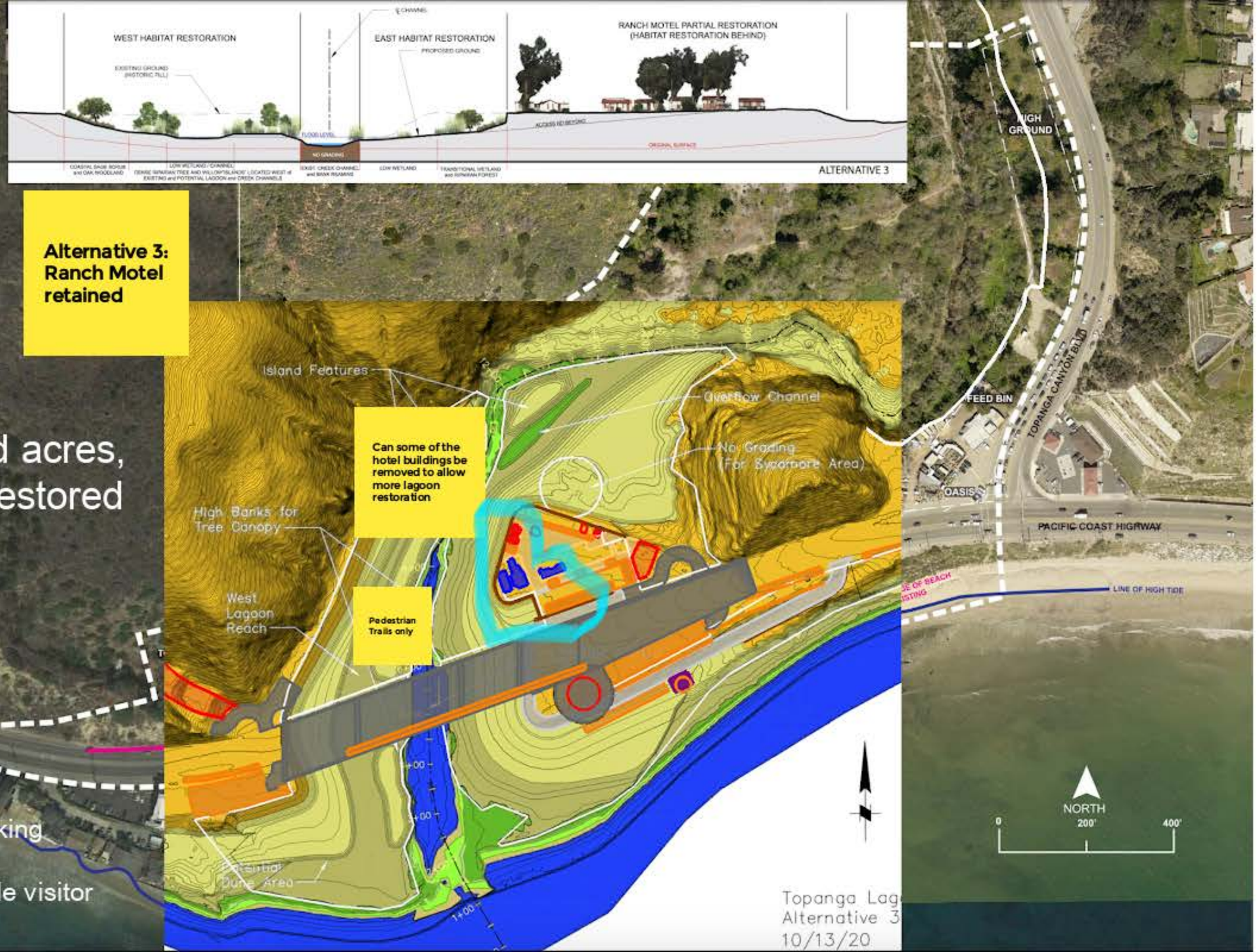

WEST HABITAT RESTORATION
EAST HABITAT RESTORATION
ALTERNATIVE 2
Alternative 2: lagoon habitat maximized.
Over 9 wetted acres, almost 12 restored acres.
Island Features
Overflow Channel
No Grading (For Sycamore Area)
No Grading
High Banks for Tree Canopy
Filtration System possible?
West Lagoon Reach
Museum with Gallery
Potential Dune Area
FEED BIN
OASIS
TOPANGA CANYON BLVD
PACIFIC COAST HIGHWAY
LINE OF HIGH TIDE
NORTH
0
200'
400'
Orange = parking
Grey = PCH
Red = Possible visitor service area

Topanga Canyon Blvd:
Area for potential
visitor services
Top of slope
CREEK
Is relocation of ranch motel possible?
Trail access from parking to beach
HIGH GROUND
County Parking?
OASIS
FEED BIN
Parking
TOPANGA CAN
Keep Clear Zone
PACIFIC COAST HI


WEST HABITAT RESTORATION
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RANCH MOTEL PARTIAL RESTORATION
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ALTERNATIVE 3
Alternative 3:
Ranch Motel
retained
7 wetted acres,
over 9 restored
Orange = parking
Grey = PCH
Red = Possible visitor
service area
Island Features
Overflow Channel
No Grading
(For Sycamore Area)
High Banks for
Tree Canopy
West
Lagoon
Reach
Can some of the
hotel buildings be
removed to allow
more lagoon
restoration
Pedestrian
Trails only
Potential
Dune Area
Topanga Lag
Alternative 3
10/13/20
HIGH
GROUND
FEED BIN
TOPANGA CANYON BLVD
OASIS
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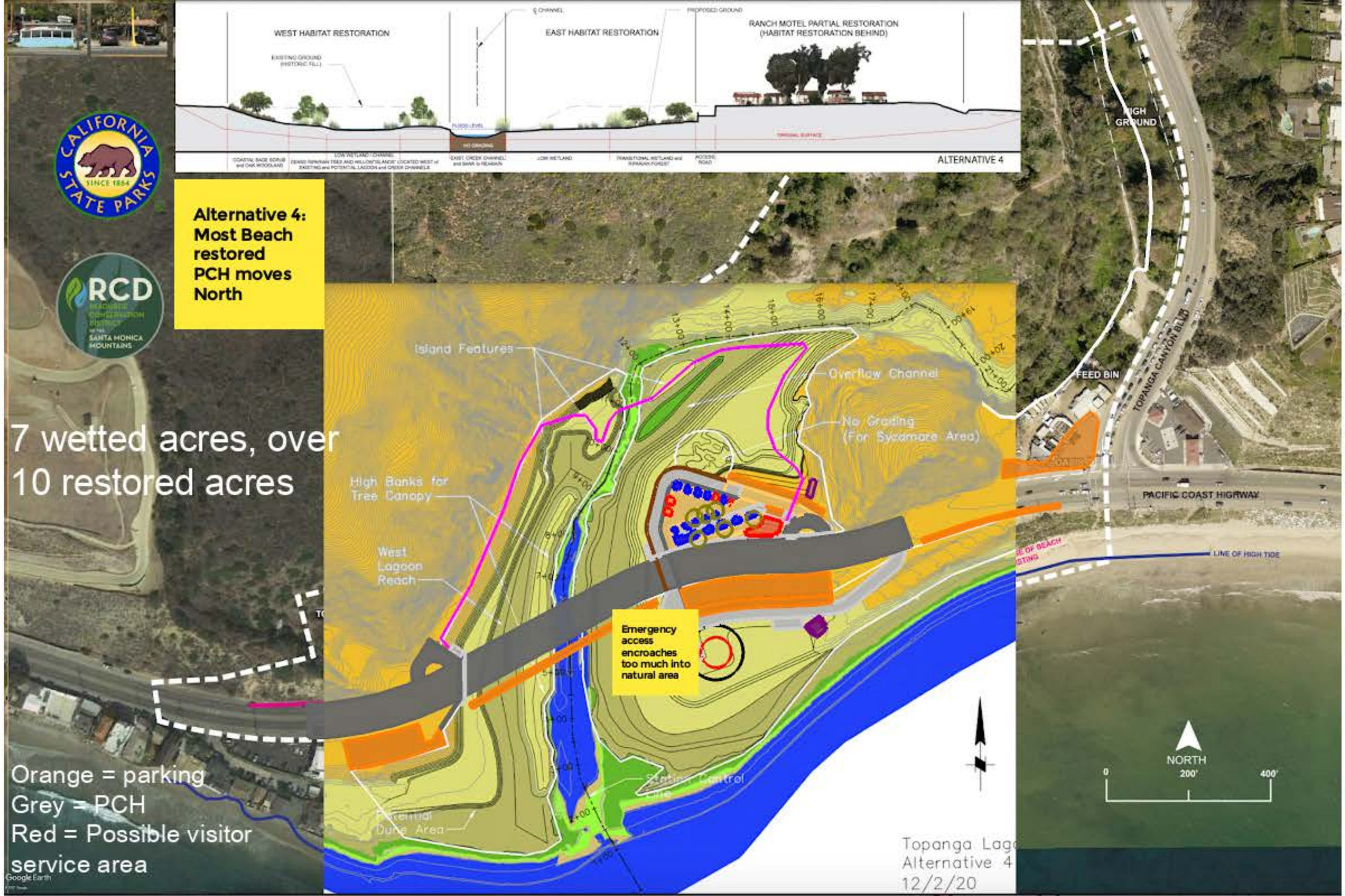
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RANCH MOTEL PARTIAL RESTORATION
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ALTERNATIVE 4
Alternative 4:
Most Beach restored
PCH moves North
7 wetted acres, over 10 restored acres
Island Features
Overflow Channel
No Grading
(For Sycamore Area)
High Banks for Tree Canopy
West Lagoon Reach
Emergency access encroaches too much into natural area
Potential Dune Area
Topanga Lag
Alternative 4
12/2/20
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HIGHWAY
LINE OF HIGH TIDE
NORTH
0
200'
400'
Orange = parking
Grey = PCH
Red = Possible visitor service area

Five takeaways to share with the whole group:

1. Habitat is foremost, Alt 2 preferred, reference general plan

2. retain portion of hotel for historical/accommodation

3. Restaraunts remain

4. Alt 4 , too much emergency access into habitat

5. overnight accommodations low priority

Name of participant who will share results of conversation:ov

Welcome to breakout room number:
5

Kelly Kazmirchuk
Facilitated by:

Directions/Focus:
- We will review each alternative.
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-Identify where things should get moved.

Participant Names:
Steve Williams
Tam Taylor
Muriel Kotin
Delmar & EJ

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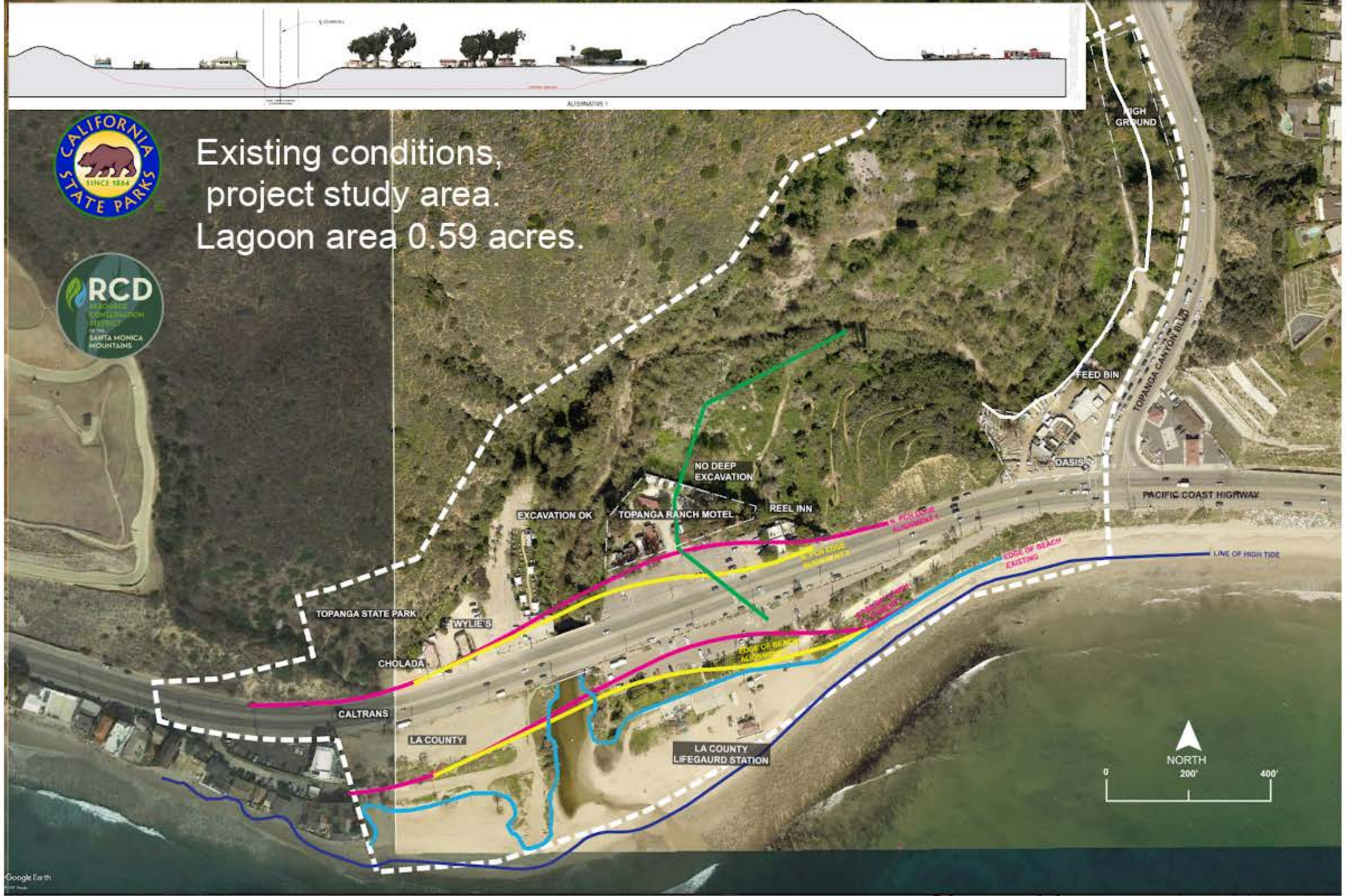
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200'
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More parking! Lack of parking is a negative.

Alternative 2: lagoon habitat maximized.

Value ranch as a cultural resource. Can charm be kept?

Coastal Comm - affordable accommodations. Topanga Ranch motel is a great resource for State Park to have. Keep it historical and affordable.

Major positive. Lagoon area is enlarged. This alt considers storm surge! + This alt protects habitat. + Great research!

Tough choice between services and restoration.

Worded about moving things. Really need to think about climate change.

Motel is in middle of fill. If it is going to stay it needs to be moved.

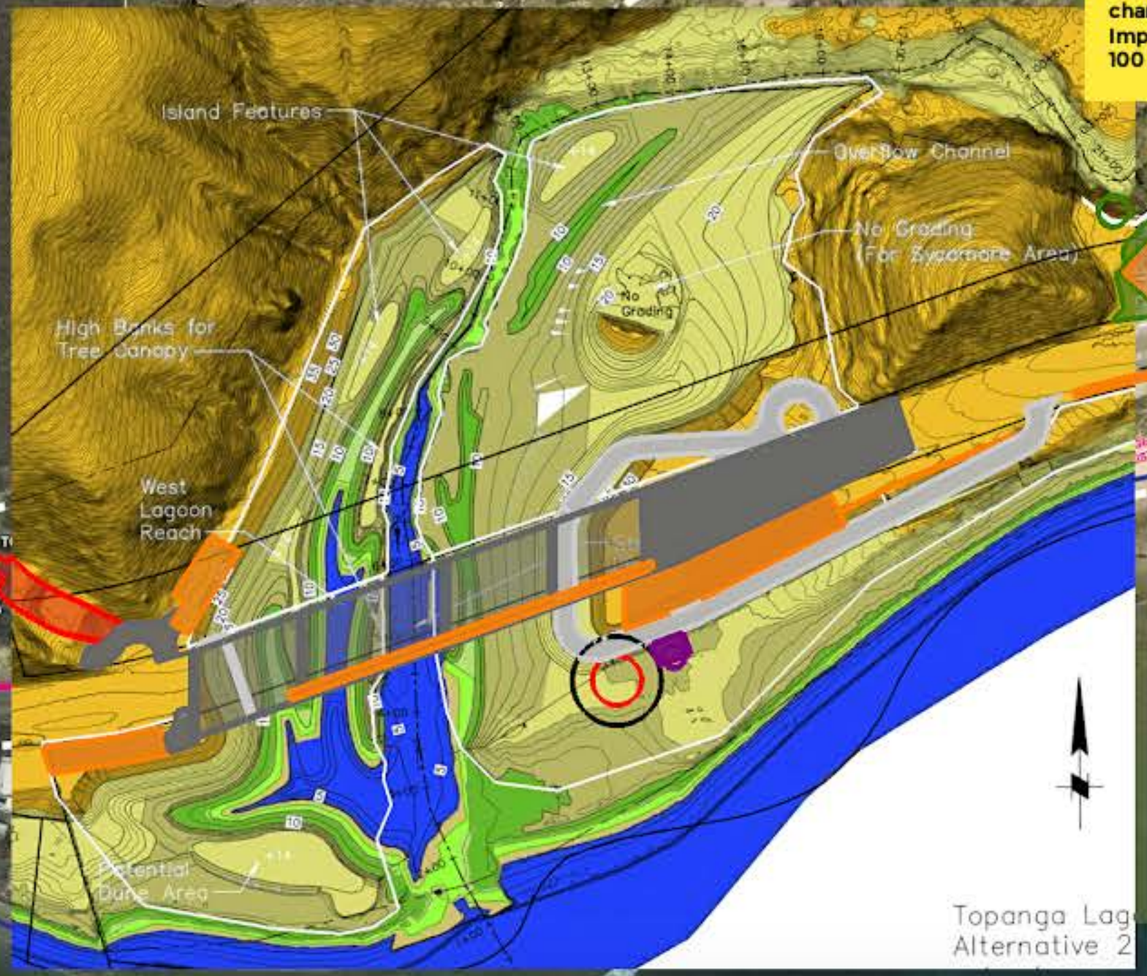
Do we lose Choladas?

How do we hold current and past and look to the future when we know climate change is coming. Important to look at 100 year plan.

Moving it loses it as a historic resource.

Sad that restaurants are in bullseye of fill. Could there be a site to move these services? It is important for fill to go away. Widen bridge. +

People can make a day trip. 7 million. More important to think about day trip. Motel will be a scarce resource. Not easily available. Have a something (museum like) to give history. Resorting natural aspects is key.



b. Day trips need to be priority. Education for day trippers is important.

Museum idea. Each building a museum of a different time in Topanga's history. 100 years ago, 50 years ago. Spend 20 minutes in each period of time.

Traffic flow is a concern! Corner of PCH and Topanga.

More native plants. Remove invasive. Wetland plants. All alts will be well better. Topanga is a unique place. Topanga still retains funky chart with Motel being the center piece.

In favor of losing fill!

Move restaurants slightly to west.

Move alt 4 hiking trail to alt 2

How do we retain Topanga charm. Not create a slick Disney feel. No Lagoonville!

Red = Possible visitor service area

Topanga Canyon Blvd:
Area for potential
visitor services
Top of slope
CREEK
HIGH GROUND
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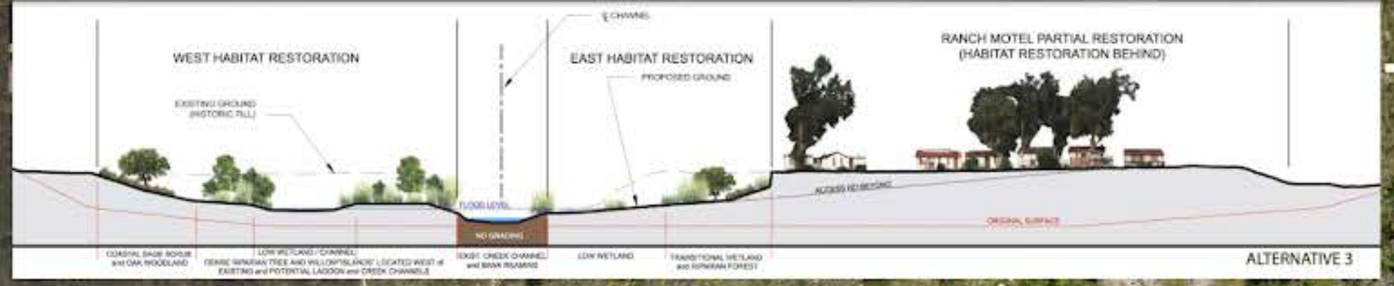

Alternative 3: Ranch Motel retained

7 wetted acres, over 9 restored

Orange = parking
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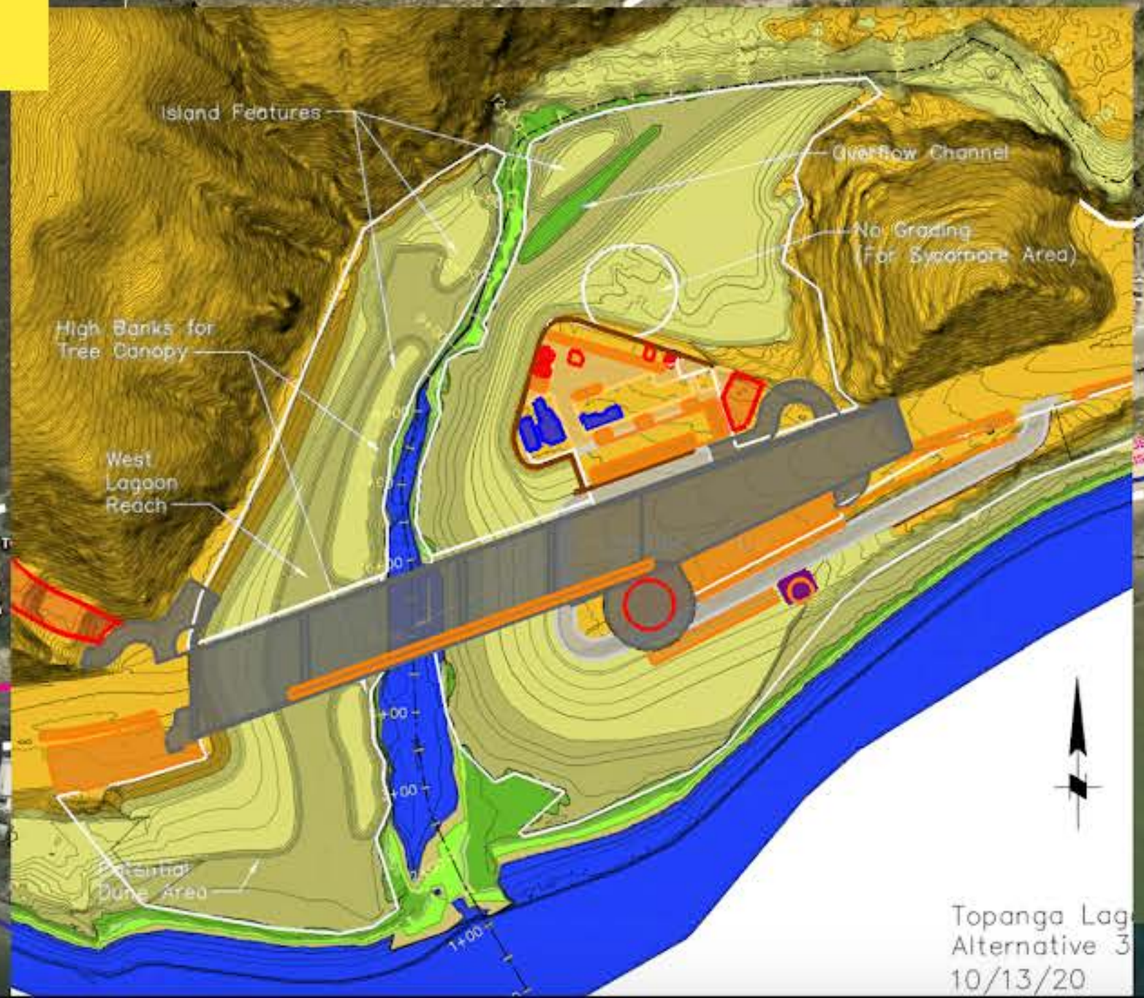
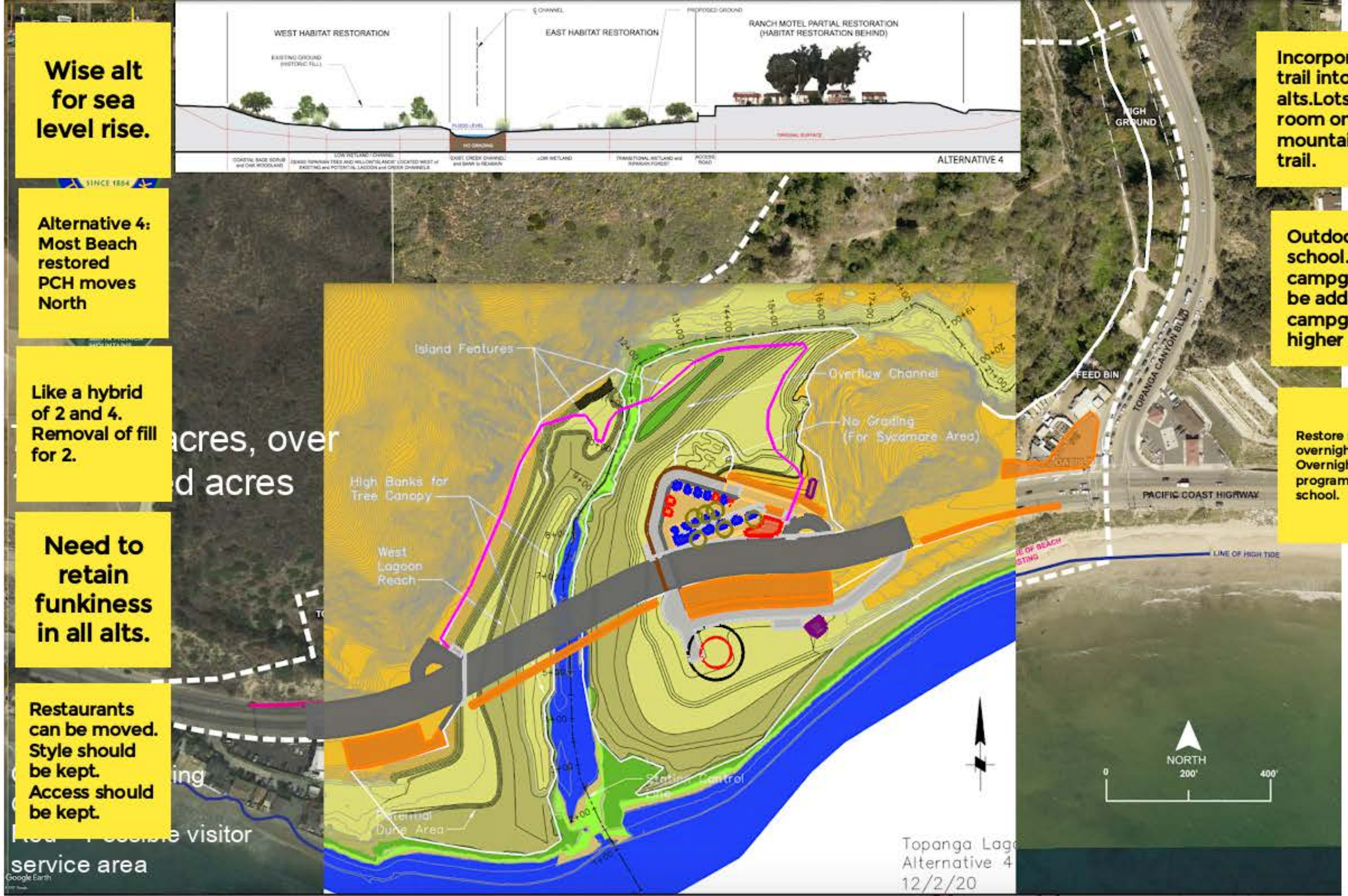


Important to look at services in terms of future perspective. Need to overlay climate impacts. Need to look at impact to structures in terms of sea level rise.

Could restaurants, etc. go into red service area? How many would fit?

If we move things or add service area, how do we deal with septic issues?



Wise alt for sea level rise.

Alternative 4: Most Beach restored PCH moves North

Like a hybrid of 2 and 4. Removal of fill for 2.

Need to retain funkiness in all alts.

Restaurants can be moved. Style should be kept. Access should be kept.

Incorporate trail into all alts.Lots of room on the mountain for trail.

Outdoor school. Could campgrounds be added? Or campgrounds higher inland?

Restore motel for overnight. Overnight school programs. Outdoor school.

Five takeaways to share with the whole group:

1. Maximizing the ecological value is the priority. A combination of alternative 2 and 4 is prefered.

2. Keep Topanga Charm/history. Need to keep services/ restaurants, yet they can be moved. Motel is important.

3. Focus on day trips as they can reach more people. Parking is a priority. Think about traffic flow. Provide education and services for day trips.

4. Have hiking trips for all alternatives.

5. How do we create equity? Low cost accomodations/outdoor school/camping/public transportation. How do we create a space that appeals to groups who may not be familiar with all that is offered.

Name of participant who will share results of conversation: Kelly

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Facilitated by:

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natasha roit
karen martin
bill hamm
selene castillo
chanae owens

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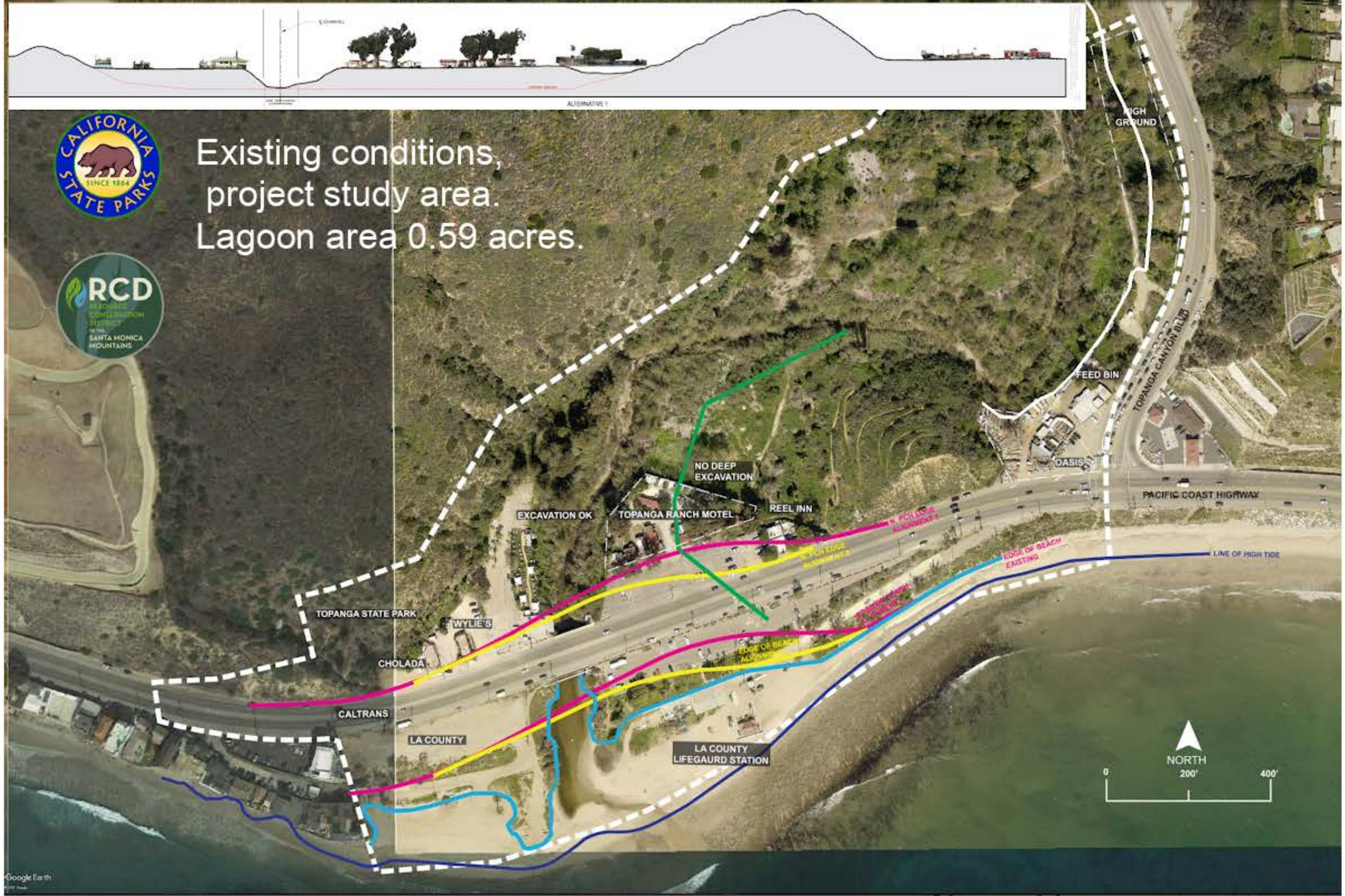
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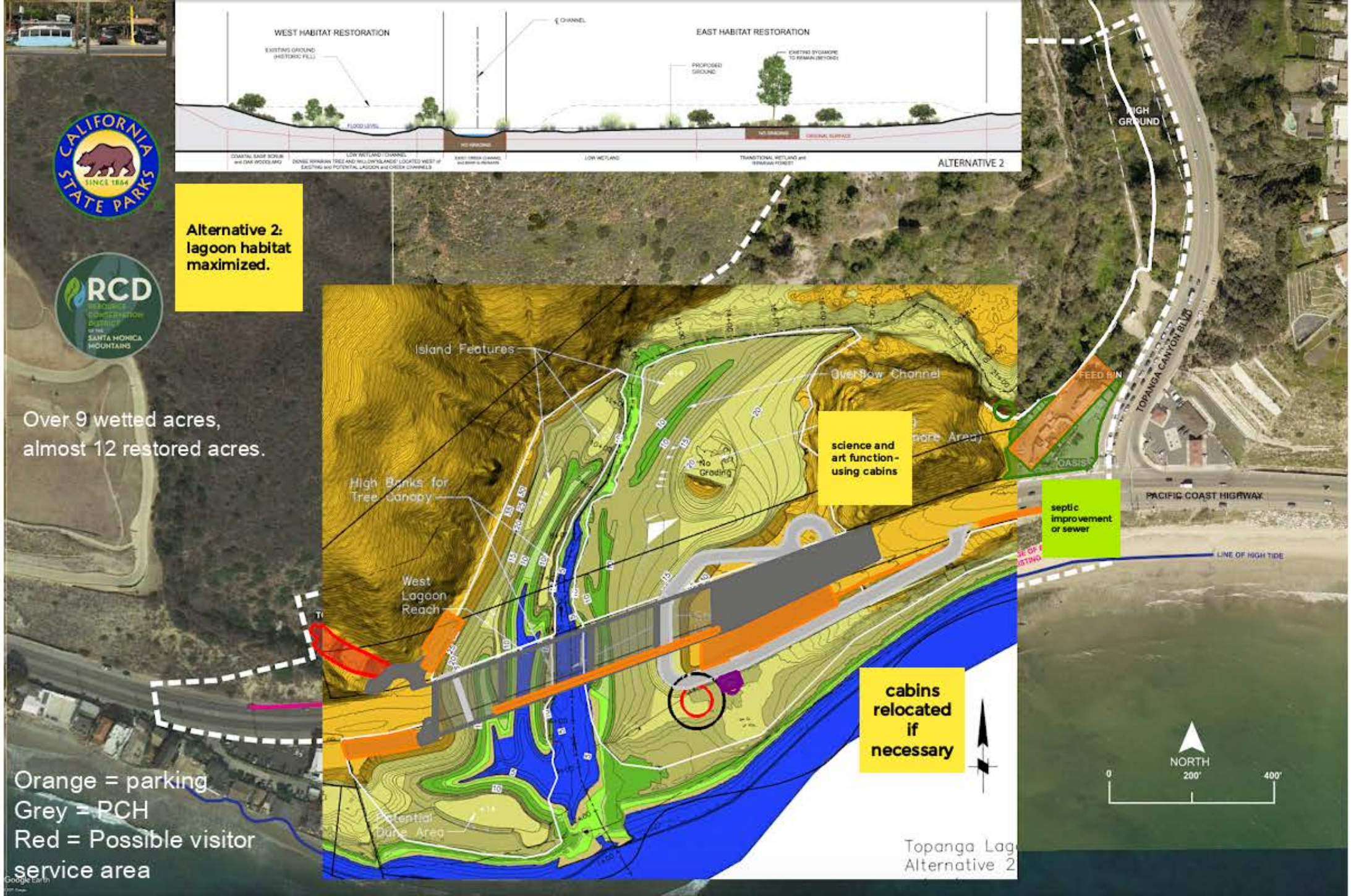
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Potential Dune Area
No Grading
science and art function-using cabins
cabins relocated if necessary
septic improvement or sewer
PACIFIC COAST HIGHWAY
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HIGH GROUND
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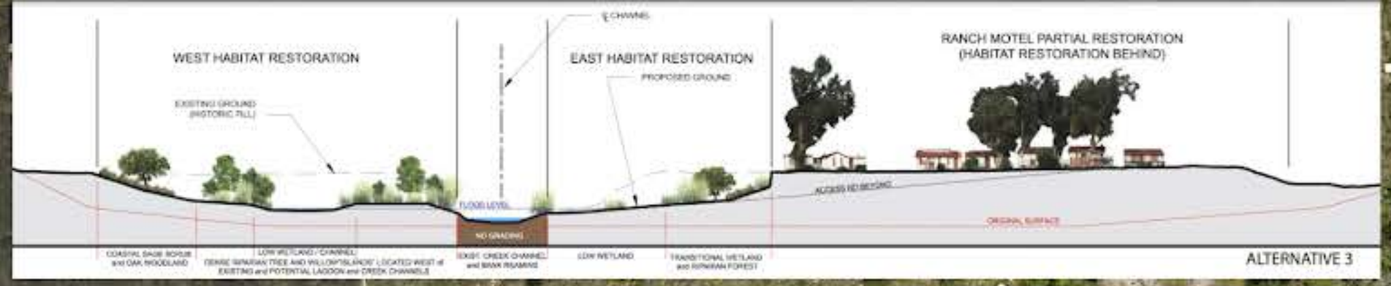
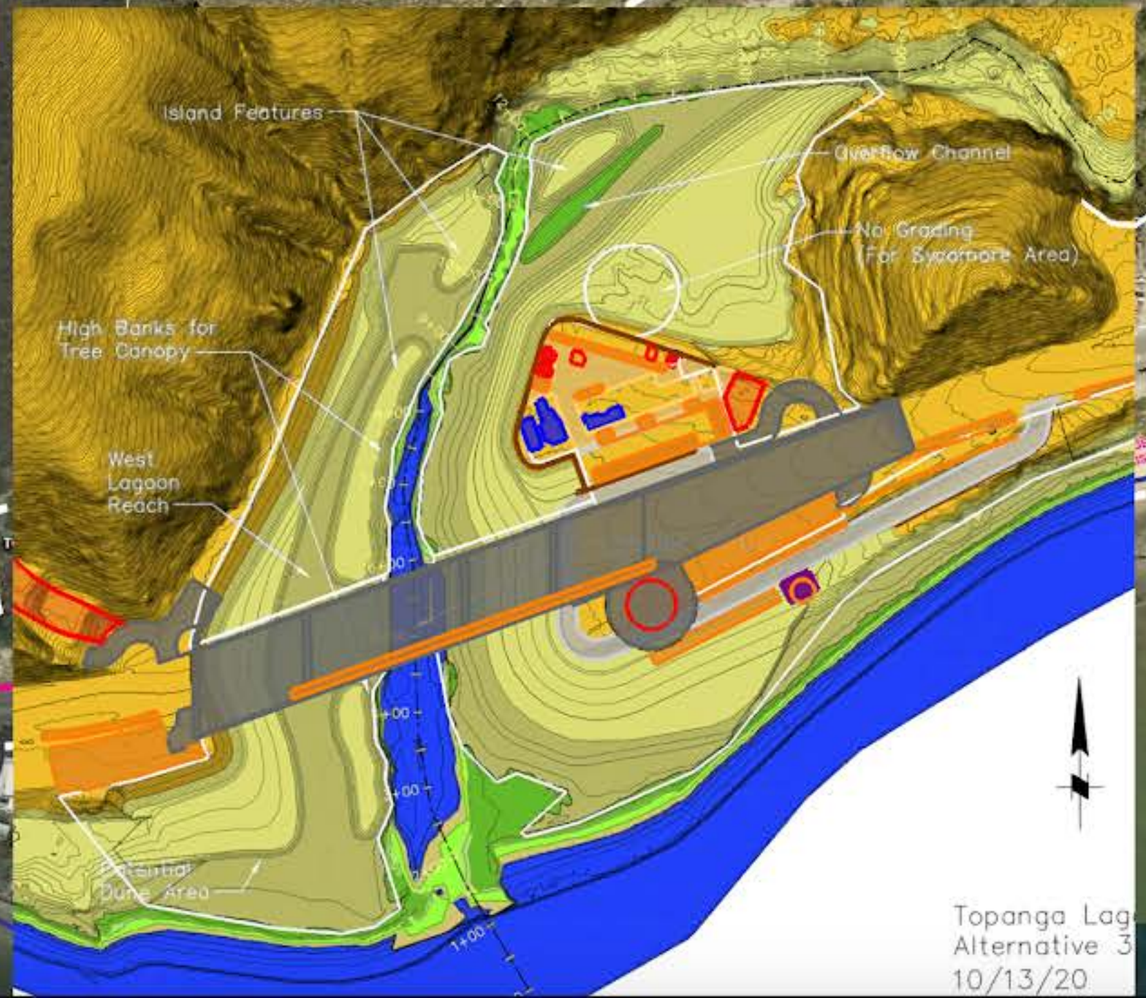
Topanga Ca Blvd:
Area for pote
visitor services
trail would be nice if...
bridge? at ridge/high ground
Top of slope
double sided parking 65' wide. this rectangle would fit 60 cars
CREEK
long way to beach for parking (safety)
trail away from TCP/toward nature
HIGH GROUND
OASIS
FEED BIN
septic sewer
TOPANGA CANYON BLVD
PACIFIC COAST HI

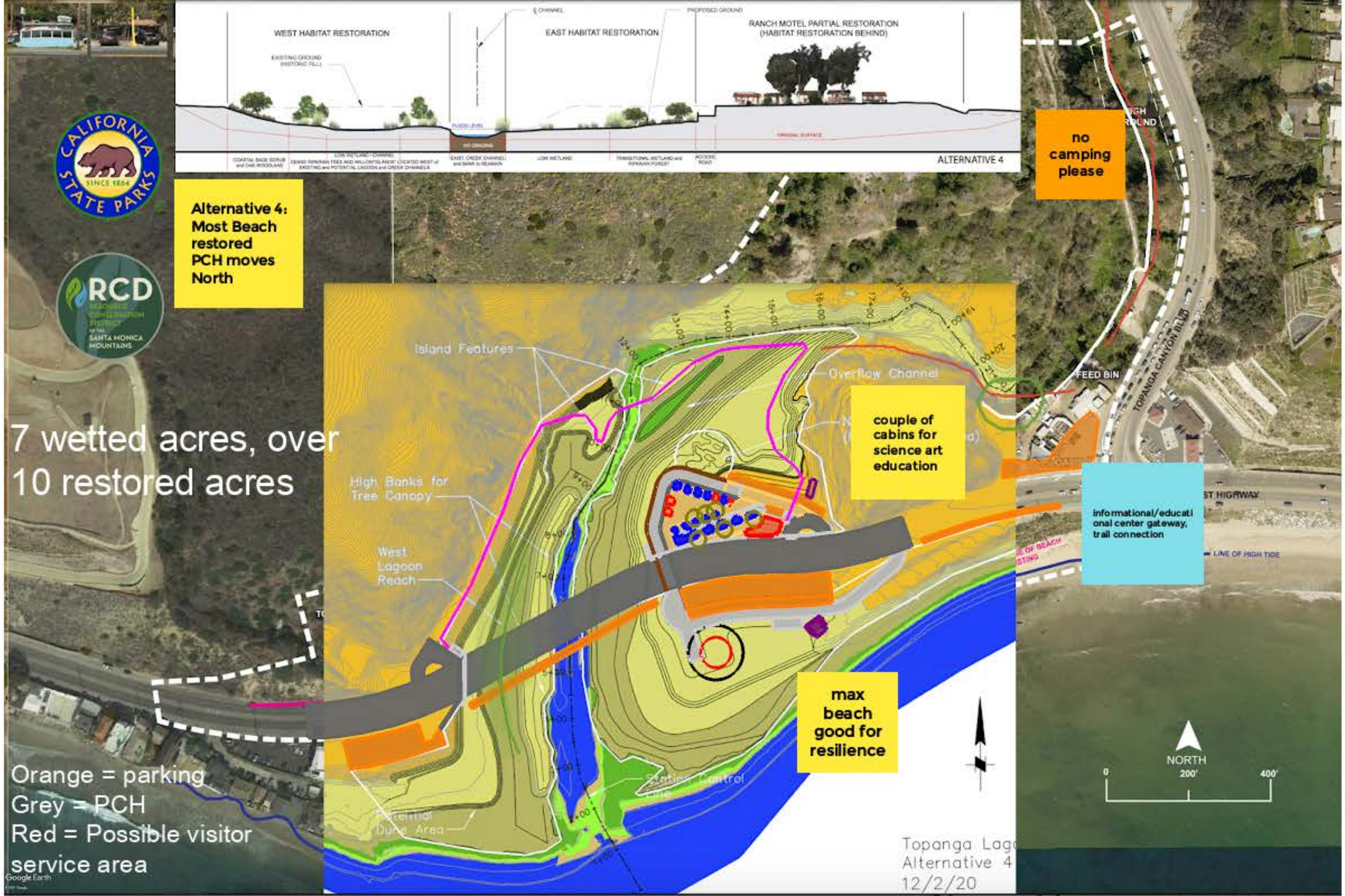


Alternative 3: Ranch Motel retained

7 wetted acres, over 9 restored



Orange = parking
Grey = PCH
Red = Possible visitor service area


WEST HABITAT RESTORATION
EAST HABITAT RESTORATION
RANCH MOTEL PARTIAL RESTORATION
(HABITAT RESTORATION BEHIND)
ALTERNATIVE 4
Alternative 4:
Most Beach restored
PCH moves North
no camping please
7 wetted acres, over 10 restored acres
Island Features
Overflow Channel
High Banks for Tree Canopy
West Lagoon Reach
Potential Dune Area
couple of cabins for science art education
informational/educational center gateway, trail connection
max beach good for resilience
FEED BIN
TOPANGA CANYON BLVD
LINE OF HIGH TIDE
NORTH
0
200'
400'
Orange = parking
Grey = PCH
Red = Possible visitor service area
Topanga Lag
Alternative 4
12/2/20

Five takeaways to share with the whole group:

1. more beach better

2.camping not desired at TCB

3.trails good, without impacting habitat- make safe trail to beach if parking along TCB (along the natural top of slope)

4. add western habitat to all alternatives

5. alternative 4 seemed to be the most intriguing- use some cabins for science and art and education (septic and sewer opp)

Natasha and Bill

Room 7

Welcome to breakout room number:

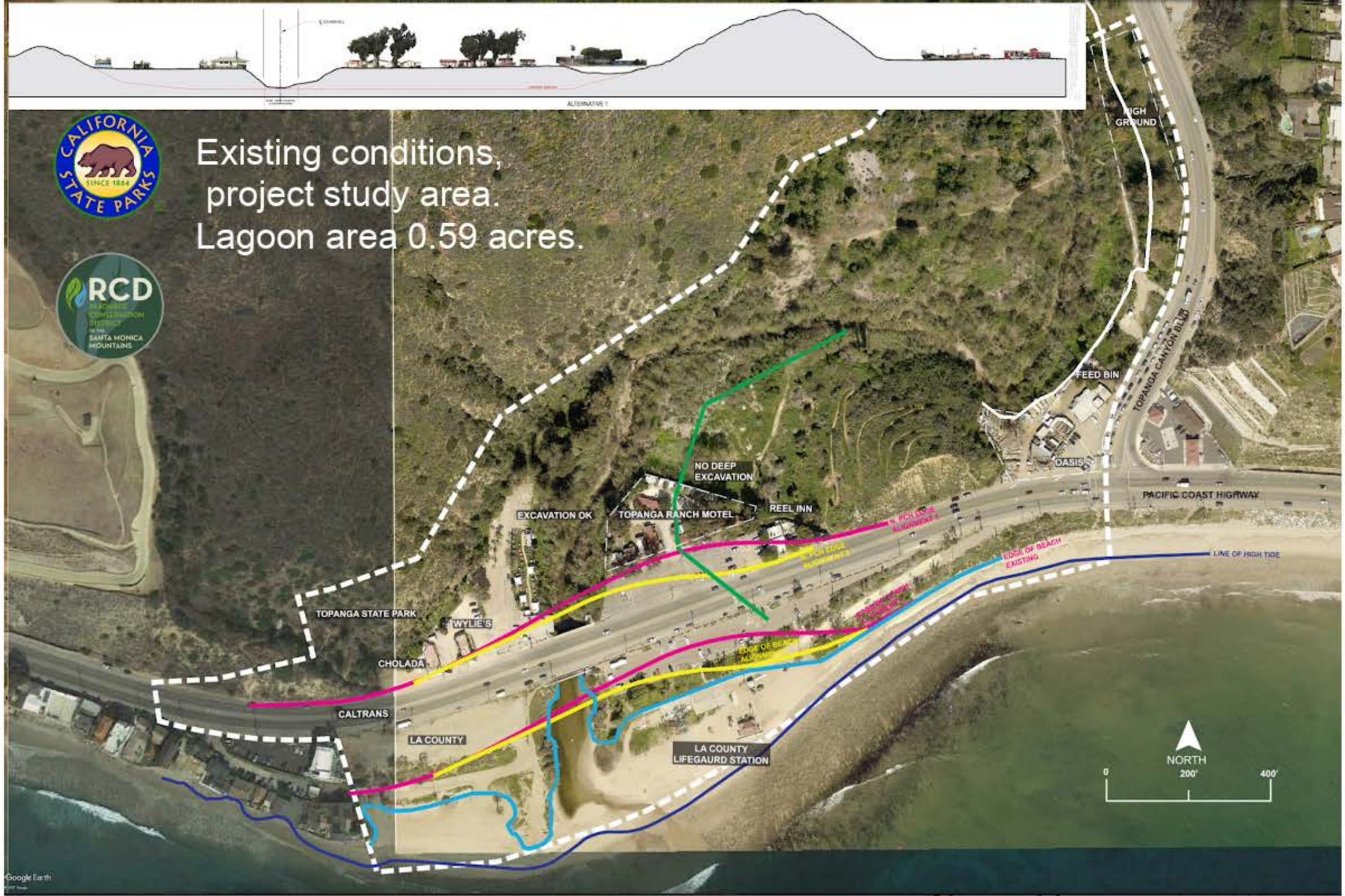
Facilitated by: Weixia (Way-Sha) Jin

Participant Names:

Kelly (town council)
Sabine Stork
Wendi Gladstone
Amy Bergrud
Leslie Ourcell
Axtionwear, Inc.
Griffin Siednick

Directions/Focus:
- We will review each alternative.
-Need your feedback on priorities.
-Identify where things should get moved.

Historic conditions 1924.
Los Angeles City Public Library
This shows the original alignment of Pacific Coast Highway.
Lagoon area almost 30 acres. PCH bridge was over 200 feet long.


Existing conditions,
project study area.
Lagoon area 0.59 acres.
CALIFORNIA STATE PARKS
SINCE 1864
RCD
SANTA MONICA MOUNTAINS
HIGH GROUND
FEED BIN
TOPANGA CANYON BLVD
OASIS
PACIFIC COAST HIGHWAY
NO DEEP EXCAVATION
REEL INN
EXCAVATION OK
TOPANGA RANCH MOTEL
EDGE OF BEACH EXISTING
LINE OF HIGH TIDE
TOPANGA STATE PARK
WYLIE'S
CHOLADA
CALTRANS
LA COUNTY
LA COUNTY LIFEGAURD STATION
NORTH
0
200'
400'
Google Earth

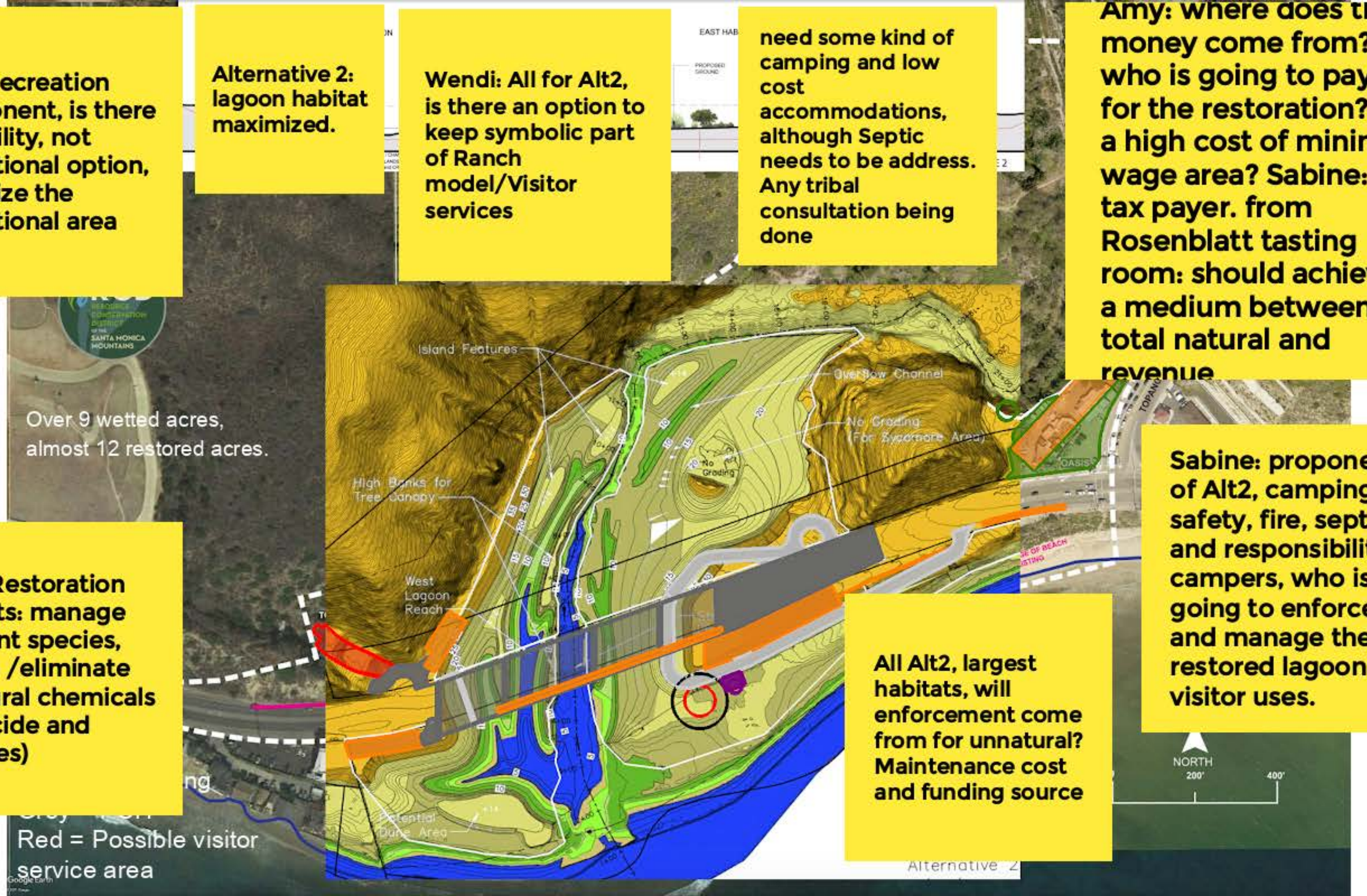
Kelly: recreation component, is there possibility, not recreational option, minimize the recreational area

Alternative 2: lagoon habitat maximized.

Wendi: All for Alt2, is there an option to keep symbolic part of Ranch model/Visitor services

need some kind of camping and low cost accommodations, although Septic needs to be address. Any tribal consultation being done

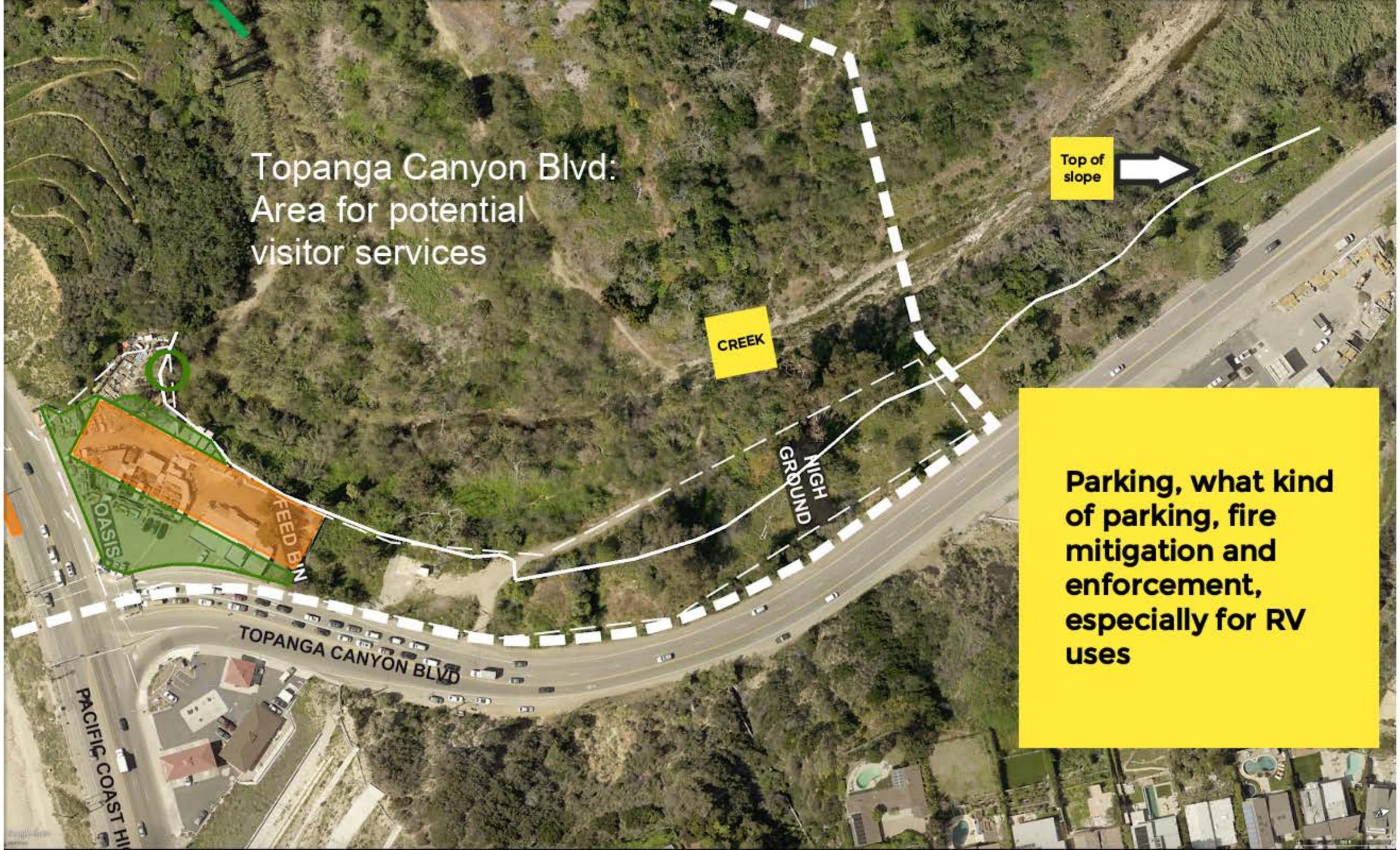
Amy: where does the money come from? who is going to pay for the restoration? In a high cost of minimal wage area? Sabine: tax payer. from Rosenblatt tasting room: should achieve a medium between total natural and revenue



Kelly: Restoration Habitats: manage different species, reduce /eliminate unnatural chemicals (pesticide and Hercides)

All Alt2, largest habitats, will enforcement come from for unnatural? Maintenance cost and funding source

Sabine: proponent of Alt2, camping: safety, fire, septic, and responsibility of campers, who is going to enforce and manage the restored lagoon and visitor uses.

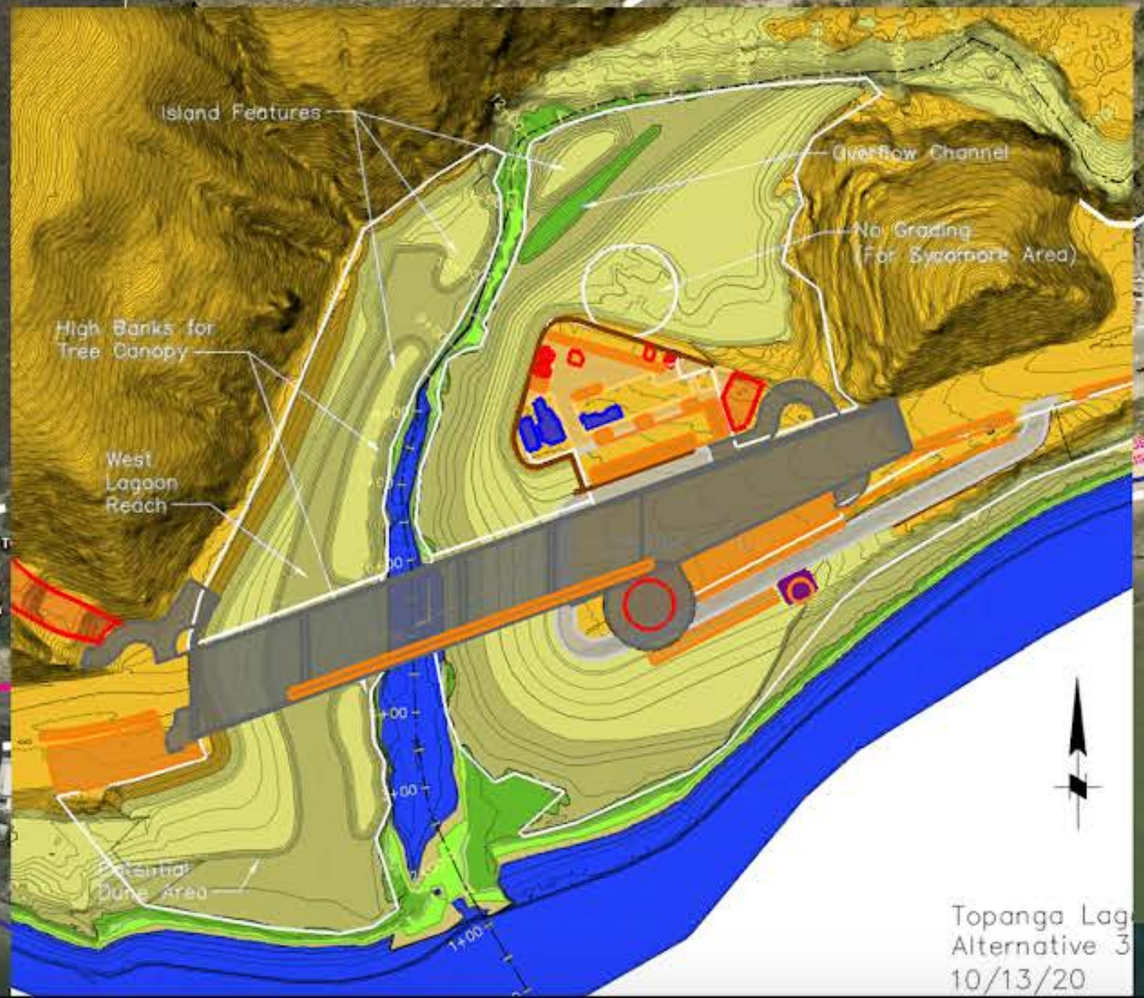

Topanga Canyon Blvd:
Area for potential
visitor services
Top of slope
CREEK
HIGH GROUND
OASIS
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HI
Parking, what kind of parking, fire mitigation and enforcement, especially for RV uses

Leslie: used to be the only low cost accommodation in the past

Alternative 3: Ranch Motel retained

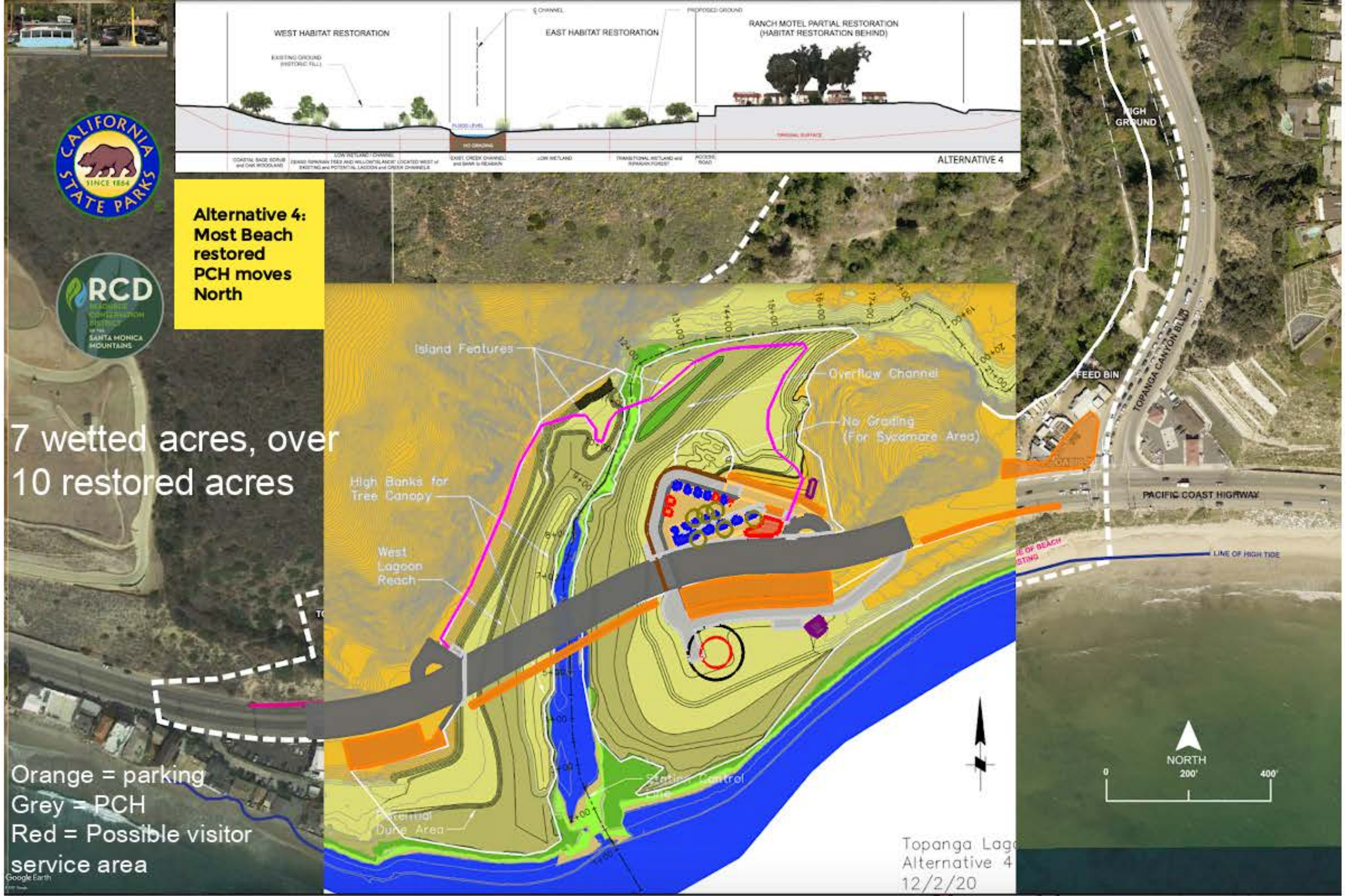
Other services should be around the lagoon, be the lagoon for once, less human interaction and intervention.

7 wetted acres, over 9 restored



Restaurants are part of visitor services. low cost and low impact food services

Orange = parking
Grey = PCH
Red = Possible visitor service area


WEST HABITAT RESTORATION
EAST HABITAT RESTORATION
RANCH MOTEL PARTIAL RESTORATION
(HABITAT RESTORATION BEHIND)
ALTERNATIVE 4
Alternative 4:
Most Beach restored
PCH moves North
7 wetted acres, over 10 restored acres
Orange = parking
Grey = PCH
Red = Possible visitor service area
Island Features
Overflow Channel
No Grading
(For Sycamore Area)
High Banks for Tree Canopy
West Lagoon Reach
Potential Dune Area
HIGH GROUND
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HIGHWAY
LINE OF HIGH TIDE
NORTH
0
200'
400'
Topanga Lag
Alternative 4
12/2/20

Five takeaways to share with the whole group:

1.

2.

3.

4.

5.

1. Maximize the lagoon footprint, Alt 2 is preferred

2. Who is going to pay the restoration and management Cost, consider the revenue, balance between cost and revenue

3. Fire safety consideration and enforcement for all uses

4. Control /No chemical (pesticide and herbicide) uses

5. Low cost and minimal impact visitor services (motel and restaurants)

Name of participant who will share results of conversation:

Welcome to breakout room number:
9

Facilitated by:
Bob Patterson
California State Parks

Directions/Focus:
- We will review each alternative.
-Need your feedback on priorities.
-Identify where things should get moved.

Participant Names:

Stacy Sledge, Topanga Town Council,

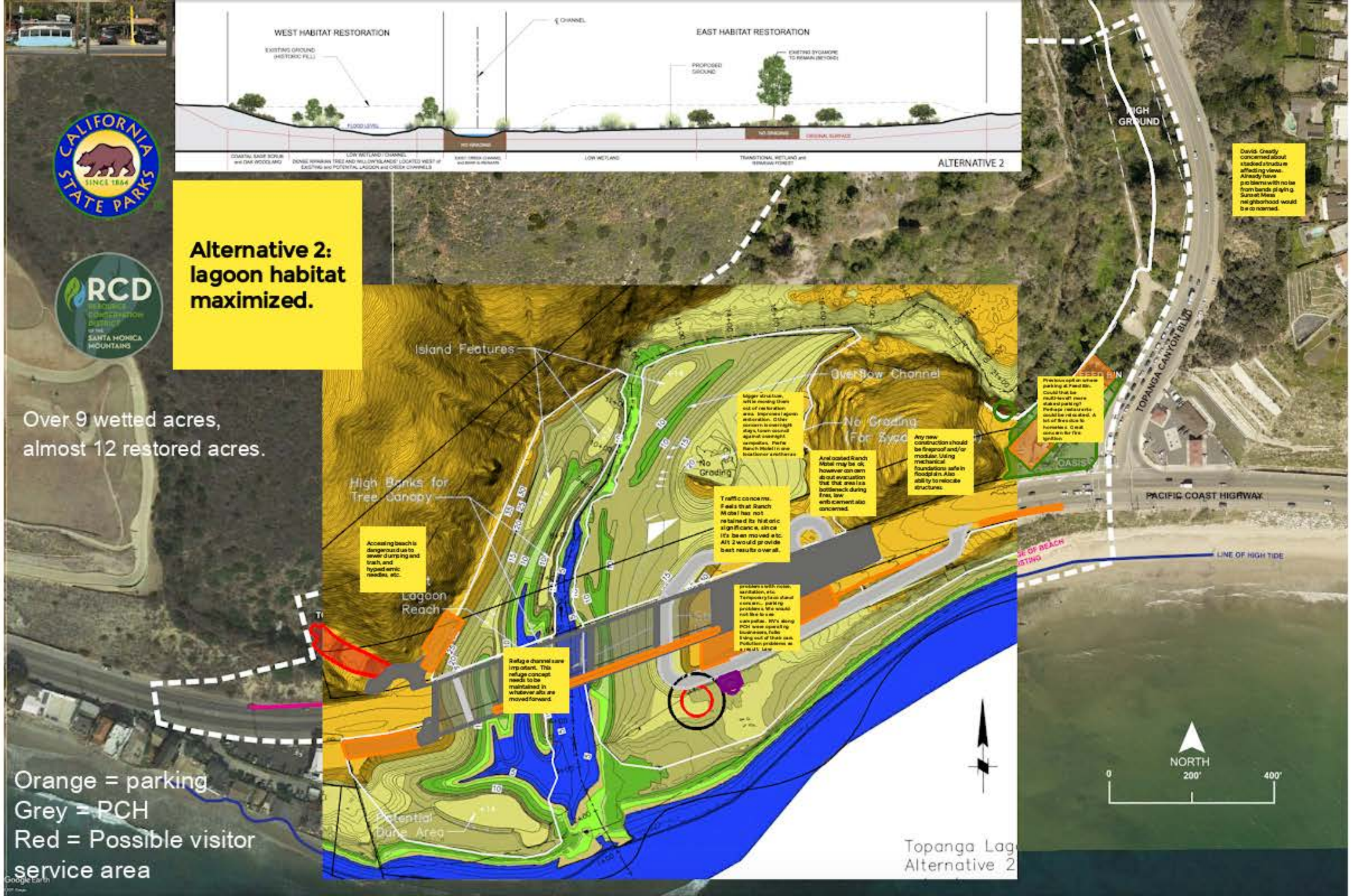
,John Stockwell, Malibu Farm Restaurant group

David Dwyer, local resident.

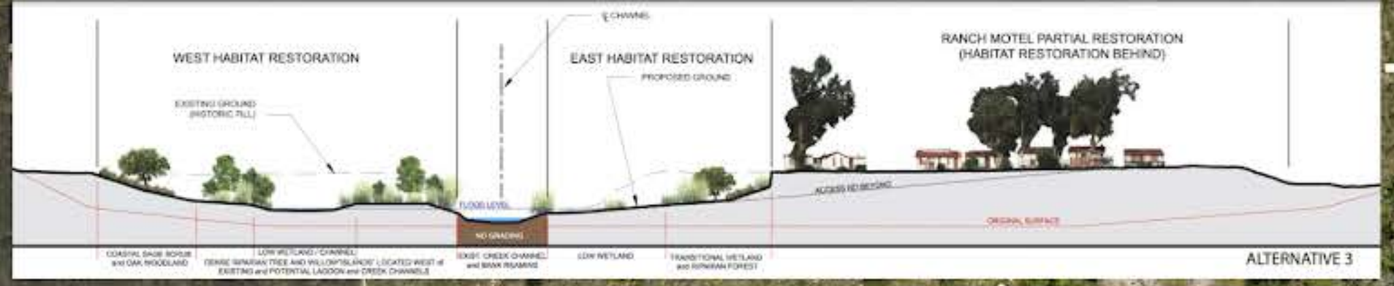
Dennis Washburn, Conservation District Board,

Historic conditions 1924.
Los Angeles City Public Library
This shows the original alignment of Pacific Coast Highway.
Lagoon area almost 30 acres. PCH bridge was over 200 feet long.

Existing conditions,
project study area.
Lagoon area 0.59 acres.
CALIFORNIA STATE PARKS
SINCE 1864
RCD
RESOURCE CONSERVATION DISTRICT OF THE SANTA MONICA MOUNTAINS
HIGH GROUND
FEED BIN
TOPANGA CANYON BLVD
OASIS
PACIFIC COAST HIGHWAY
NO DEEP EXCAVATION
REEL INN
EXCAVATION OK
TOPANGA RANCH MOTEL
EDGE OF BEACH EXISTING
LINE OF HIGH TIDE
TOPANGA STATE PARK
WYLIE'S
CHOLADA
CALTRANS
LA COUNTY
LA COUNTY LIFEGAURD STATION
Where is City of Malibu boundary?
Why are properties southwest of PCH not part of boundary?
NORTH
0
200'
400'
Google Earth

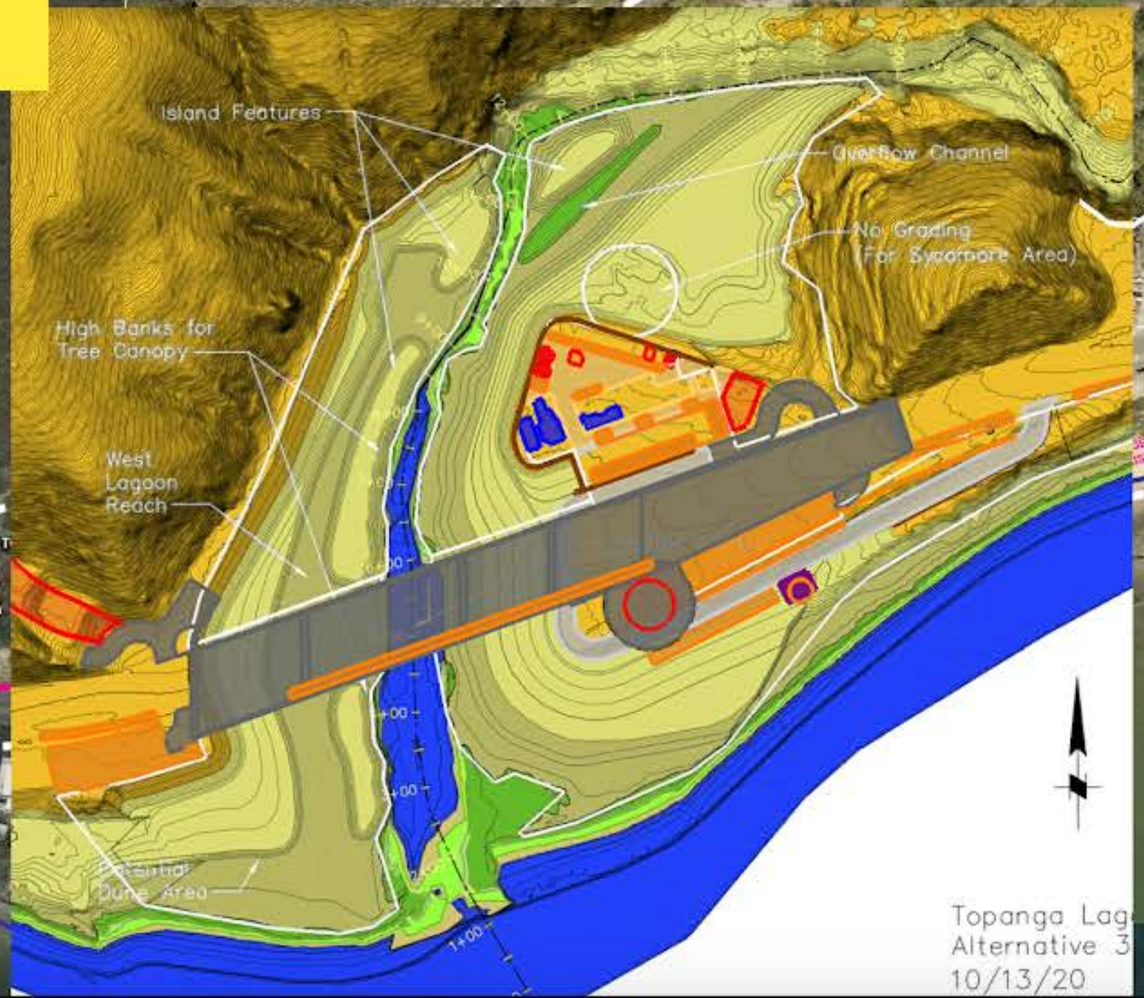

WEST HABITAT RESTORATION
EAST HABITAT RESTORATION
ALTERNATIVE 2
Alternative 2: lagoon habitat maximized.
Over 9 wetted acres, almost 12 restored acres.
Orange = parking
Grey = PCH
Red = Possible visitor service area
Island Features
Overflow Channel
No Grading For Sycamore
No Grading
High Banks for Tree Canopy
Lagoon Reach
Potential Dune Area
Topanga Lagoon Alternative 2
HIGH GROUND
TOPANGA CANYON BLVD
OASIS
PACIFIC COAST HIGHWAY
LINE OF HIGH TIDE
NORTH
0
200'
400'

Topanga Canyon Blvd:
Area for potential
visitor services
Top of slope
CREEK
HIGH GROUND
OASIS
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HI



Alternative 3: Ranch Motel retained

7 wetted acres, over 9 restored



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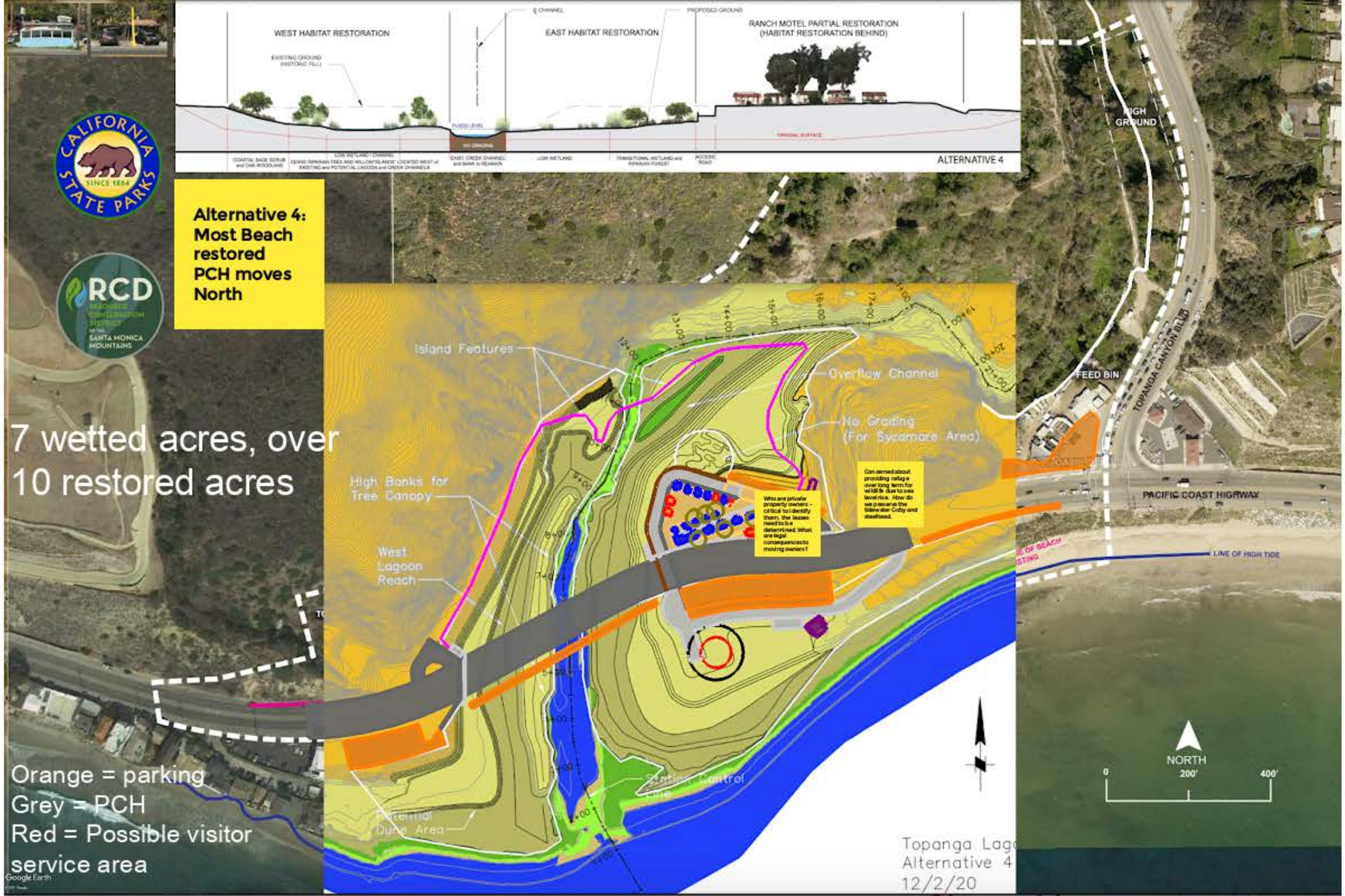

WEST HABITAT RESTORATION
EAST HABITAT RESTORATION
RANCH MOTEL PARTIAL RESTORATION
(HABITAT RESTORATION BEHIND)
ALTERNATIVE 4
Alternative 4:
Most Beach
restored
PCH moves
North
7 wetted acres, over
10 restored acres
Island Features
Overflow Channel
No Grading
(For Sycamore Area)
High Banks for
Tree Canopy
West
Lagoon
Reach
Potential
Dune Area
Orange = parking
Grey = PCH
Red = Possible visitor
service area
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HIGHWAY
LINE OF HIGH TIDE
NORTH
0
200'
400'
Alternative 4
12/2/20

Five takeaways to share with the whole group:

1. Group preferred Alt 2. Refuge channels are important in any/all alternatives. Businesses can be moved if needed.

2. Question historic significance of Ranch Motel since it's been moved before. Possibly move Ranch Motel to area within site or outside of area.

3.Concern with homeless and transient population. Trash, dangerous,

4. Concern for area being a traffic bottleneck and evacuation problems during a fire. Therefore, minimize visitor serving and overnight accommodations along PCH.

5. Include consideration for a multi-level parking structure at the feed bin site, to reduce the amount of parking needed along PCH.

Name of participant who will share results of conversation: Bob

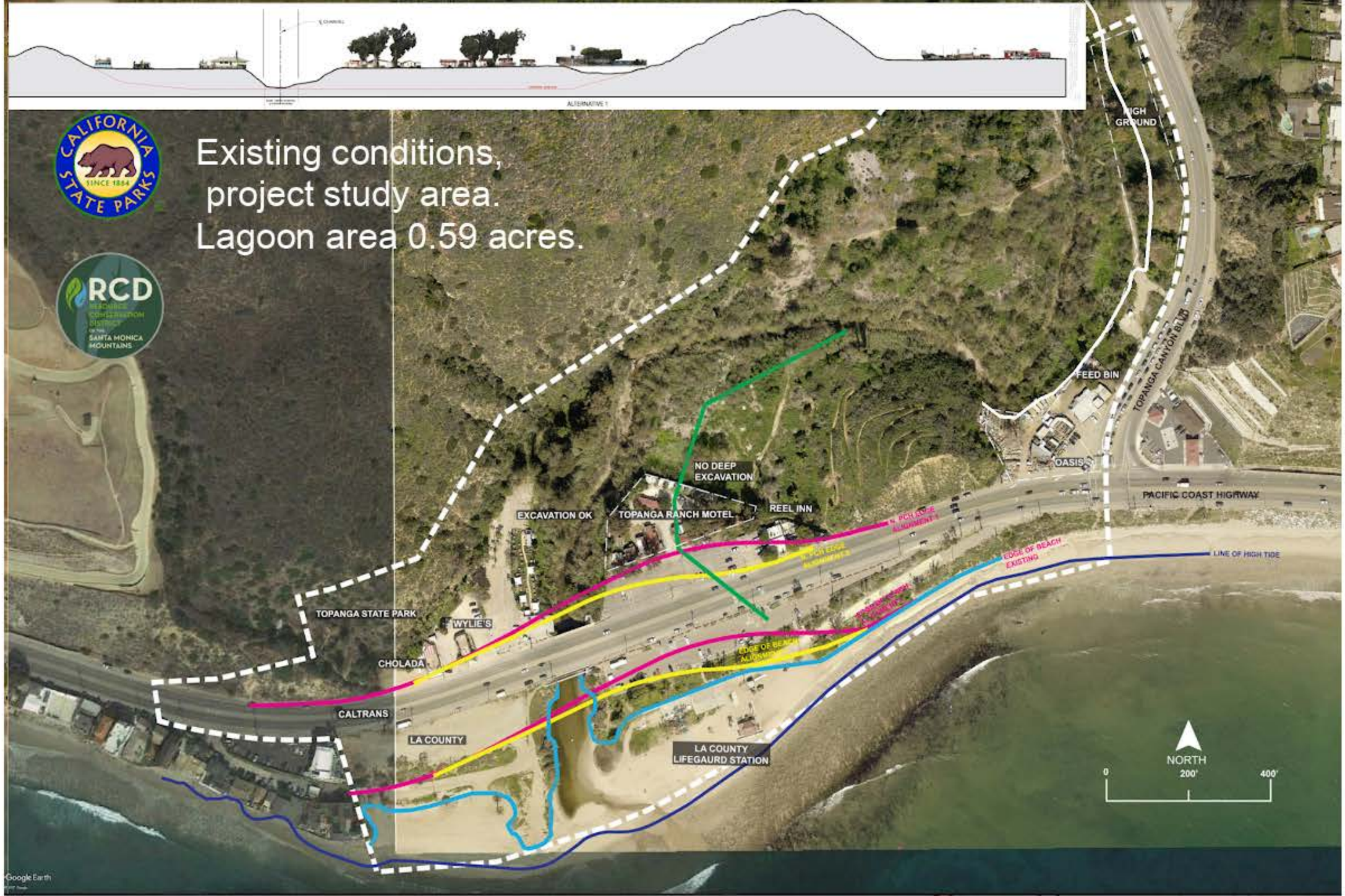
Welcome to breakout room number:
10

Facilitated by:
Claire Sanders

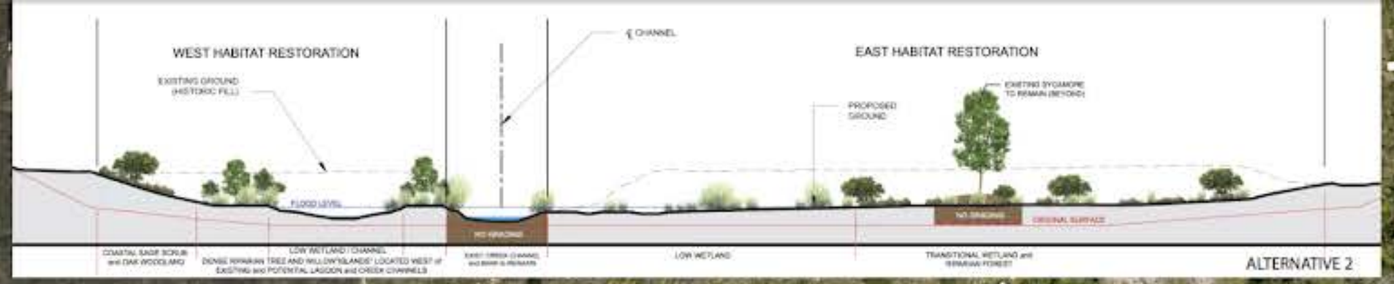
Directions/Focus:
- We will review each alternative.
-Need your feedback on priorities.
-Identify where things should get moved.

Participant Names:
Susan Nissan
Julie Howell
Matt Doolin

Historic conditions 1924.
Los Angeles City Public Library
This shows the original alignment of Pacific Coast Highway.
Lagoon area almost 30 acres. PCH bridge was over 200 feet long.


Existing conditions,
project study area.
Lagoon area 0.59 acres.
CALIFORNIA STATE PARKS
SINCE 1864
RCD
SANTA MONICA MOUNTAINS
HIGH GROUND
FEED BIN
TOPANGA CANYON BLVD
OASIS
PACIFIC COAST HIGHWAY
NO DEEP EXCAVATION
REEL INN
EXCAVATION OK
TOPANGA RANCH MOTEL
EDGE OF BEACH EXISTING
LINE OF HIGH TIDE
TOPANGA STATE PARK
WYLIE'S
CHOLADA
CALTRANS
LA COUNTY
LA COUNTY LIFEGAURD STATION
NORTH
0
200'
400'
Google Earth

What is going to be the criteria on what stays and what goes?



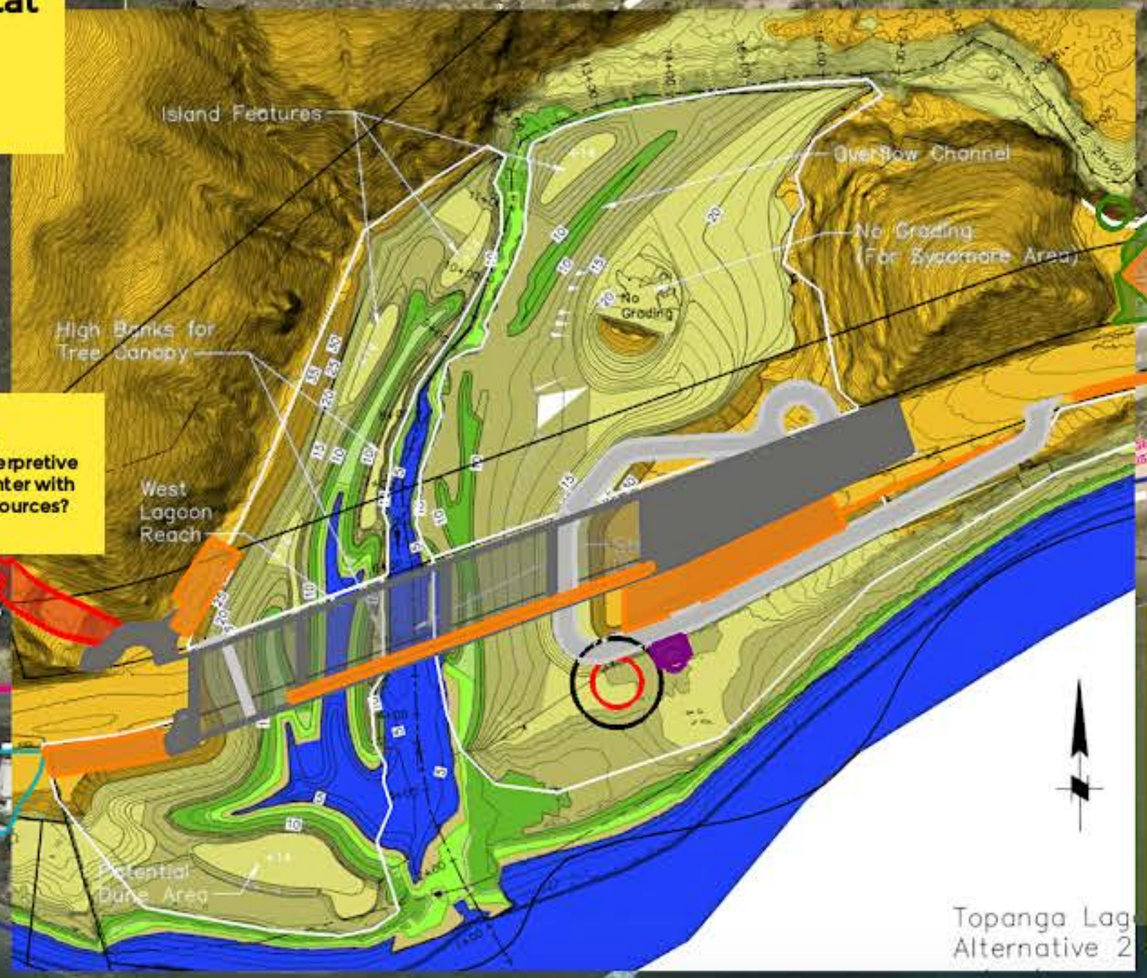
Alternative 2: lagoon habitat maximized.

Over 9 wetted acres, almost 12 restored acres.

Will the parking be free? In Alt 2

Is there potential for a parking structure with a double layer off to one side, leaving more beach and lagoon space? -Matt Doolin

parking
H
ssible visitor
ea



An interpretive center with resources?

How is the viewshed going to be protected?

How will added parking be done in a way that accommodates visitors and protects the view shed? It is important for safety to have parking on the same side as the beach.

Desire for native-plants, state-of-the-art, environmentally friendly materials used. Consistent design format.

Question: Will visitor service area be new construction or using existing structures?

Note on the visual change with a parking structure near feed bin and oasis. A potential eyesore.

Alternative 2 Notes Expanded

What solid waste system will the visitor center and existing visitor serving facilities have? Comments on water waste recycling and solid waste separation. Grey water/brown water. What is the plan for incorporating the best and most environmentally sustainable waste treatment? -Julie Howell

The exterior design corresponds with surrounding designs. Emphasis on consistency and blending to "same, little village". Noted the Topanga Library built on top of a parking lot.

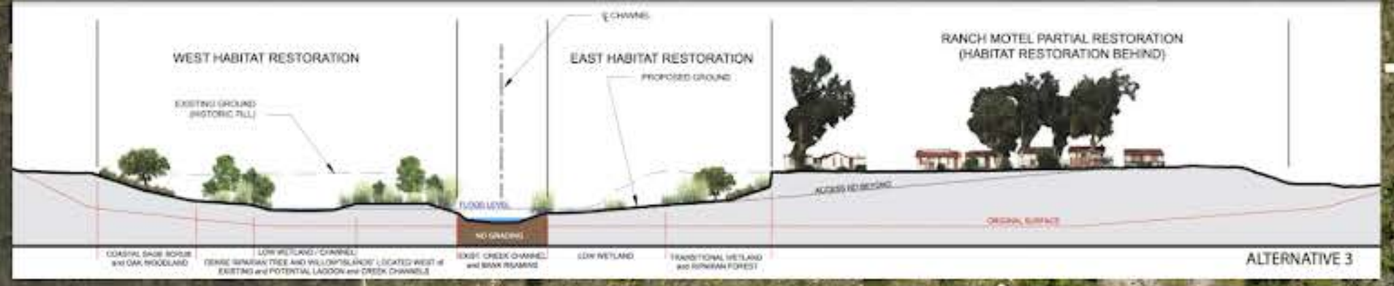
What kind of shuttle and public transportation will be provided? Will there be electric/solar charging stations in new parking areas? Will solar energy be incorporated in the building of any new structures? -Julie Howell, Susan Nissmann

Parking-- Is there a way to eliminate multiple parking areas to consolidate to one, larger parking lot? Can we conceal the parking near the mountainside? To ensure we maintain aesthetics.

Concerns about new connections to the sewer line. Looking for options not connecting to sewer lines in order to be environmentally progressive. How can we develop sustainable, on-site waste treatment that utilizes the water (whether grey). Must be incorporated instead of relying on connecting to a sewer. Idea for this to connect to visitor center for education and outreach.

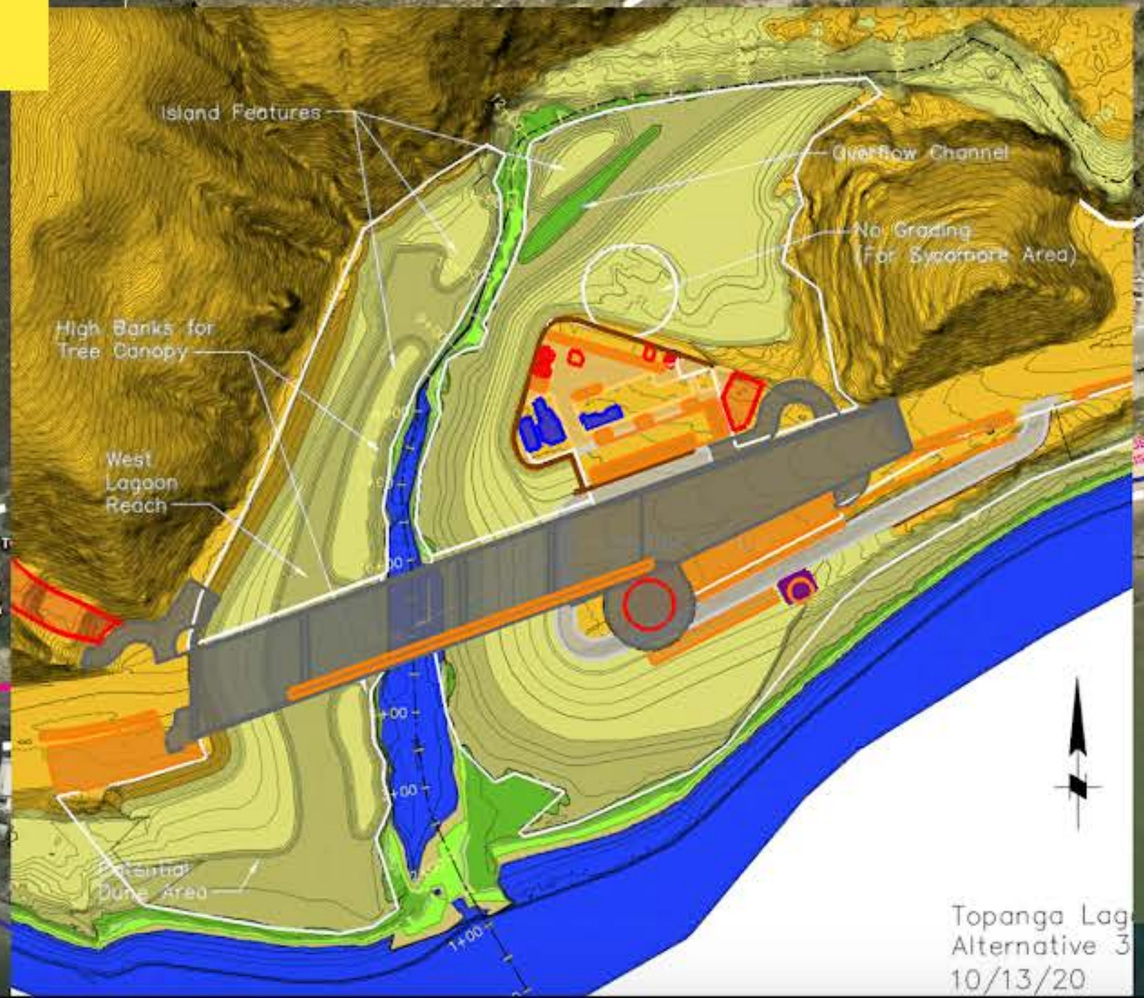
Are we considering and is there feasibility to put solar charging on top of all open space parking?

Topanga Canyon Blvd:
Area for potential
visitor services
Top of slope
CREEK
HIGH GROUND
OASIS
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HI



Alternative 3: Ranch Motel retained

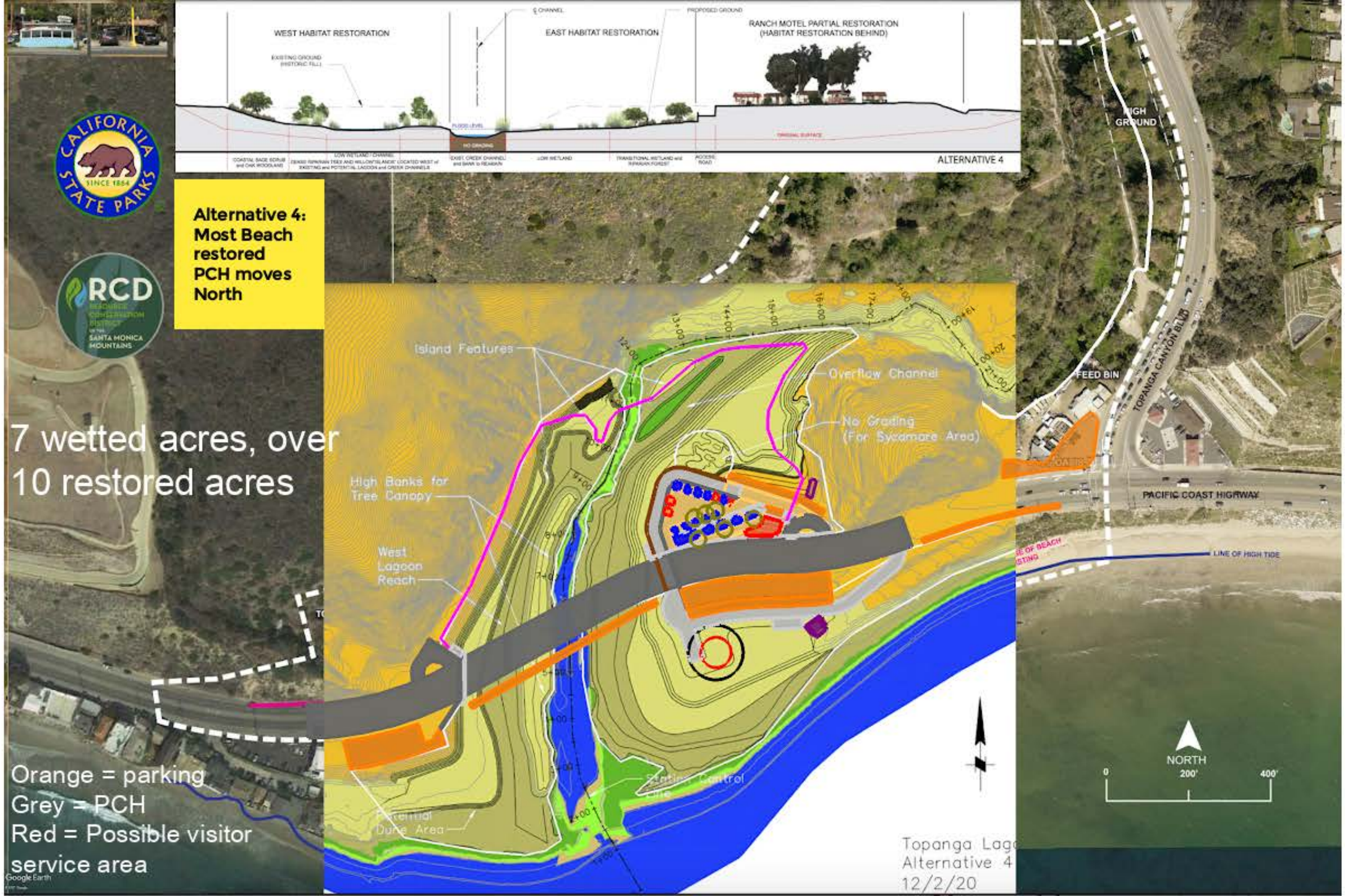
7 wetted acres, over 9 restored



Ranch motel should be prioritized as an educational center. General consensus that this should be used for educational purposes.

Visitor services should include having water and amenities for beachgoers. Education should be primary use and purpose.

Orange = parking
Grey = PCH
Red = Possible visitor service area


WEST HABITAT RESTORATION
EAST HABITAT RESTORATION
RANCH MOTEL PARTIAL RESTORATION
(HABITAT RESTORATION BEHIND)
ALTERNATIVE 4
Alternative 4:
Most Beach restored
PCH moves North
7 wetted acres, over 10 restored acres
Orange = parking
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Red = Possible visitor service area
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Overflow Channel
No Grading
(For Sycamore Area)
High Banks for Tree Canopy
West Lagoon Reach
Potential Dune Area
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FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HIGHWAY
LINE OF HIGH TIDE
NORTH
0
200'
400'
Topanga Lag
Alternative 4
12/2/20

Five takeaways to share with the whole group:

1. Alternative 2 is preferred, which offers the most habitat protection and enhancement. The passageway maintains natural hydrological breach system. Alternative 4 is also positive as it allows for more beach area.

2. Alternative energy sources need to be emphasized. I.e. wind and solar.

3. What is the plan for incorporating the best and most environmentally sustainable waste treatment? No sewer! On site waste treatment preferred.

4. Can we combine parking lots and ensure viewshed is maintained or enhanced?

5. Can Alternative 4 be combined with Alt 2 to get the best of both? Allow for more beach.

Name of participant who will share results of conversation: Julie Howell

Welcome to breakout room number:
11

Facilitated by: Jelly

Directions/Focus:
- We will review each alternative.
-Need your feedback on priorities.
-Identify where things should get moved.

Participant Names:
Annemarie Donkin - Topanga Messenger/Canyon Chronicle
Robert Jan van de Hoek - Audubon, past RCD Educator, concerned resident
Allen Ma - LA County Dept of Public Works
Joesph Rosendo - Topanga Chamber of Commerce

Historic conditions 1924.
Los Angeles City Public Library
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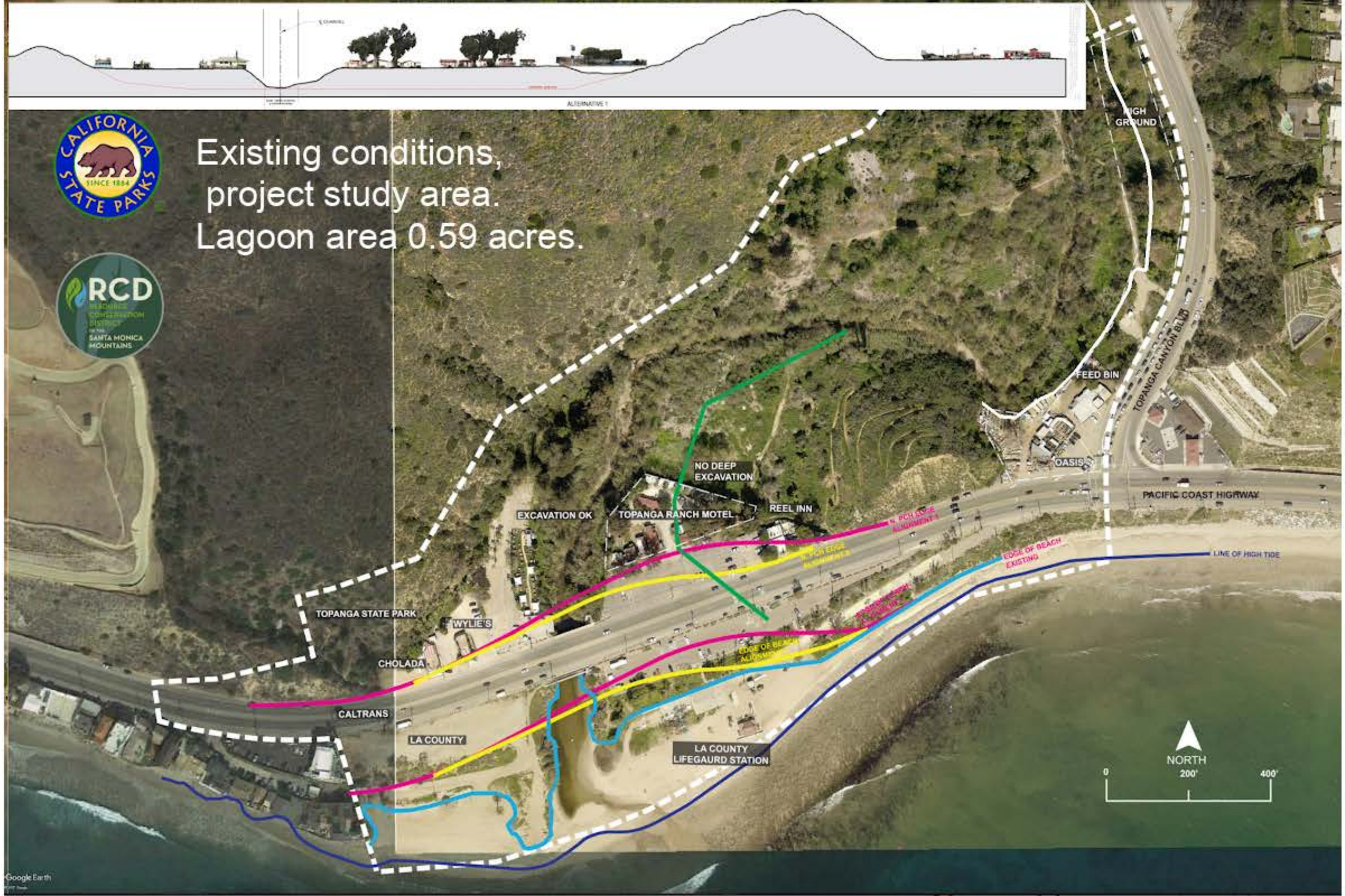
Existing conditions,
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WYLIE'S
CHOLADA
CALTRANS
LA COUNTY
LA COUNTY LIFEGAURD STATION
NORTH
0
200'
400'
Google Earth

There is no LA county logo present or national parks service

Does alternative 1 provide restoration of the Ranch Motel?

Need to preserve the Scenic Highway

Concerns surrounding bottleneck on PCH

Reel inn is a historic location and should be preserved - keep hotel and other businesses

Where is the NPS voice?

There is no slide showing alt 1

Alternative 2: lagoon habitat maximized.

Annemarie - more parking near reel inn; suff. parking by beach motel; no parallel parking and provides less parking than side by side - dangerous

Joseph - Keep Topanga Canyon Blvd rural

Over 9 wetted acres, almost 12 restored acres.

Joseph - Businesses are not trashing Topanga Beach, people are. We should keep the businesses without inviting more people

How long will the restoration take? Are we thinking months, years, decades, never?

Joseph - don't remove parking near beach - keep parallel parking along the bridge

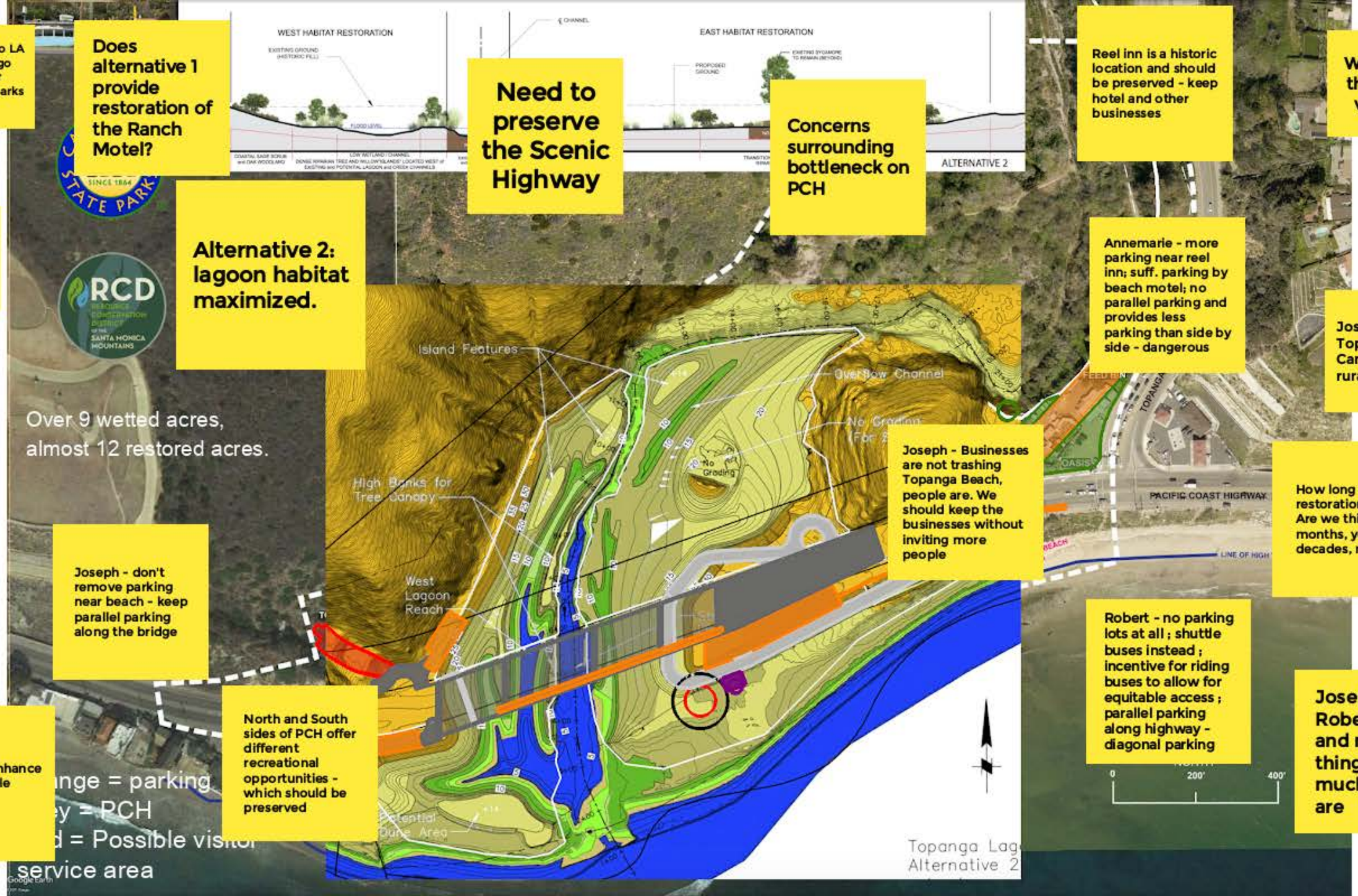
Robert - no parking lots at all ; shuttle buses instead ; incentive for riding buses to allow for equitable access ; parallel parking along highway - diagonal parking

Joseph and Robert - Try and maintain things as much as they are

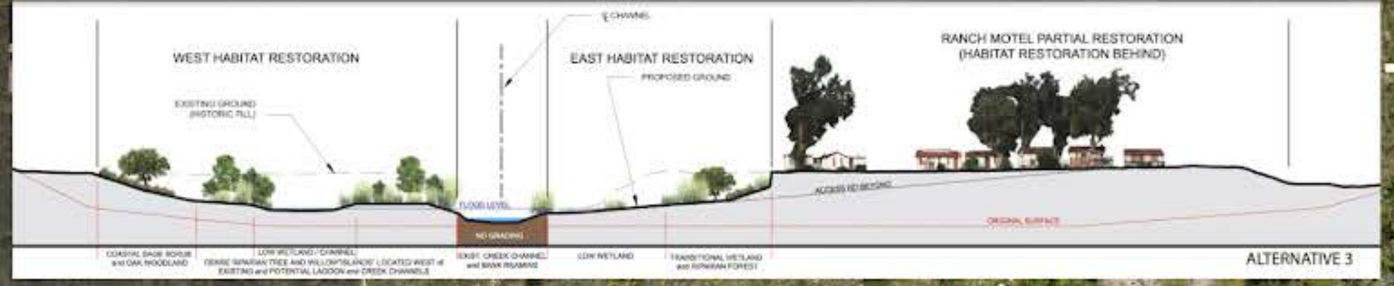
Maintain or enhance free/affordable parking

North and South sides of PCH offer different recreational opportunities - which should be preserved

nge = parking
y = PCH
d = Possible visitor service area

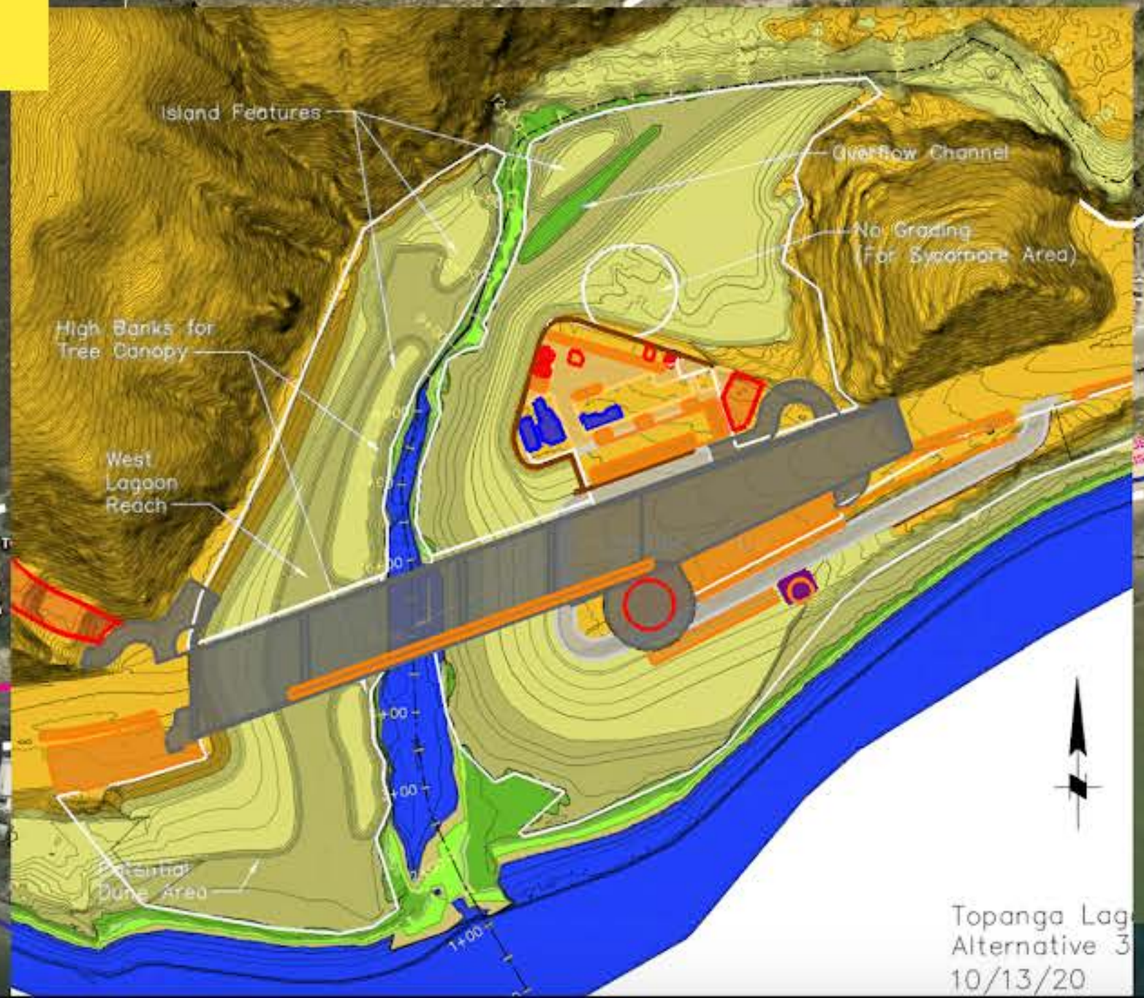


Topanga Canyon Blvd:
Area for potential
visitor services
Top of slope
CREEK
HIGH GROUND
OASIS
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HI

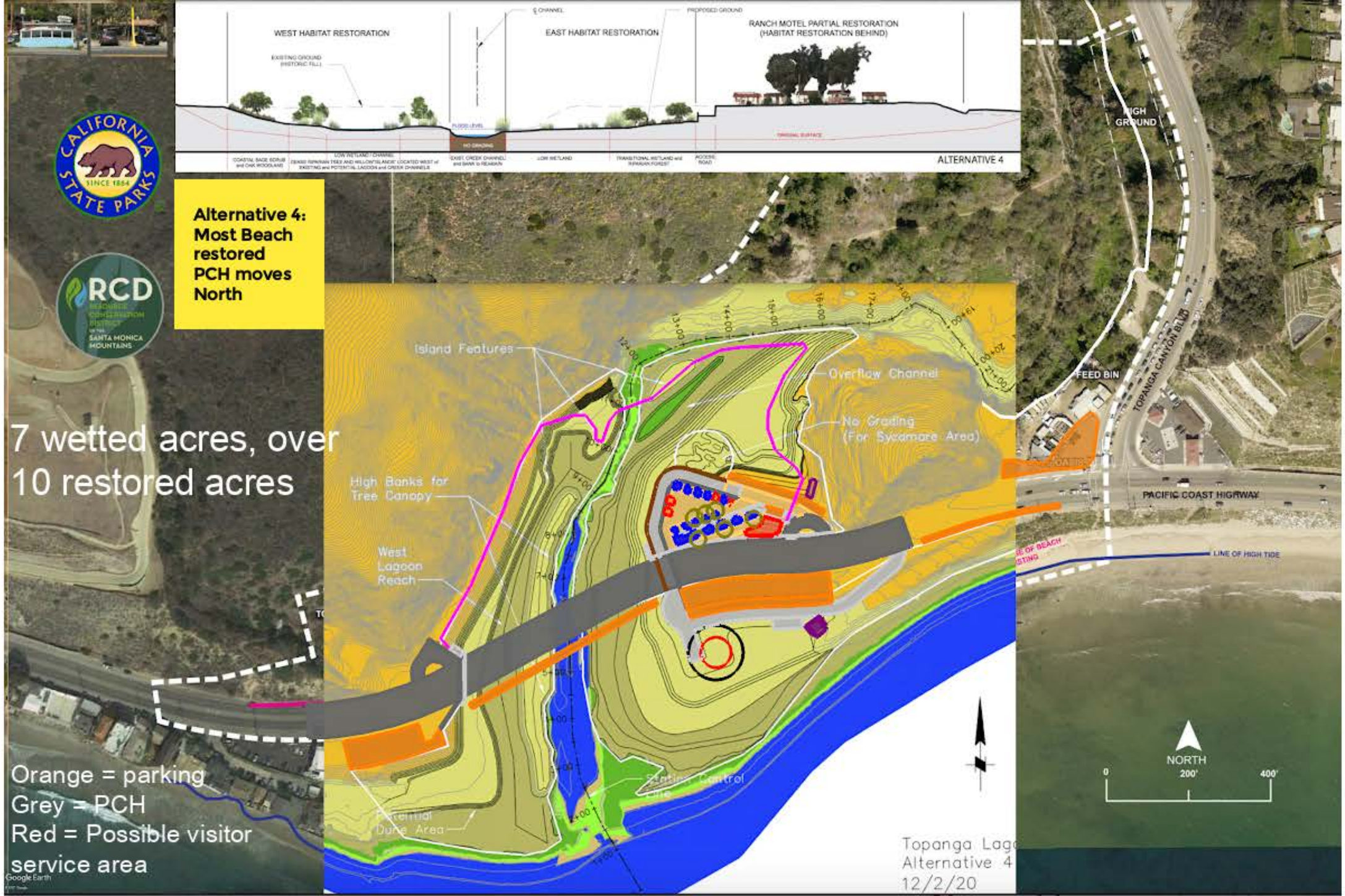


Alternative 3: Ranch Motel retained

7 wetted acres, over 9 restored



Orange = parking
Grey = PCH
Red = Possible visitor service area


WEST HABITAT RESTORATION
EAST HABITAT RESTORATION
RANCH MOTEL PARTIAL RESTORATION
(HABITAT RESTORATION BEHIND)
ALTERNATIVE 4
Alternative 4:
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PCH moves North
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Island Features
Overflow Channel
No Grading
(For Sycamore Area)
High Banks for Tree Canopy
West Lagoon Reach
Potential Dune Area
HIGH GROUND
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HIGHWAY
LINE OF HIGH TIDE
NORTH
0
200'
400'
Topanga Lag
Alternative 4
12/2/20

Five takeaways to share with the whole group:

1. Historic features need to be perserved (Reel Inn, Ranch Motel and other local businesses)

2. Habitat should be preserved but limited change elsewhere - prefer alt 1

3. Topanga community voices need to be considered - impact on this community should be paramount - stop the urbanization of topanga lagoon

4. There should be equitable features available with focus on indigenous representation

5. leave parking as is - ensure a mix of paid and free parking remains

Name of participant who will share results of conversation: Joseph Rosendo - Topanga Chamber of Commerce

Participant Names:

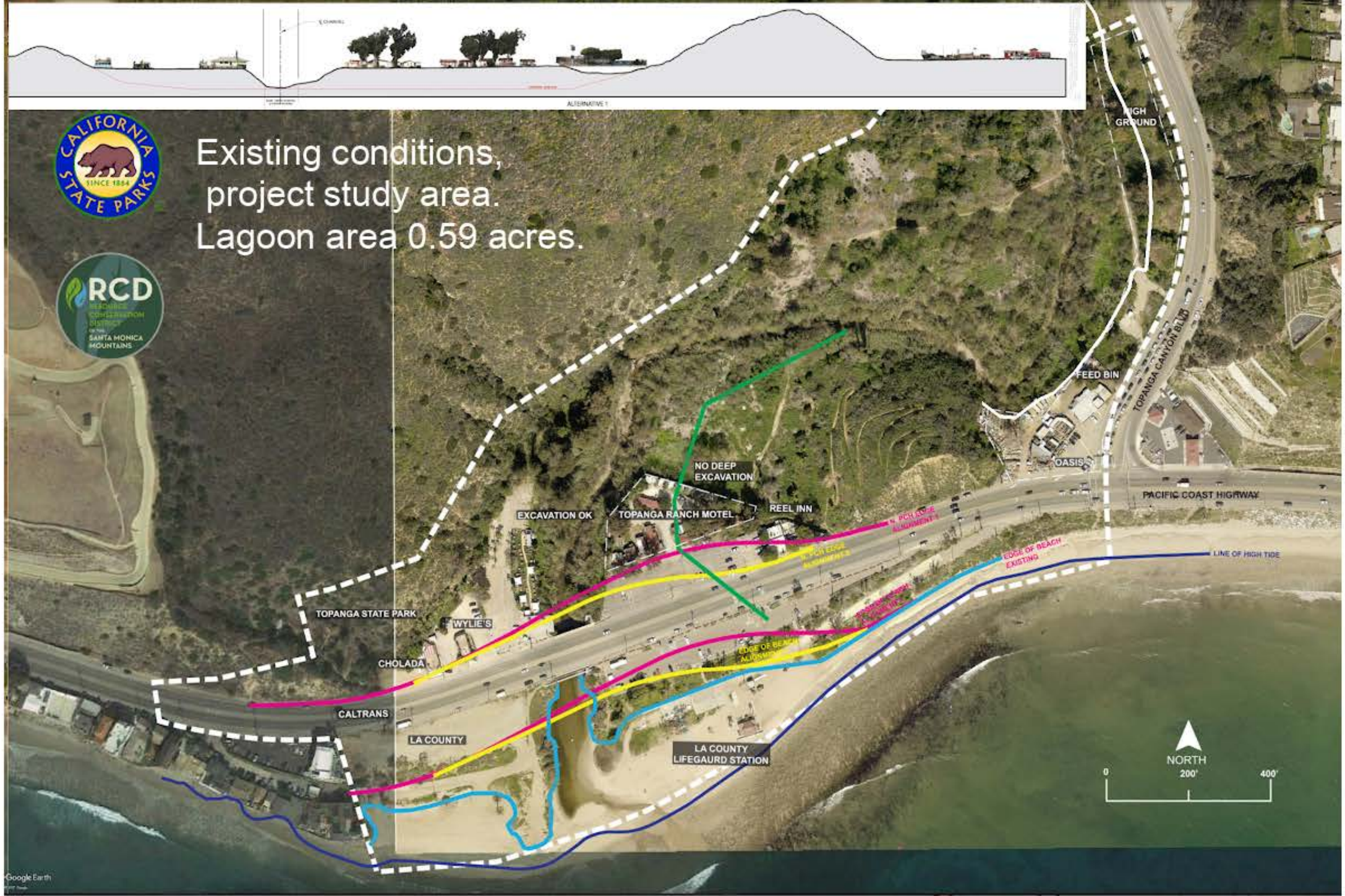
Welcome to breakout room number:

Facilitated by:
Antoine Kunsch, RCDSMM

Directions/Focus:
- We will review each alternative.
-Need your feedback on priorities.
-Identify where things should get moved.

Snowdy Dodson, CNPS
Graham, Surf LA

Historic conditions 1924.
Los Angeles City Public Library
This shows the original alignment of Pacific Coast Highway.
Lagoon area almost 30 acres. PCH bridge was over 200 feet long.


Existing conditions,
project study area.
Lagoon area 0.59 acres.
CALIFORNIA STATE PARKS
SINCE 1864
RCD
SANTA MONICA MOUNTAINS
HIGH GROUND
FEED BIN
TOPANGA CANYON BLVD
OASIS
PACIFIC COAST HIGHWAY
NO DEEP EXCAVATION
REEL INN
EXCAVATION OK
TOPANGA RANCH MOTEL
EDGE OF BEACH EXISTING
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WYLIE'S
CHOLADA
CALTRANS
LA COUNTY
LA COUNTY LIFEGAURD STATION
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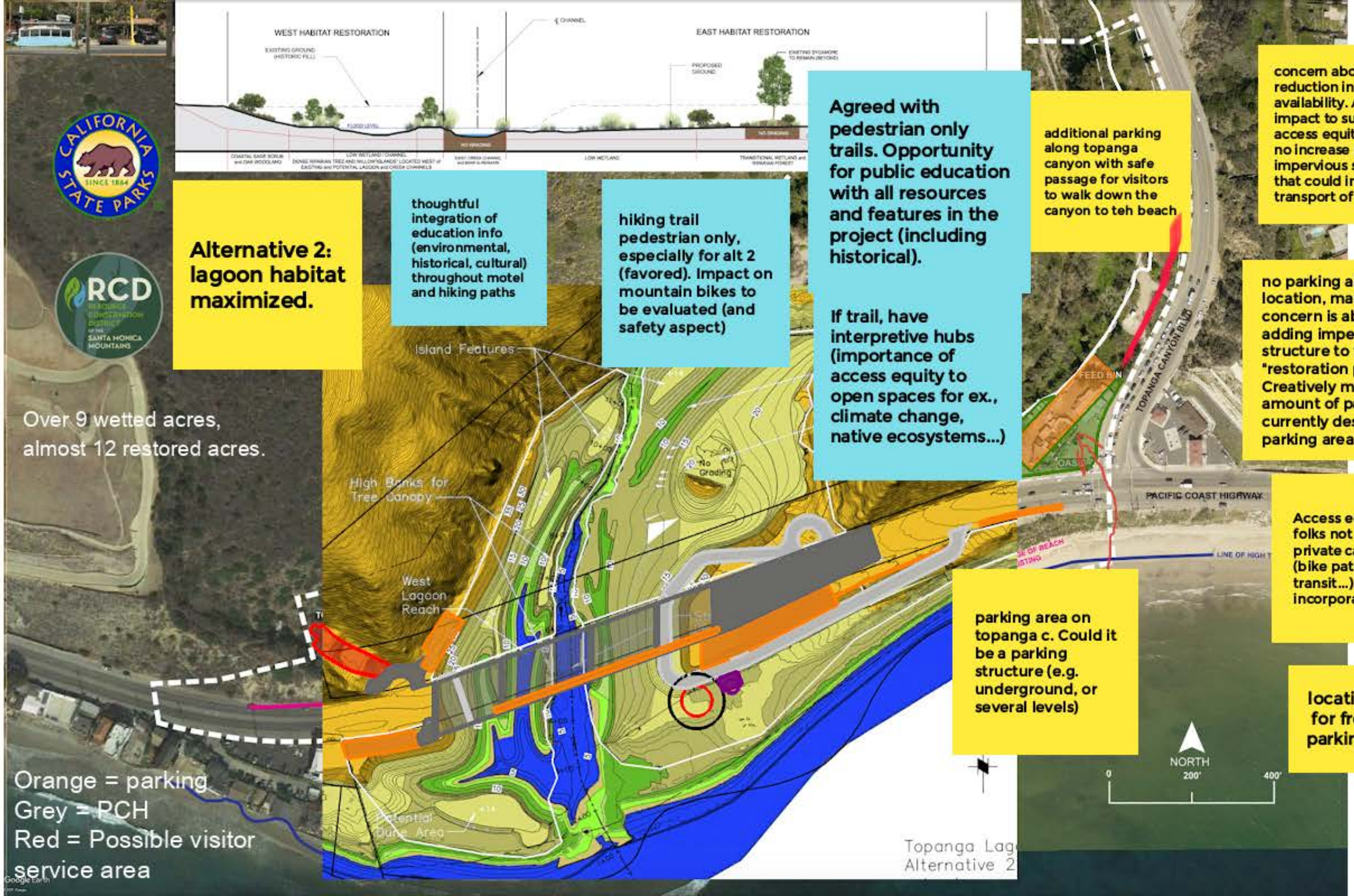


Alternative 2: lagoon habitat maximized.

Over 9 wetted acres, almost 12 restored acres.

Orange = parking
Grey = PCH
Red = Possible visitor service area

thoughtful integration of education info (environmental, historical, cultural) throughout motel and hiking paths

hiking trail pedestrian only, especially for alt 2 (favored). Impact on mountain bikes to be evaluated (and safety aspect)

Agreed with pedestrian only trails. Opportunity for public education with all resources and features in the project (including historical).

If trail, have interpretive hubs (importance of access equity to open spaces for ex., climate change, native ecosystems...)

additional parking along topanga canyon with safe passage for visitors to walk down the canyon to teh beach

concern about reduction in parking availability. Adverse impact to surf zone + access equity. Little to no increase in impervious surfaces that could impact the transport of sediment

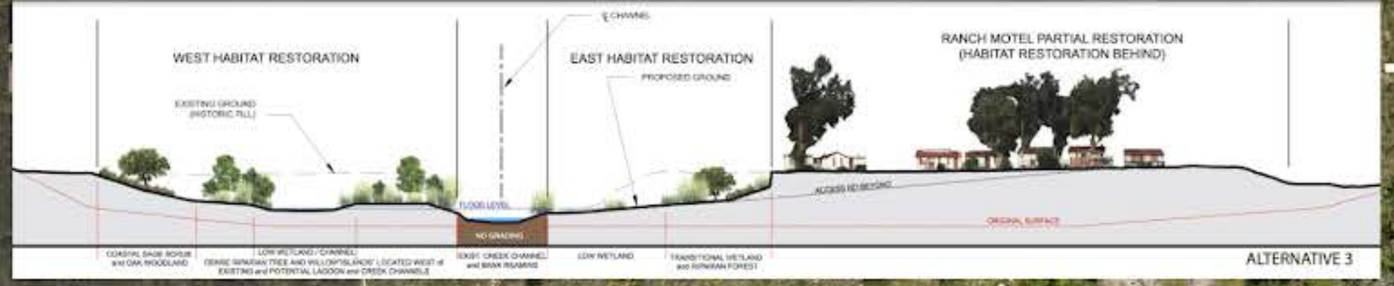
no parking alternative location, main concern is about adding impervious structure to this "restoration project". Creatively maximize amount of parking in currently designated parking area

Access equity for folks not having private cars for ex. (bike paths, public transit...). To be incorporated

parking area on topanga c. Could it be a parking structure (e.g. underground, or several levels)

location for free parking?

Topanga Canyon Blvd:
Area for potential
visitor services
Top of slope
CREEK
HIGH GROUND
OASIS
FEED BIN
TOPANGA CANYON BLVD
PACIFIC COAST HI



Alternative 3: Ranch Motel retained

7 wetted acres, over 9 restored

Orange = parking
Grey = PCH
Red = Possible visitor service area

same comments about hiking trails

what alternatives besides the reel in (e.g. food, snacks, coffee/tea shop)?

Motel - let's not shift the footprint to somewhere else. keep it where it is

Use motel cabins for educating purposes? Issue / concern with waste generation. Education about historical info, recreational resources, biological resources....

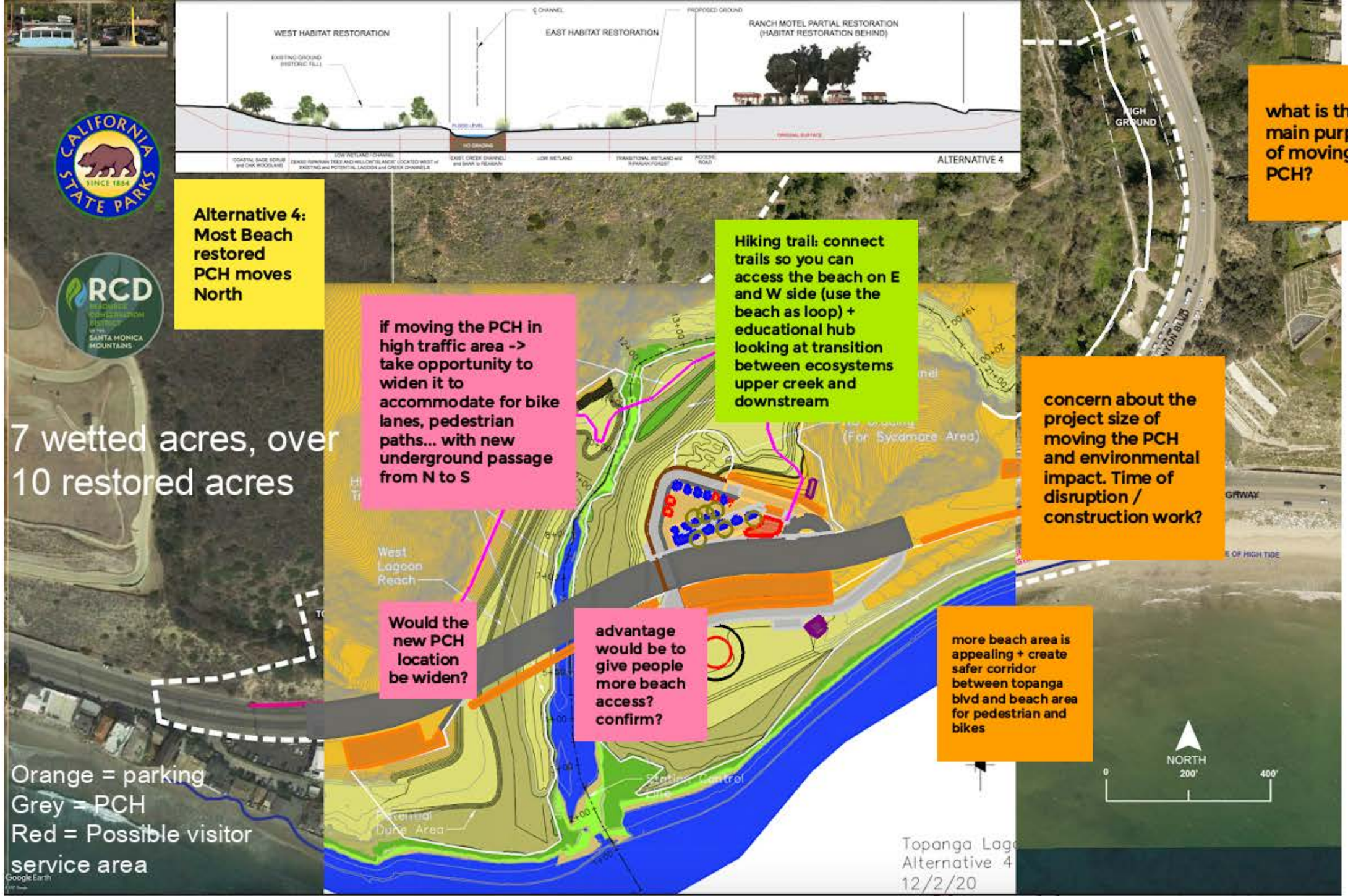
would like to see ranch motel to be restored and use for low cost accomodation

similar comments (access equity, parking use, apply to all alternatives...)

proper waste management with visitor services (camping, motel...). NO hostel (plenty of options along the coast), secure low-cost accomodation with ranch motel

ranch motel not a top priority - how would that provide equitable low-cost accommodation

(need more details about how state money is allocated to preserve cabin, fear of cabins being used for elite few and not equitable access).


WEST HABITAT RESTORATION
EAST HABITAT RESTORATION
RANCH MOTEL PARTIAL RESTORATION
(HABITAT RESTORATION BEHIND)
ALTERNATIVE 4
Alternative 4: Most Beach restored PCH moves North
7 wetted acres, over 10 restored acres
Orange = parking
Grey = PCH
Red = Possible visitor service area
if moving the PCH in high traffic area -> take opportunity to widen it to accommodate for bike lanes, pedestrian paths... with new underground passage from N to S
Hiking trail: connect trails so you can access the beach on E and W side (use the beach as loop) + educational hub looking at transition between ecosystems upper creek and downstream
what is the main purpose of moving the PCH?
concern about the project size of moving the PCH and environmental impact. Time of disruption / construction work?
Would the new PCH location be widen?
advantage would be to give people more beach access? confirm?
more beach area is appealing + create safer corridor between topanga blvd and beach area for pedestrian and bikes
West Lagoon Reach
Potential Dune Area
(For Sycamore Area)
NORTH
0
200'
400'
Topanga Lag
Alternative 4
12/2/20

Five takeaways to share with the whole group:

1. Access equity with safer transit for pedestrian and bikes from topanga canyon to the beach (adding alternative parking along topanga C west side, and safe passage to the beach)

2. Motel should stay in its footprint. Use motel as either education hub or low-cost accomodation, or both.

3. Keep hiking trails pedestrian only with beach access on both ends (i.e., proposed trail in alt 4). Use education signs especially at transition areas between ecosystems, also featuring historical and cultural information

4. Details on the plant palette to be used in the restoration area in all alternatives (native ecosystems)

5. Keep minimal impact for alt 4 (e.g. PCH relocation in alternative 4). What impact on habitat and traffic, and for how long?

Name of participant who will share results of conversation:

Split between alternative 2 and alt 4 (need more info about alt 4 impact of moving PCH)

13

Welcome to breakout room number:

Facilitated by:

Barbara Tejada,
California State Parks

Directions/Focus:
- We will review each alternative.
-Need your feedback on priorities.
-Identify where things should get moved.

Participant Names:

Mikke Pierson, Mayor of Malibu
Joseph Edmiston, Santa Monica Mountains Conservancy
David Strohm, Topanga Canyon Docents
Haven Scott McVarish,

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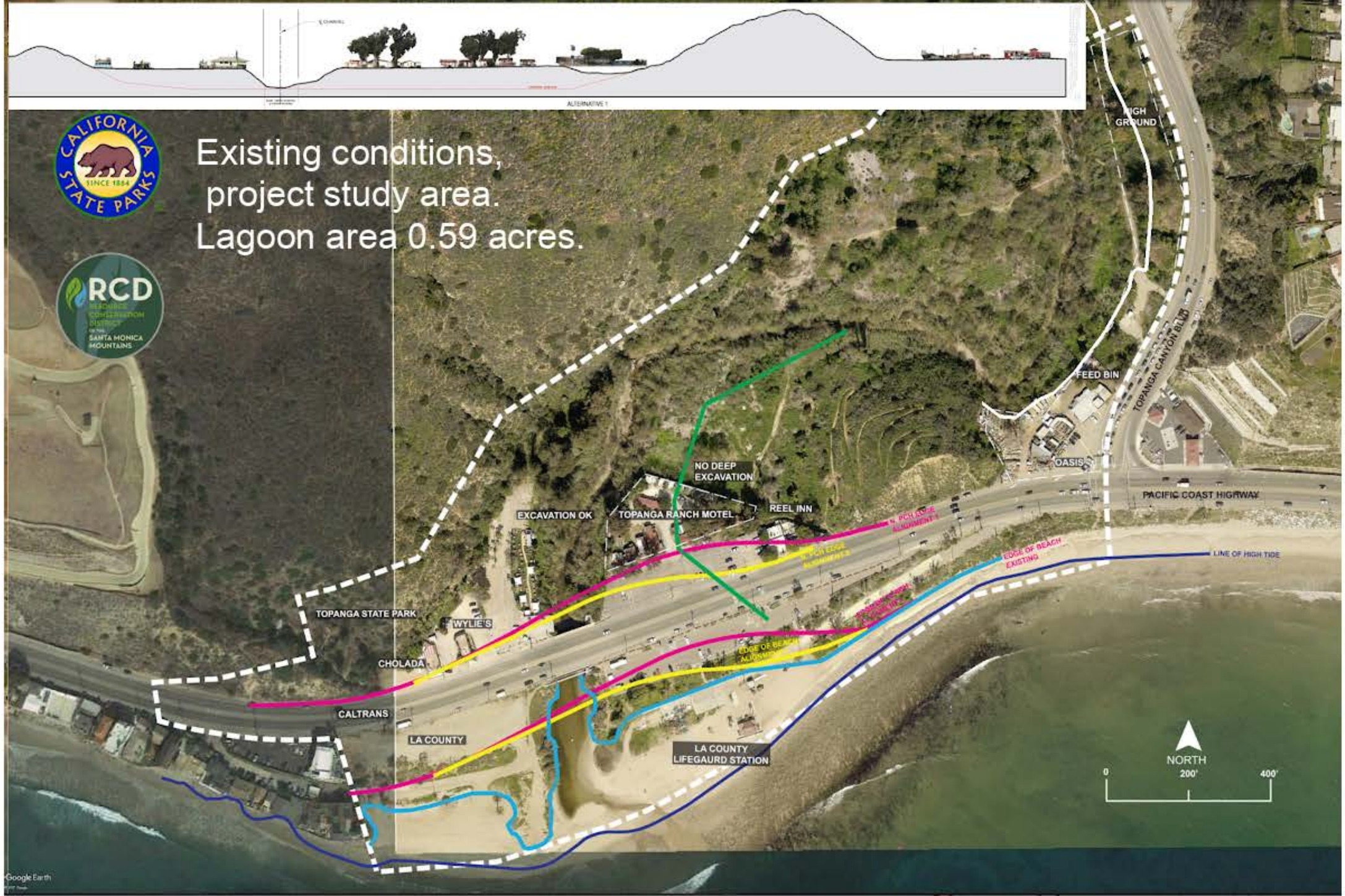
Lagoon area almost 30 acres. PCH bridge was over 200 feet long.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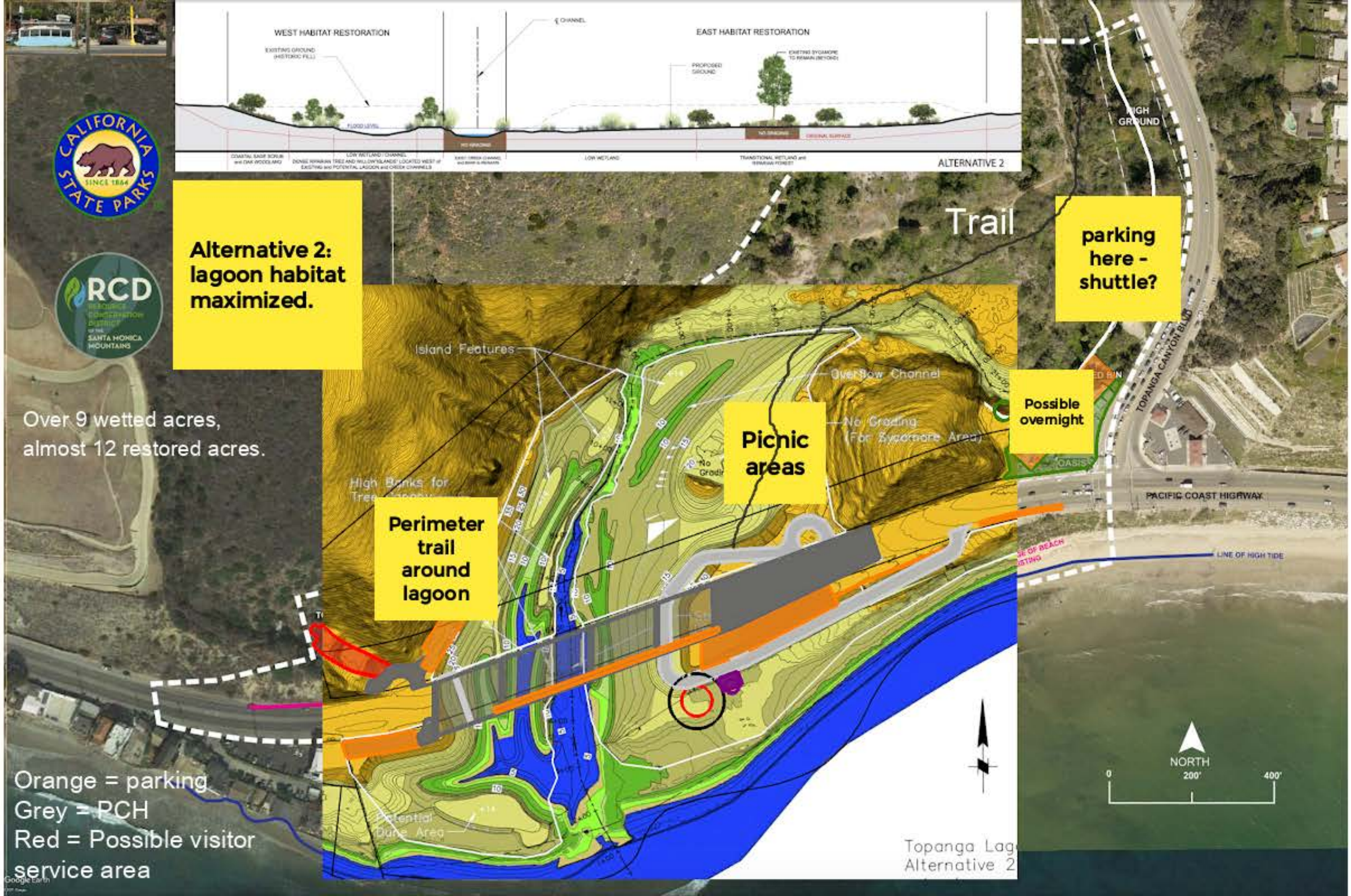
WEST HABITAT RESTORATION
EAST HABITAT RESTORATION
ALTERNATIVE 2
Alternative 2: lagoon habitat maximized.
Trail
parking here - shuttle?
Island Features
Overflow Channel
Possible overnight
Picnic areas
Perimeter trail around lagoon
PACIFIC COAST HIGHWAY
TOPANGA CANYON BLVD
LINE OF HIGH TIDE
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0
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Over 9 wetted acres, almost 12 restored acres.
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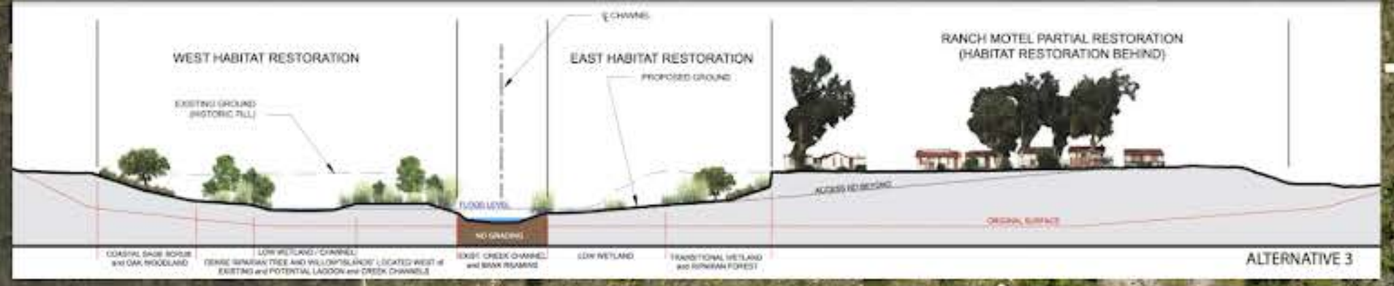

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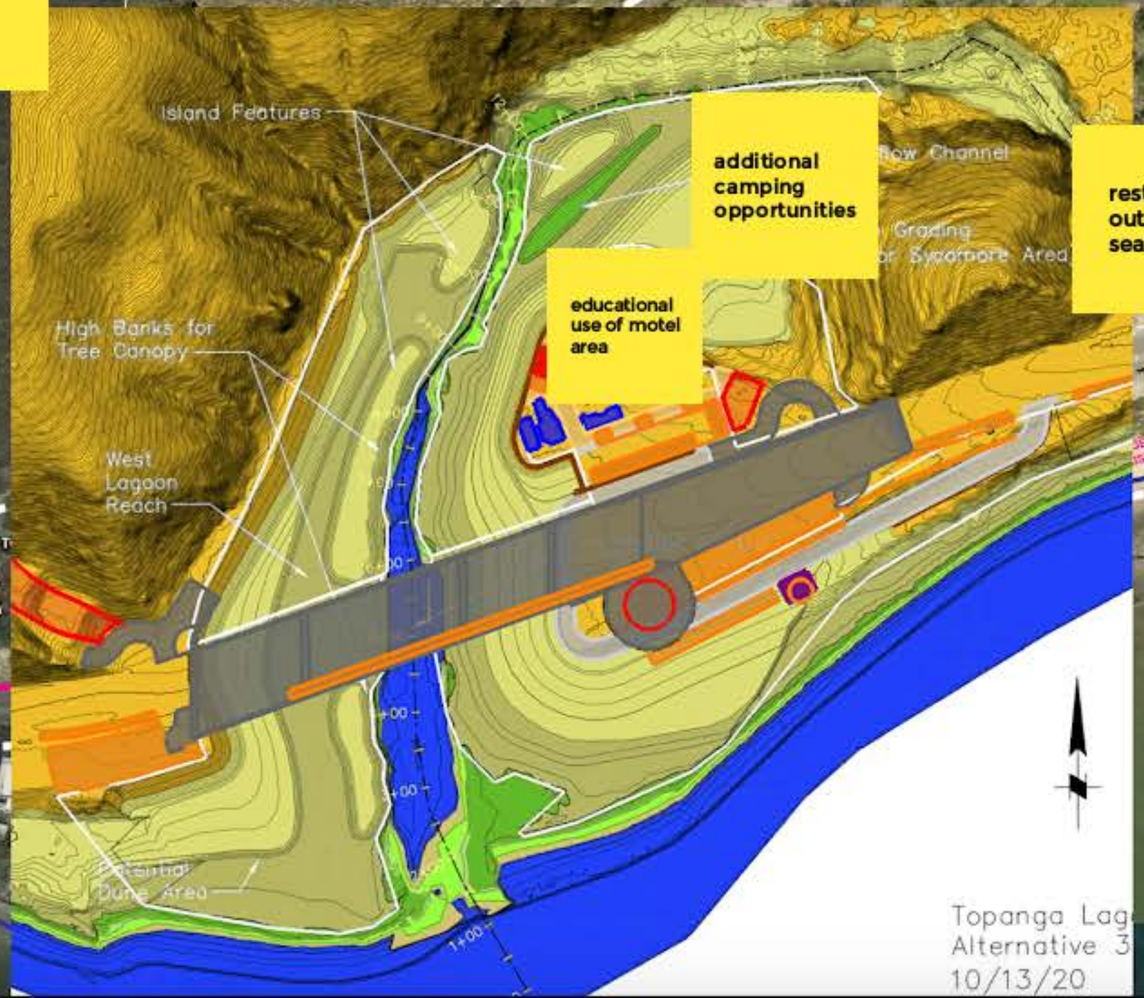


additional camping opportunities

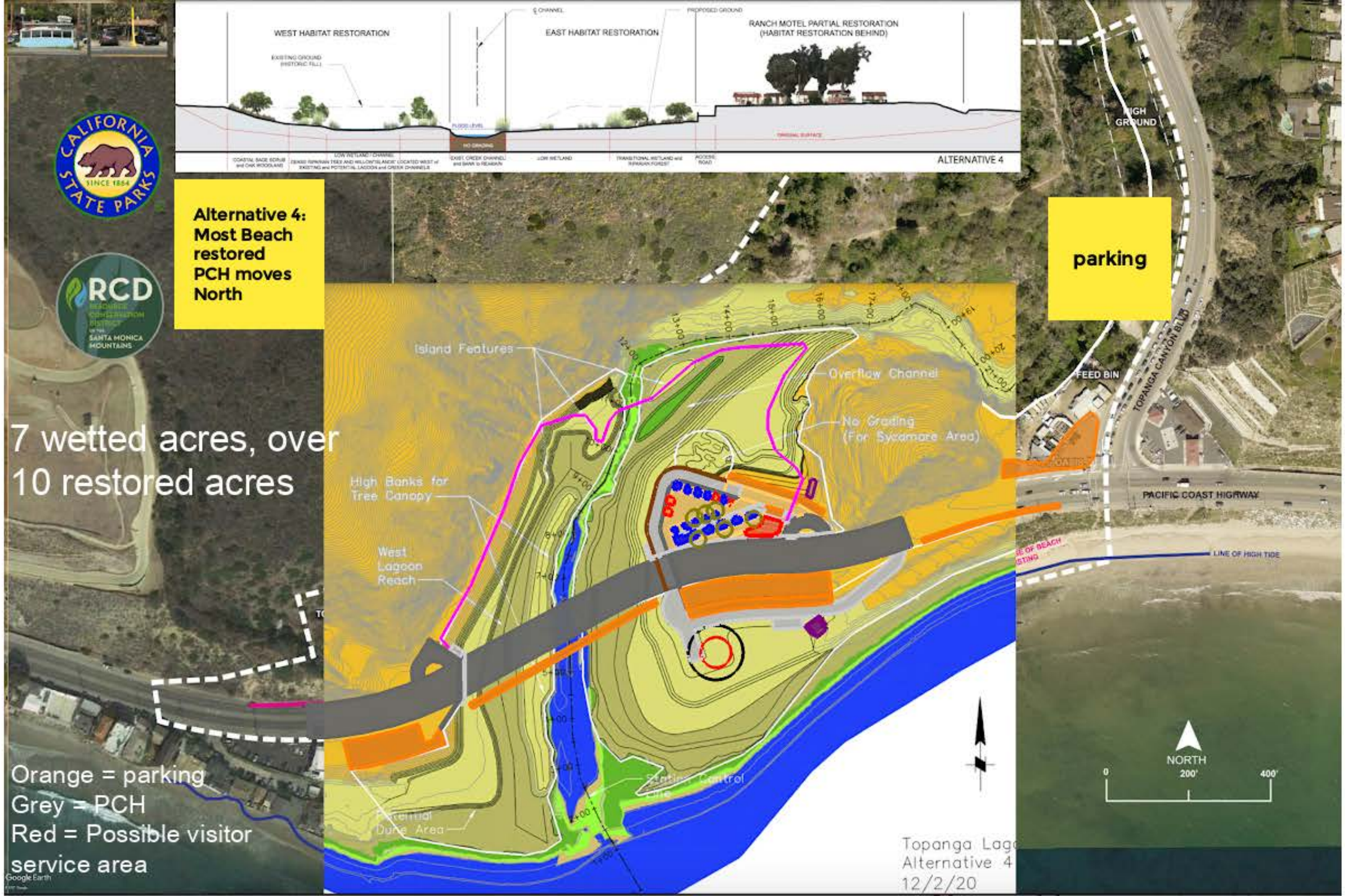
educational use of motel area

restaurant, outdoor seating

more parking traffic controls

parking along east side of TCB

less preferred alternative in general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Five takeaways to share with the whole group:

1. Parking along Topanga canyon west and east sides, with pedestrian controls

2. Maximum lagoon restoration, Alternative 2 generally preferred

3. Trail opportunities around lagoon/creek, picnic areas

4. educational focus for motel/small-scale camping/tent cabins

5. not add too much visitor facilities, at expense of habitat restoration and requiring more parking, one or two restaurants, beach store

Name of participant who will share results of conversation: