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15. Topanga Canyon Community Fire Safety Action Plan

15.1. Topanga Canyon Description

This planning unit encompasses the neighborhoods of the unincorporated Los Angeles County in Topanga Canyon including: Fernwood, East Saddle Peak, Old Topanga, Red Rock Canyon, Topanga Skyline, Glenview, Greenleaf Canyon, Henry Ridge, Post Office Tract, Hillside, Sylvia Park, Arteique, Santa Maria Road, Entrado, Viewridge Estates, and Top o' Topanga. The area extends from Pacific Coast Highway north to Calabasas and Los Angeles City limits near Topanga Summit on State Route 27 (Topanga Canyon Boulevard). The western boundary follows Old Topanga Canyon Road to Calabasas city limits. The eastern limit is the Los Angeles City/County line. The Topanga Canyon unit is 17.7 miles in area.

Assets at risk in the built environment include approximately 2,900 single-family homes, duplexes, multi-family structures, outbuildings, ranches, and estates.^{1,2} Others include a state park and nature center (Topanga), state beach and lagoon (Topanga), several state conservancy lands, three National Park Service parcels, a post office, Los Angeles County Fire Station #69, public library, numerous equestrian ranches, at least three vineyards and wineries, more than six eateries, two shopping centers with two grocers, retail, business, and personal services, many other commercial facilities, two preschools, pet boarding facilities, a church, community center/club with sports fields, Jewish community center, building supply, natural gas distributor, Shakespearean theater, public elementary school, private elementary school/day camp, tennis camp, mobile home park, emergency response center, historic tavern, and several utilities substations and appurtenances.



Lots range from a fraction of an acre to more than 40 acres. Real estate values for mobile homes are \$288,000 to \$400,000. Single-family homes range from \$200,000 to \$9 million for large estates. Undeveloped land averages \$125,000 per acre.³

15.1.1. Topanga Canyon Wildfire Environment

Topanga Canyon hosts pristine coastal sage scrub, mixed chaparral/oak woodland, southern sycamore riparian woodland, coastal marsh, coastal wetland, and vernal riparian habitat. This is one of the few areas along the California coast where the Coastal Zone extends for miles inland.⁴ The built environment is enveloped by dense, mature urban forest. The canyon is deep and mountainous with steep slopes interspersed with limited areas of

¹ US Census (2000), www.factfinder.census.gov

² B. Pool (October 7, 2005), "Book prepares Topangans for the wildfire next time," *Los Angeles Times*.

³ Westside Multiple Listing Service, <http://idx.themls.com> (accessed July 5 2010).

⁴ The California Coastal Zone extends 1,000 yards inland from the mean high tide line. In significant coastal estuarine habitat and recreational areas it extends inland to the first major ridgeline or 5 miles from the mean high tide line, whichever is less. In developed urban areas, the boundary is generally less than 1,000 yards.

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relatively flat or rolling knolls.⁵ Topanga and Old Topanga creeks host pools and waterfalls in their gorges. At least 64 sensitive species are identified for this unit.^{6,7} Significant cultural resources are found throughout the canyon.^{8,9} The area is susceptible to high water and debris flows during storm events.¹⁰ Landslides and subsidence are common in the canyon.¹¹

Passive recreational opportunities abound in this planning unit. Common activities include hiking, horseback riding, road and mountain biking, painting, running, and wildflower and wildlife viewing. Developed and private types include field sports, automobile touring, dirt and motor biking, pool swimming, and tennis. The area attracts both residents and visitors.



Ingress and egress is along State Highway 27 (Topanga Canyon Boulevard). Connector roads include Old Topanga Road, Mulholland Highway, State Highway 1 (PCH), and Saddle Peak and Tuna Canyon roads. Connectivity and condition of lateral roads varies: some roads are dirt, others one-way, and many are cul-de-sacs. Most are narrow, steep, have little shoulder, and are winding with sheer drops. Roads require frequent maintenance including repaving and construction of retaining walls. Slope instability and road closures are ongoing threats in Topanga.¹²

CAL FIRE designated the entire Santa Monica Mountains region as a Very High Fire Hazard Severity Zone. The Topanga Canyon unit is included. This determination by the state is based on factors such as fire weather, slope, and fuel loading, among others.

The Topanga Canyon unit has a history of frequent wildfires: Las Flores–Temescal (1910); Topanga/Escondido (1913); Topanga Post Office (March 2, 1925); Montgomery Ranch (July 15, 1926); Old Topanga #2 (September 12, 1926); Cooper #1 (October 1, 1927); Saddlepeak (1932); Cold Creek (September 7, 1936); Topanga #50 (November 22, 1938) with 350 homes destroyed; Tuna Summit (August 26, 1940); Las Flores #47 (October 20, 1942); Woodland Hills #65 (November 6, 1942) with

⁵ R. Dagit (2002), “Oaks resilient with post-fire monitoring of coast live oaks (*Quercus agrifolia*) in the 1993 Old Topanga Fire.” In USDA Forest Service General Technical Report PSW_GTR-184: pp. 243–249.

⁶ California Department of Fish and Game (2009), California natural diversity database – Topanga quadrangle [Data].

⁷ Resource Conservation District of the Santa Monica Mountains (1999), “List and links of sensitive species located within the Topanga Creek watershed,” containing Topanga Lagoon and watershed resources and references.

⁸ California State Parks (2001), Topanga State Park Acquisition, Interim Management Plan, Cultural Resources Survey, Historic Resources, Evaluation Report.

⁹ W.J. Wallace (1955), “A suggested chronology for southern California coastal archaeology,” *Southwestern Journal of Anthropology* 11(3): pp. 214–230, University of New Mexico, Albuquerque.

¹⁰ N.H. Brooks (1982), “Storms, floods, and debris flows in southern California and Arizona in 1978 and 1980,” *Proceedings of a symposium, September 17 and 18, 1980*. US National Research Council, Committee on Natural Disasters, California Institute of Technology–Environmental Quality Laboratory, National Academy Press, Washington, DC.

¹¹ K.M. Hodgkinson et al. (1996), “Damage and restoration of geodetic infrastructure caused by the 1994 Northridge CA earthquake.” In *US Geological Survey Open-File Report 96-517* [text, data, CD-Rom], USGS, Menlo Park, CA.

¹² G. Farber (February 3, 2009), “Adopt, advertise, and award retaining wall construction and roadway reconstruction, Greenleaf Canyon Road et al.,” correspondence from LA County Dept. of Public Works to LA County Board of Supervisors.

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150 homes lost in the burn area; Topanga (November 4, 1948); Miller (December 2, 1948); unnamed (July 13, 1953); unnamed (August 28, 1955); unnamed (July 20, 1956); 1,940-acre Hume (December 27, 1956); County (December 31, 1958); unnamed (October 15, 1959); unnamed (October 17, 1959); unnamed (October 16, 1960); 9,720-acre Santa Ynez (November 6, 1961); unnamed (August 21, 1966); unnamed (September 8, 1968); unnamed (September 27, 1970); unnamed (February 2, 1972); unnamed (July 3, 1972); unnamed (August 6, 1972); Trippet (October 3, 1973); Canyon (November 14, 1977); unnamed (July 11, 1979); unnamed (August 26, 1981); unnamed (October 9, 1982); Viewridge (September 6, 1984); unnamed (June 25, 1990); unnamed (October 12, 1990); Old Topanga (November 15, 1990); Cook (January 29, 1991); Mulholland (July 30, 1992); 17,000-acre Old Topanga (November 2, 1993) with over 400 homes lost and three fatalities; and Dirt Mulholland (May 9, 2009).

Homes in the Topanga Canyon unit have a variable age-class ranging from the early 20th century to 21st century. Many are built on steep unstable slopes that require retaining walls or other support.¹³ Wooden and stucco types are most common. Older wooden structures predominate. Heavy, mature, lush, and tall ornamental vegetation is found throughout the entire planning unit including pine, palm, eucalyptus, acacia, pepper, bougainvillea, and wisteria. Utilities are aboveground. Many neighborhoods are cluster subdivisions surrounded by open space. Most structures in the Topanga Canyon unit are not retrofitted to current California WUI Fire and Building Standards.¹⁴

Natural gas supply throughout the canyon is by means of individual propane tanks. Storage varies with each property and is dependent on use and demand. Amerigas is the local provider and has delivery holding and distribution at a site on Topanga Canyon Boulevard.

Municipal water supply is through Los Angeles County Waterworks District No. 29. It has serviced the Topanga Canyon area since 1959. Conveyance is along a transmission main that follows Topanga Canyon Boulevard. Water is stored in tanks located in upland areas of the canyon. The main pump house is located in Old Topanga Canyon. Pipe breaks are common along Topanga Canyon Boulevard.¹⁵ Some pipes are being replaced and upgraded: 1½ miles of 6-inch replaced with 16-inch from Old Topanga/Topanga Canyon Boulevard north to Hillside; and ½ mile of 10-inch replaced with 12-inch water main from Old Topanga/Topanga Canyon Boulevard north to Topanga School and up to Topanga Forks tank.¹⁶ Threats to the supply include infrastructural age and condition, electrical failure, and emergency use during wildfire events.

Topanga has a history of community preparedness. Arson Watch was founded in 1982 as a neighborhood watch group to prevent and deter wildfires. More than 100 Arson Watch volunteers serve the Los Angeles County Sheriff's Department by educating the community about fire hazards and patrolling Topanga and the Santa Monica Mountains on high fire-danger days. While on patrol the volunteers' vehicles are clearly marked with "Arson Watch" signs that also serve to raise awareness of the fire danger in the community.

Topanga Coalition for Emergency Preparedness (T-CEP) was formed in 1993 after the Old Topanga Fire and has over 200 volunteers. This nonprofit organization helps the community, law enforcement, and local government prepare for and cope with disasters such as wildfires, floods, and earthquakes. T-CEP created: an Emergency Operations Center (EOC); communications systems utilizing various types of radios and the Internet; a neighborhood

¹³ Stanley D. Wilson (2004), *Stubblefield* (Coral Springs, FL: Llumina Press).

¹⁴ State of California (February 8, 2010). Building Standards Commission, www.bsc.ca.gov.

¹⁵ M.D. Trifinac and M.I. Todorovska (1997), "Northridge CA earthquake of 1994: density of pipe breaks and surface strains." In *Soil Dynamics and Earthquake Engineering* 16(3): pp. 193–207.

¹⁶ Los Angeles Department of Public Works (2009), "Topanga Forks/Topanga Oaks Water Main Replacement, Oct 09–Oct 2010."

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network organization; evacuation plans; periodic mock mass evacuations based on various scenarios; large and small animal evacuation plans; and Community Safety Area (CSA) sites for large groups (100+) of evacuees and Neighborhood Survival Area (NSA) sites for smaller groups. CSAs and NSAs are for use in cases when people are unable to safely evacuate. T-CEP and collaborators present educational events such as Disaster Readiness Fairs, Red Cross classes, and programs for children. *The Topanga Disaster Survival Guide*¹⁷ was published in 2005 by T-CEP and the Topanga Emergency Management Planning Steering Committee established by the Los Angeles County Board of Supervisors. A model guidance document, the book was funded by County Supervisor Zev Yaroslavsky's office and mailed to all residents and businesses.¹⁸

Topanga Community Emergency Response Team (CERT) is a volunteer group with the Los Angeles County Sheriff's Department that offers first response and recovery disaster services. It works with the fire department, T-CEP, and Arson Watch to provide basic search and rescue, triage and first aid, support for first responders, and coordination of Community Safety Areas (CSAs).



Topanga Emergency Management Task Force was established in 2008 to maintain and update emergency management planning strategies. This is part of a larger county group co-chaired by one representative from the community and one representative from the County selected by the office of Supervisor Zev Yaroslavsky.

Topanga Town Council sponsors identification cards to residents of Topanga Canyon. The cards allow safe and legal access to residents after an evacuation.

Topanga Citizens Fire Safe Committee was formed in 1997 under the direction of County Supervisor Zev Yaroslavsky. The community was concerned about proposed vegetation management requirements. County residents in Very High Fire Severity Zones were asked to clear vegetation, including ornamentals, within the first 30 feet of each structure. The fire department downgraded the regulation to a guideline in response to citizen concerns that neither public consultation nor cost analysis had been conducted. The committee formed to develop Best Management Practices to manage hazardous vegetation instead of clearing it.^{19,20,21} The group participated in the California Fire Safe Council in Sacramento until the early 2000s.²² The committee conducted a successful chipping program in collaboration with the Los Angeles County Fire Department, local vendors, and service providers. This committee has since been inactive for several years.²³

¹⁷ <http://topangasurvival.wordpress.com/>

¹⁸ County of Los Angeles (2010), Topanga Emergency Management Planning, www.topangasurvival.org/index_files/faqs.htm.

¹⁹ E. Slater (June 15, 1997), "Firefighters put heat on residents failing to cut brush and trees," *Los Angeles Times*.

²⁰ *Los Angeles Times* (July 22, 1997), "Residents form committee on fire safe issues." In *Topanga-Community News File*.

²¹ Susan P. Nissman, Senior Field Deputy—Calabasas Office of Los Angeles County Supervisor Zev Yaroslavsky, personal communication, March 11, 2010.

²² Burt Rashby, Topanga Citizens Fire Safe Committee, personal communication, 2001.

²³ *Topanga Messenger* (December 14, 2000), "A chipper Christmas."

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The Resource Conservation District of the Santa Monica Mountains established a community chipper and education program for Topanga in 2004 with a \$25,000 federal grant.²⁴

A small group in the West Hillside neighborhood worked with the National Park Service and Los Angeles County Fire Department in 2009 to develop a hazardous ornamental tree management program. A \$40,000 federal supplemental funds grant in 2009 funded a hazardous fuel-reduction program that eliminated many large eucalyptus along roadsides and around homes. The group received a \$65,250 competitive grant award in 2009 through the California Fire Safe Council Grants Clearinghouse, which will be used to remove large woody non-native trees in 2010.²⁵ The West Hillside group is now assimilated into the larger North Topanga Canyon Fire Safe Council (FSC).²⁶

Three FSCs are organizing in Topanga Canyon. They represent the three broad geographic areas of the canyon: South Topanga, North Topanga, and West Topanga. North Topanga Canyon FSC is in the process of formalizing its organization. South and West Topanga FSCs continue to organize.²⁷

Los Angeles County Fire Station #69 is located in the Fernwood neighborhood of Topanga.

15.2. Topanga Canyon Evacuations

Possible impediments to emergency ingress and egress include downed power lines, trees, traffic, locked gates, and poor road conditions. There are many narrow, winding, unstable streets with cul-de-sacs and steep drops. Gated communities include Top o' Topanga, parts of Viewridge, and several estates. The planning unit has many public or private venues where large groups of people convene. These include public lands, private ranches, camps, schools, eateries, community halls, a theater, and church. There are considerable numbers of large and small domestic animals. Evacuation efforts should be coordinated with T-CEP (Topanga Coalition for Emergency Preparedness) and the sheriff.

15.3. Topanga Canyon Community Meeting Summary

The Topanga Canyon community meeting was held at Topanga Christian Fellowship Church on October 23, 2009. Forty residents and one non-resident attended.

The following assets at risk were identified at the community meeting. These can be located on Map II.15-1 at the end of this document.



FIGURE II.15-1. COMMUNITY-IDENTIFIED ASSETS AT RISK

- AmeriGas
- Calmont/Muse Elementary
- Children's Corner
- Bonnell Park
- Power lines, communication lines, and cellular repeaters along Topanga Canyon Boulevard
- Community House

²⁴ Steve Williams, Conservation Biologist, Resource Conservation District of the Santa Monica Mountains, personal communication, March 3, 2010.

²⁵ Kathryn Kirkpatrick, Fire Management Officer, Santa Monica Mountains National Recreation Area, personal communication, March 2010.

²⁶ Joyce Wisdom, North Topanga Fire Safe Council, personal communication, March 2010.

²⁷ Katie Ziemann, Affiliate Manager, California Fire Safe Council, personal communication, May 2010.

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- Dead Horse parking lot – current NSA
- T-CEP – Emergency Operations Center
- Fernwood Market
- Horse stable
- Library
- Mermaid area safe zone
- Mill Creek Stables
- Old Canyon substation
- Phone building
- State Park values, cultural
- T-CEP headquarters
- Topanga Canyon Christian Fellowship
- Town Center
- Turtle pond
- Water tanks
- Will Geer Theatricum
- Dog kennel
- Fair Hills Farms – large horse ranch – current NSA (significant fuel reduction)
- Froggy's
- Inn of the 7th Ray
- Los Angeles County Fire Department Station #69
- Mermaid Tavern
- Montessori School
- Pine Tree Circle
- Post Office
- State Park values, threatened & endangered
- Topanga Chamber
- Topanga Elementary School
- Trippett Ranch
- Utilities substations
- The Nature of Wildworks wildlife rescue and education

15.3.1. Community-Identified Potential Projects

The following items are community-identified projects from the community meeting. Residents were encouraged to “think big,” and not be concerned about project cost or property ownership for the project brainstorming process. Following the brainstorming, residents prioritized projects based on which were most realistic and most important. Projects can be seen on Map II.15-1 at the end of this document.

FIGURE II.15-2. TOPANGA CANYON COMMUNITY-IDENTIFIED PROJECTS

IDENTIFIED ITEM DESCRIPTION	PROPOSED PROJECT CATEGORY	COMMUNITY PRIORITY RANK
Street access (trees, parking, branches)	Evacuation / Fire Protection	1
No parking on pavement on main roads, especially Topanga Skyline	Evacuation / Fire Protection / Policy	1
Type III fire engines	Fire Protection / Equipment	1
Hazard tree removal throughout	Fuel Reduction	1
Non-native tree removal program, with replacement by native trees (especially oaks)	Fuel Reduction	1
Tree clearance – 30 pines, 17 palms	Fuel Reduction	1
New water tank and service to top of Topanga Skyline	Water	1
Make safe zones and areas more safe	Evacuation	2
Super Scoopers	Fire Protection / Equipment	2
Major “brush clearance”	Fuel Reduction	2
Education on how to survive if caught (can’t evacuate)	Education	3

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IDENTIFIED ITEM DESCRIPTION	PROPOSED PROJECT CATEGORY	COMMUNITY PRIORITY RANK
Education on stay or escape a fire	Evacuation / Education	3
Fire Safe workshops	Education	
Make magnet with emergency radio frequency and phone numbers, and mail to folks	Education / Preparedness	
Neighborhood planning – hazard vegetation analysis, evacuation/shelter, survivability plan	Emergency Preparedness	
Address emergency evacuation, ingress-egress parking	Evacuation	
Neighborhood safe areas	Evacuation	
Neighborhood safe house funded	Evacuation	
Remove low-hanging branches off all egress routes	Evacuation	
Safe evacuation spaces	Evacuation	
Safe zones – Community Safe Areas	Evacuation	
Shorty's safety zone	Evacuation	
Access on all roads: Cheney, Paradise, Sylvia	Evacuation / Fire Protection	
Escape routes “brushed” back	Evacuation / Fire Protection	
Escape routes signaled	Evacuation / Fire Protection	
More off-street parking	Evacuation / Fire Protection	
Road improvement for fire trucks	Evacuation / Fire Protection	
Second access to elementary school	Evacuation / Fire Protection	
Widen upper Topanga Skyline Drive	Evacuation / Fire Protection	
Air raid sirens	Fire Protection / Equipment	
Fire Danger signs	Fire Protection / Equipment	
More fire-fighting equipment	Fire Protection / Equipment	
Sirens/warning system	Fire Protection / Equipment	
Small fire trucks for the area	Fire Protection / Equipment	
Wildfire trucks and equipment	Fire Protection / Equipment	
Cut down eucalyptus, pines, pepper, palms	Fuel Reduction	
Old Topanga Canyon non-native tree clearance	Fuel Reduction	
Remove dead brush	Fuel Reduction	
Remove fire hazard trees around houses	Fuel Reduction	
Tree removal – East side, West Hillside	Fuel Reduction	
Enforcement of brush clearance on all roads to 10 feet	Fuel Reduction / Policy	
Ban on fire-starting construction during Santa Anas	Policy	
Replace wooden decks	Risk Reduction	
Lower Cheney and Mermaid Tavern projects	Fuel Reduction	

IDENTIFIED ITEM DESCRIPTION	PROPOSED PROJECT CATEGORY	COMMUNITY PRIORITY RANK
More water tanks	Water	
Street identification/reflectors for pools	Water	
Swimming pool signs for fire use and mapping	Water	
Water tanks	Water	
Water tanks for areas, with back-up pump station generators on site, with distribution system	Water	
West Hillside project	Fuel Reduction	

15.4. Topanga Canyon Action Plan

The following projects are initial priorities for community action for the Topanga Canyon Planning Unit.

- Evacuation is a critical issue in Topanga Canyon. Therefore, priority fuel reduction should be focused on a hazard tree removal program for critical ingress and egress/evacuation routes, based on the model project done in West Hillside.
- Follow with a hazard tree removal program near residences, starting in the most populated areas. Tie this to a program to replace hazardous trees with native oaks where appropriate.
- Develop Fire Safe Councils (FSCs) to cover the three general areas of Topanga Canyon: North, South, and West. These FSCs could build on the strong social capital of various Topanga neighborhoods, creating active, grassroots organizations dedicated to the fire-safe mission. Strong FSC presence in each of the three areas will empower the residents of Topanga Canyon to be proactive and diligent in making their individual neighborhoods safer. Interested leaders should work with California Fire Safe Council, local government partners, T-CEP, Arson Watch, and others to create a solid organizational base.
- Work through FSCs and homeowner’s associations (HOAs) to educate residents on the need to keep ingress and egress/evacuation routes clear. Residents need to understand the dangers involved in imprudent parking or long-term street storage of unused vehicles. Because natural disasters can strike at any time, key evacuation ingress/egress routes must be kept free of parked vehicles, especially trailers and other large objects that are difficult to move quickly. Trash cans and other items should be kept off the roadway and out of key turnout/passing areas.²⁸ A neighborhood-organizing project would include creating off-street parking where it is limited. Neighbors can work together to help each other stay in compliance.
- Residents reduce urban fuels in the home ignition zone based on the Conservation Principles and Best Management Practices outlined in Chapters 1, 4, and 5 of this CWPP. Fuels maintenance should be a routine and ongoing practice for all homes and landscapes in the Santa Monica Mountains. This includes ensuring that structures are resistant to heat and embers, maintaining all vegetation “from the house out,” and removing anything in this zone that might ignite and spread fire.



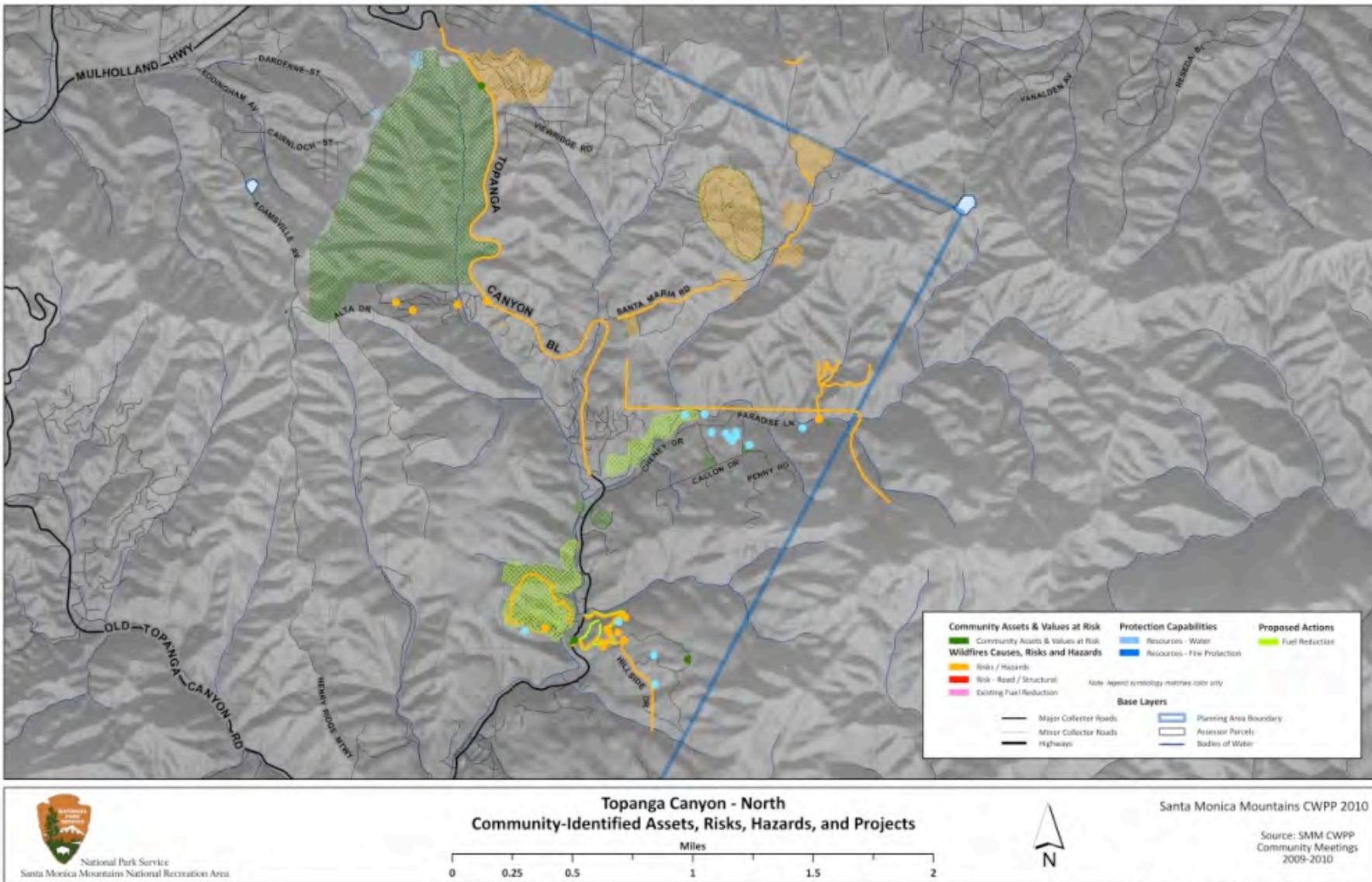
²⁸ The law in Los Angeles County states that trash cans can only be on the street after 5 pm of the day preceding, and until 8 pm on the day of waste collection.

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- Topanga has in place a system of Community Safety Areas and Neighborhood Survival Areas. Despite local education and organizing, there are residents who remain unaware of these locations. Enhance local signage and community education regarding existing CSAs/NSAs, evacuation routes, and other local evacuation plan components.
- Work through T-CEP and FSCs to continue local community education and preparedness campaigns, including the need for hardened homes and fuel reduction in the home ignition zone. The *Topanga Survival Guide* is an excellent community educational and organizing document. Neighborhoods need to be ready to survive wildfire if residents are not able to evacuate. Include community education on pool pumps and generators with roadside pool signs, and other home fire-preparedness equipment. This can be done in cooperation with other FSCs, Los Angeles County Fire Department, the Resource Conservation District of the Santa Monica Mountains, and the various Park Service organizations.
- FSCs and T-CEP work with the water district and fire department to explore local water storage options.
- T-CEP explore implementation of a roadside No Smoking signage campaign.
- Local FSCs work with public land managers to facilitate effective fuel reduction between public and private properties.
- Local FSCs work with T-CEP to explore community purchase and installation of WUI building products to upgrade homes to current WUI building standards.
- All residents upgrade homes to current California WUI Fire and Building Standards.

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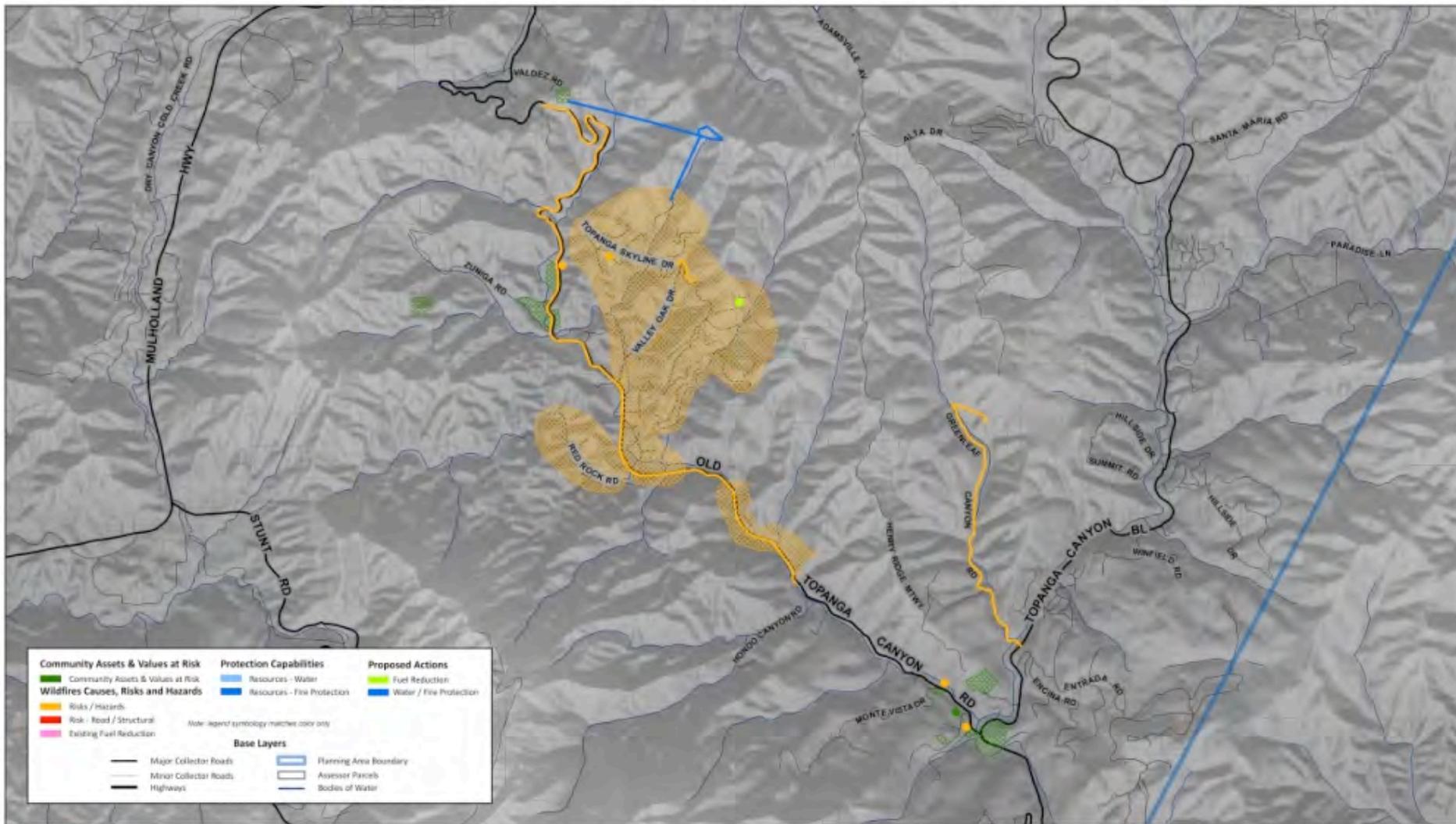
MAP II.15-1. NORTH TOPANGA CANYON: COMMUNITY-IDENTIFIED ASSETS, RISKS, HAZARDS, AND PROJECTS²⁹



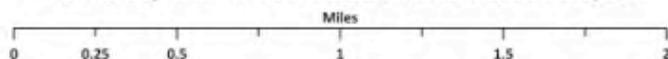
²⁹ All three maps print best at 11x17. Visit to www.forevergreenforestry.com/smmcwpp_pub.html to download a print version.

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MAP II.15-2. WEST TOPANGA CANYON: COMMUNITY-IDENTIFIED ASSETS, RISKS, HAZARDS, AND PROJECTS



Topanga Canyon - West
Community-Identified Assets, Risks, Hazards, and Projects



Santa Monica Mountains CWPP 2010

Source: SMM CWPP
Community Meetings
2009-2010

Map Name: SMM_CWPP_Actions; Map Drawing: cm-01; Date: 04/2010; MDS/AM/2010

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MAP II.15-3. SOUTH TOPANGA CANYON: COMMUNITY-IDENTIFIED ASSETS, RISKS, HAZARDS, AND PROJECTS

