

**SANTA MONICA MOUNTAINS CONSERVANCY**

RAMIREZ CANYON PARK  
5750 RAMIREZ CANYON ROAD  
MALIBU, CALIFORNIA 90265  
PHONE (310) 589-3200  
FAX (310) 589-3207  
WWW.SMMC.CA.GOV



February 28, 2011

City of Malibu Planning Commission  
23815 Stuart Ranch Road  
Malibu, California 90265

**Coastal Development Permit Application No. 10-010, 5904 Bonsall Drive / Appeal No. 09-002, 5900 Bonsall Drive and the Rosemary-Thyme Trail**

Dear Chairperson and Commissioners:

The Santa Monica Mountains Conservancy wishes to offer the following comments regarding the above-referenced proposed projects and the Rosemary-Thyme Trail. The Conservancy has been in consultation with local residents and it has come to our staff's attention that public comment on these projects may have been quelled due to threats of litigation. The Conservancy supports the recent Planning Commission-approved realignment of the Rosemary-Thyme Trail (once known as the "Old Jeep Trail") to the northern boundary of 5904 Bonsall Drive, as well as the continued use of this historic trail and key fire evacuation route.

Implementing planned trails in the Malibu area often necessitates obtaining easements from private land owners. In the case of the Rosemary Thyme Trail, the proposed trail realignment on the subject property will most likely never be implemented without such a trail easement dedicated to a public agency. This historically-used connector trail provides access to the sea for local residents and users of the Cavalleri Trail, via the Bonsall Canyon Trail to the west.

The next nearest connector trail, the Zuma Chute Trail, located to the north of the Rosemary-Thyme Trail, does provide an equivalent trail connection for either recreational purposes or as an evacuation route due to its length and steep terrain. Also, there are no assurances when, or if, an easement might ever be obtained on the property where the Zuma Chute Trail is located.

The Conservancy respectfully urges the City to compel the applicant to accept as a condition of this permit that they record an Offer-to-Dedicate or direct dedication (preferably) of a trail easement that accommodates the proposed realignment of the

City of Malibu Planning Commission

Coastal Development Permit Application No. 10-010, 5904 Bonsall Drive / Appeal No. 09-002, 5900 Bonsall Drive and the Rosemary-Thyme Trail

February 28, 2011

Page 2

Rosemary-Thyme Trail. The easement should be aligned such that it would connect with any proposed trail easements on adjacent parcels, including the property to the north of the subject property.

A trail easement along an alternate, but similar, alignment that provides equivalent access would be acceptable in lieu of the proposed alignment approved by the Planning Commission. Such an alternate trail must provide continuous access from the easternmost boundary of the subject property to the westernmost boundary, and must connect with the most recent alignments on neighboring parcels approved by the Planning Commission.

The implementation of this trail would benefit the local hiking and equestrian community, and secure an important fire evacuation route for local residents. The Mountains Recreation and Conservation Authority is available to accept such an easement dedication if it is not desired by the City.

If you have any questions for our agency, please feel free to contact Paul Edelman, Deputy Director of Natural Resources and Planning, at 310-589-3200, ext. 128. Thank you for your time and consideration.

Sincerely,

ANTONIO GONZALEZ  
Chairperson