

SANTA MONICA MOUNTAINS CONSERVANCY

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December 5, 2011

Ha Ly, Associate Planner
City of Malibu
23825 Stuart Ranch Road
Malibu, California 90265

6050 Murphy Way, Coastal Development Permit No. 11-046

Dear Ms. Ly:

Thank you for sending us this Courtesy Notice of Proposed Project for a new single-family residence with an attached garage and basement, swimming pool and spa, and tennis court. The Escondido Connector trail is shown on the City Council-adopted April 25, 2011 Draft Local Coastal Program Parkland and Trail System Map 2 along the southern property boundary between the subject parcel (Assessor's parcel number [APN] 4467-004-028) and the adjacent southerly parcel (APN 4467-004-029, 6200 Porterdale). (Please keep us informed regarding any public notices or other administrative actions pertaining to a past or future split of this adjacent APN 4467-004-029)¹. A trail alignment in a similar location, achieving a similar connection, was also shown on this southerly parcel, per the 2002 City of Malibu Local Coastal Program (LCP) Park Lands Map 2 (based on Los Angeles County's older Malibu/Santa Monica Mountains Area Plan Trail System). This trail alignment connects Murphy Way (which currently has trail access) to publicly-owned Escondido Canyon Park. The 2002 LCP map also shows a trail along Winding Way.

In addition, an existing trail easement owned by the Mountains Recreation and Conservation Authority exists on a parcel to the west of Murphy Way in this area (APN 4467-006-027, formerly -017). (This trail segment is shown on the 2002 Malibu LCP Park Lands Map, as well as the City Council's April 25, 2011 map.) Although this trail easement does not currently connect to other trail easements, as shown on existing trails plans it could

¹The adjacent southerly parcel has been identified as 4467-004-029 on the Notice. Per our most recent Assessor's parcel data, it is shown as two parcels: 4467-004-036 and -037. Associate Planner Bonnie Blue at the City indicated that land divisions require a coastal development permit and would be subject to the California Environmental Quality Act. She indicated that the Assessor assigning a second APN does not by itself split a property and create a new parcel.

possibly connect in the future (e.g., northward, or westward to Ramirez Canyon Road).

The proposed Escondido Connector (or closely-located trail) would provide a different, safer, more natural trail experience than the existing trail along Winding Way, which follows a paved road. In addition, the proposed Escondido Connector would be a lower elevation alternative to Coastal Slope Trail proposed to the north (in the City of Malibu near its border with County of Los Angeles jurisdiction). This alternative would have less elevation change to get from Murphy Way to Escondido Canyon Park and would be more accessible to a wider range of trail users, compared with the Coastal Slope Trail proposed to the north.

We respectfully ask you to inquire to the applicant whether they would be willing to accept a project condition to record an offer to dedicate a trail easement (or to record a direct dedication of a trail easement) in a feasible location on the subject property, connecting the existing trail on Murphy Way (on the west) to Escondido Canyon Park (on the east). It appears appropriate to locate this trail alignment along the southerly property boundary of the subject property. We recommend that the easement be 10-feet-wide for the majority of the length, then 20-feet-wide, then 40-feet-wide, as shown on the attached figure. We recommend a wider trail easement on the eastern portion to allow for flexibility to design the trail to an appropriate grade (as level as possible, but not more than 10 percent) with maximum safety and to minimize erosion. In particular, a wide easement (40-ft.-wide) is necessary in the steeper eastern area to accommodate a few switchbacks. We recommend a narrower width (10-feet-wide) in the less steep areas, which also would maximize the distance between the trail and any potential building pads on the subject property and the property to the south. When the actual trail is built, it would be only around 5-feet-wide.

We thank you and the applicant for your consideration. If you have any questions, please contact Paul Edelman, Deputy Director for Natural Resources and Planning, at (310) 589-3200, ext. 128.

Sincerely,

ANTONIO GONZALEZ
Chairperson