

SANTA MONICA MOUNTAINS CONSERVANCY

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May 15, 2006

Mr. Peter Douglas, Executive Director
California Coastal Commission
45 Fremont Street
San Francisco, California 94105

**Interim Uses of Ramirez Canyon Park Pending Approval of Public Works Plan
for Implementation of Public Access to the Coastal Slope Trail in Malibu
and the Unincorporated Area of the Santa Monica Mountains**

Dear Peter:

As I said in my e-mail of last week, the Santa Monica Mountains Conservancy (SMMC) has reconceptualized the use of Ramirez Canyon Park in Malibu. Gone is a business plan that relies upon major events like weddings.

We dropped the appeal on CDP 4-98-334 because, although we have been advised that we would likely win, even if we did so, we would be back before the Commission for a major amendment because that permit shortchanges public access in order to fund a self-sustaining revenue program. In the five years since that permit was approved, because of the SMMC's cooperative agreement with the Mountains Recreation and Conservation Authority, the Conservancy is in the fortunate position that major events like weddings are no longer required to maintain the park or fund its outreach programs, instead they are funded by revenue generated outside the coastal zone. While the public policy merits of this transfer clearly support the objectives of the California Coastal Act, the Conservancy is not in a position to vouchsafe the overall merits of this revenue transfer, other than to observe that it appears to be necessary in order to secure Coastal Act entitlements.

Even more important, the issue is no longer Ramirez Canyon Park in isolation, but rather a comprehensive plan to implement broader public access to the Coastal Slope Trail.

Our target date is June 2, 2006 to file with the Commission a Public Works Plan that refocuses our efforts to increase public access to five parks, all linked by the Coastal Slope

Trail, in the very heart of Malibu. (At this point I must acknowledge the generous cooperation of the National Park Service and the Mountains Recreation and Conservation Authority in this endeavor.)

The focus of the application is an increase in coastal access to two properties originally acquired by the SMMC and subsequently transferred to the National Park Service—Zuma and Solstice Canyons—as well as three parks acquired and currently maintained by the SMMC/MRCA, *i.e.*, Ramirez Canyon, Escondido Canyon, and Corral Canyon.

The application will include development of: (1) Increased trail access and connectivity at Zuma Canyon; (2) overnight trail camp for three to five spaces at Ramirez Canyon; (3) disabled access overnight camp site for three spaces at Ramirez Canyon; (4) continuation of the existing senior and disabled persons access program at Ramirez Canyon; (5) administrative use of Ramirez Canyon within the trip generation factor established by Barbra Streisand's use of the property predating the California Coastal Act of 1976; (6) parking at Escondido Canyon Park and improvement of a five to ten space overnight camp site; (7) trail connections between Escondido Canyon and Solstice Canyon, and between Solstice Canyon and Corral Canyon; (8) overnight camping at Corral Canyon (five to eight spaces); (9) acquisition and improvement of the trail connections between Zuma Canyon and Corral Canyon, and (10) direct access to the parks *via* the Park-Link Shuttle Program currently being operated by the MRCA and funded by the SMMNRA.

The SMMC has made all of the public improvements required by CDP No. 4-98-334 and has been operating pursuant to all the permit conditions. While these conditions are no longer binding, the Conservancy will adhere to them.

The SMMC will stay within the envelope of the full time staff that Barbra Streisand had prior to enactment of the California Coastal Act of 1976, this will include space offered to our cooperating association, the Malibu Arts Foundation. On those days when an outreach program or garden tour takes place the average daily trip count does not exceed forty round trips. The Conservancy has filed the annual report detailing trip counts. It will continue to file the report.

We understand that weddings, bar-mitzvahs and the like are the principal concern of our neighbors. While the SMMC continues to assert its rights with respect to the intensity of use made by Barbra Streisand prior to and continuing subsequent to enactment of the California Coastal Act of 1976, as a voluntary measure and without prejudice to the

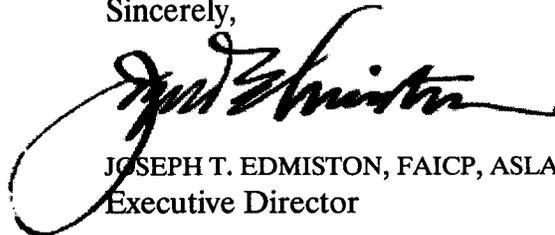
Mr. Peter Douglas
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assertion of our ultimate rights, **no major events—weddings, bar mitzvahs, etc., will be scheduled in Ramirez Canyon** until Coastal Commission approval of the Public Works Plan, however nothing herein can or nor shall limit or regulate activities defined by the Motion Picture, Television, and Commercial Industries Act of 1984.

The intensity of use by the Conservancy and the Mountains Recreation and Conservation Authority will not exceed the intensity of use as established by Barbra Streisand prior to and continuing with the establishment of the California Coastal Act of 1976.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Edmiston", written in a cursive style.

JOSEPH T. EDMISTON, FAICP, ASLA (HON)
Executive Director

cc: Jack Ainsworth
Gary Timm
Terry Fujimoto, Deputy Attorney General
Laurie C. Collins, Chief Staff Counsel

SANTA MONICA MOUNTAINS CONSERVANCY

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April 11, 2006

Peter Douglas
Executive Director
California Coastal Commission
45 Fremont Street
San Francisco, California 94105

**Coastal Development Permit No. 4-98-334
Ramirez Canyon Park, Malibu**

Dear Mr. Douglas:

The Santa Monica Mountains Conservancy (SMMC) has abandoned the appeal of the adverse decision challenging the Coastal Commission's issuance of CDP No. 4-98-334.

Notwithstanding the SMMC's belief that we would prevail on appeal, after reflecting on the need for increased public access in the Malibu Coastal Zone and the concerns expressed by David Allgood regarding trail access in Malibu, it is our opinion that the current permit does not address the highest and best use of the area that an integrated program of expanded public access and land conservation would provide.

The SMMC intends to make an application for a Public Works Plan to increase coastal access to three SMMC parks - Ramirez Canyon Park, Escondido Canyon Park and Corral Canyon Park. The application will include development of: 1) parking at Escondido Canyon Park; 2) overnight camping at all three parks; 3) trail connections between the three parks, with Solstice Canyon Park being included in the linkage; and, 4) direct access to the parks via the park shuttle program currently being operated in the SMMNRA. The PWP application will address increasing access to coastal resources for persons with disabilities and the expansion of public day use. We intend to file the application for the PWP within six to eight weeks.

The SMMC has operated and will continue to operate Ramirez Canyon Park in full compliance with the conditions of CDP No. 4-98-334.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurie C. Collins".

LAURIE C. COLLINS
Chief Staff Counsel

cc: Joseph T. Edmiston
Rorie Skei
Jack Ainsworth
Gary Timm
Terry Fujimoto, Deputy Attorney General
Christi Hogin, Malibu City Attorney
Corin Kahn, Esq.