

Attachment  
SMMC Item 22  
October 20, 2008

Materials prepared by: C. Meyer, 10/15/08

**\SANTA MONICA MOUNTAINS CONSERVANCY  
GRANT APPLICATION**

<b>Project Name:</b> West Mulholland Trailhead	<b>Amount of Request:</b> \$ 1,000,000		
<b>Applicant Name:</b> Mountains Recreation & Conservation Authority			
<b>Applicant Address:</b> 570 West Avenue 26, Suite 100 Los Angeles, CA 90065  <b>Phone:</b> 323-221-9944 <b>Fax:</b> 323-221-9934	<b>Project Address:</b> 21000 W. Mulholland		
	<b>County</b>	<b>Senate</b>	<b>Assembly</b>
	Los Angeles	23	41
	<b>Email:</b> Lisa.Soghor@mrca.ca.gov		

**Grantee's Authorized Representative:**

Cara Meyer, Contracts Officer	323-221-9944, x117
<i>Name and Title</i>	<i>Phone</i>

**Person with day-to-day responsibility for project:**

Elizabeth Jordan, Project Manager	323-221-9944, x106
<i>Name and Title</i>	<i>Phone</i>

**Brief Scope of Work** (60 words maximum):  
 Planning, design and construction of park improvements at the West Mulholland Watershed Demonstration Project, including native landscaping, trails, parking, restroom and interpretive elements.

**Funding Source Applied for:** Proposition 84

**Narrative/Project Description:**

The West Mulholland Trailhead (also referred to as the West Mulholland Watershed Demonstration Project) is located along the dirt portion of Mulholland Drive in the Santa Monica Mountains, approximately 0.75 miles east of Topanga Canyon Boulevard. The property abuts Mulholland Drive on the northwest, with hillside residential neighborhoods extending in that direction. Open space or parkland surrounds the project site in all other directions, connecting to Summit Valley/Ed Edelman Park, Topanga State Park, and Marvin Braude Mulholland Gateway Park.

In 2005 the Santa Monica Mountains Conservancy authorized a grant of Proposition 12, Proposition 40, and Proposition 50 funds for the planning, design and construction of the West Mulholland Watershed Demonstration Project. Park features include native tree, shrub and groundcover landscape restoration, a parking area, public restroom, picnic facilities, an ADA-accessible loop trail, and interpretive elements. The trailhead is designed to capture, filter, and infiltrate all on-site rainfall, providing a water quality benefit. The project site was graded for development in the 1960s via the importation of fill soil. The filled area supports mostly weedy annual species. The introduction of native plant species will restore habitat to this area, and removal of the exotic species will help to preserve and protect the surrounding natural lands.

Construction plans were put out to bid in May 2008, and four bids were received from construction contractors. The bids exceeded the secured funding and the bid was cancelled in September. The MRCA is in the process of revising the construction plans to obtain more competitive bids, however, construction costs are expected to continue escalating. In addition, the plans are being revised to incorporate knowledge gained during the recent construction of Vista Hermosa Park. The requested augmentation from Proposition 84 will fully fund the project, including an expected escalation/inflation of construction costs. The requested funds will be used for construction contracts, materials, and

construction oversight.

### **Analysis:**

The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84), allocated funds to the Santa Monica Mountains Conservancy in Chapter 7, 75050(g)(2) of the Public Resources Code for the protection and restoration of rivers, lakes and streams, their watersheds and associated land, water, and other natural resources of the Upper Los Angeles River.

Chapter 1, Section 75005 of Proposition 84 defines the following terms:

(f) "Development" includes, but is not limited to, the physical improvement of real property including the construction of facilities or structures.

(i) "Interpretation" includes, but is not limited to, a visitor serving amenity that educates and communicates the significance and value of natural, historical, and cultural resources in a way that increases the understanding and enjoyment of these resources.

(l) "Preservation" means rehabilitation, stabilization, restoration, development and reconstruction, or any combination of those activities.

(m) "Protection" means those actions necessary to prevent harm or damage to persons, property or natural resources or those actions necessary to allow the continued use and enjoyment of property or natural resources and includes acquisition, development, restoration, preservation and interpretation.

(n) "Restoration" means the improvement of physical structures or facilities. . .Restoration projects shall include the planning, monitoring and reporting necessary to ensure successful implementation of the project objectives.

The West Mulholland trailhead project is within the Los Angeles River watershed, and is consistent with Proposition 84's policy to promote access and enjoyment of land and water resources. All elements of the project fit within the definitions of eligible activities (development, interpretation, preservation, protection, restoration). Conversion of the vacant property into a public park with native habitat and water quality improvements falls under the definitions of protection as well as restoration. The project will have a beneficial effect on surrounding natural resource lands by removing a pocket of weedy exotic species, and by containing all rainfall and runoff on-site.

The definition of restoration specifically includes planning as an eligible activity. The terms "restoration" and "protection" are cross-referenced. Section 75050(g)(2) allocates funds for protection. Therefore, the studies and design activities contemplated for this project are consistent with Proposition 84. The definition of protection includes "development". The construction of visitor-serving amenities such as a restroom and picnic facilities is therefore consistent with Proposition 84.

The General Obligation Bond Law provides that bond funds may be used for the construction of "capital assets." Capital assets include major maintenance, reconstruction, demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years or expenditures that continue or enhance the useful life of the capital asset. "Capital assets" also includes equipment with an expected useful life of two years or more.

This project is for the development of a capital asset, that is, a land and water resource in the Los Angeles River watershed. As such, it is a proper expenditure of bond funds. In addition, the activities that this grant will fund will enhance the useful life of the property and on that basis, as well, qualify as

