SANTA MONICA MOUNTAINS CONSERVANCY GRANT APPLICATION

Project Name: Lechuza Beach Public Access Improvements Project	**Amount of Request:** $ 83,000 **Total Project Cost:** $ 83,000
Applicant Name: Mountains Recreation and Conservation Authority	**Amount of Match:** $ 0 **Source of Match:** N/A
Applicant Address: 570 West Avenue 26, Suite 100 Los Angeles, CA 90065	**Project Address:** Various Parcels: East Sea Level Drive, West Sea Level Drive, Broad Beach Road, City of Malibu

County	Senate District	Assembly District
Los Angeles	23	41

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Grantee's Authorized Representative:

Cara Meyer. Contracts Officer — 310-221-9944, ext. 117

Name and Title — *Phone*

Person with day-to-day responsibility for project:

Judi Tamasi, Project Analyst — 310-589-3230, ext. 121

Name and Title — *Phone*

Brief Scope of Work (60 words maximum):
Lechuza Beach Public Access Improvements Project is proposed to improve accessibility for people with disabilities and meet building code, by improving existing, and providing new, facilities at a public beach. Tasks include planning and technical studies to complete the environmental documentation, provide requested information to the City of Malibu to complete the coastal development permit application, and obtain the permit.

Funding Source Applied for: Proposition 50 or Proposition 84

Narrative/Project Description:

The Mountains Recreation and Conservation Authority (MRCA) is proposing the Lechuza Beach Public Access Improvements Project in order to improve accessibility for people with disabilities and to meet the building code at a public beach. MRCA acquired approximately quarter mile of beach and various access easements in 2001/2002 just west of Lechuza Point in Malibu with approximately $9 million in funding provided by the State Coastal Conservancy and via donations. Currently there three public beach entrances to Lechuza Beach: Broad Beach Road at West Sea Level Drive, Broad Beach Road across from Bunnie Lane, and Broad Beach Road at East Sea Level Drive. The proposed improvements to existing facilities and construction of new facilities would ensure compliance with the Americans with Disabilities Act (ADA) and associated regulations and guidance, making the beach more accessible to people with disabilities (e.g., by providing disabled parking spaces, beach access ramp, etc.). The proposed improvements would also enhance the visitor experience (e.g., by providing new view areas, interpretative exhibits, etc.).

Specific tasks in this grant request include planning and technical studies to complete the California Environmental Quality Act (CEQA) documentation (e.g., Mitigated Negative Declaration), provide requested information to the City of Malibu to complete the coastal development permit application, and obtain the permit. Activities would include planning, design, obtaining permits, legal costs, engineering, construction drawings, and landscape architect work.

The planning for this project has been ongoing for many years and was originally funded by the State Coastal Conservancy. Many studies have been completed that provide a solid foundation to complete the remaining permitting tasks. These include: accessibility study with recommendations for improvements, conceptual engineering drawings, biological study, draft geotechnical study, draft traffic studies, wave uprush study, legal survey, and mean high tide line survey. MRCA is requesting an additional grant from the Santa Monica Mountains Conservancy to complete the permitting tasks due to the numerous challenges faced on this project over the years. For example, there are ongoing disagreements with residents, namely members of Malibu Encinal Homeowners Association (MEHOA). There have historically been lawsuits associated with the property and opponents have raised numerous legal issues and other objections related to MRCA's proposed access improvements and management plan.

Other additional challenges stem from the numerous site constraints. For example, MRCA holds an easement to locate four disabled parking spaces within the Sea Level Drive easement. However, many private improvements/encroachments (e.g., low walls, planters, landscaping, etc.) are situated within the easement, limiting the space for the parking spaces. The ADA and associated regulations and guidance specify certain sizes and configurations of parking spaces, as well as access aisles to the destination (in this case, the public beach). Also, Los Angeles County Fire Department requires an unimpeded 20-ft.-wide fire land along the road, with appropriately-sized turn-around at the ends. The combination of the existing encroachments and the various physical requirements for the parking spaces have made the selection of locations for parking spaces difficult and contentious and will likely necessitate the removal of some private encroachments.

In 2007, MRCA staff submitted to the City of Malibu an application for a coastal development permit for the Lechuza Beach Public Access Improvements Project (Application No. 07-087). Since then, MRCA has amended the project and application several times over the years. The City has requested several times additional information in order to complete the application. Under the proposed grant, MRCA staff would provide a formal response to the City's most recent request (February 2, 2010) for more information (at least 12 items).

As a result of ongoing negotiations with MEHOA, several project changes have been considered and are now being incorporated into the project. Also, the project has been modified in response to some changes to accessibility guidelines over the course of project development and to address other desired project elements to enhance accessibility. As the project changed several times, staff will need to coordinate again with multiple agencies (e.g., Los Angeles County Fire Department, State Lands Commission) and multiple departments within the City of Malibu (e.g., coastal engineering, planning, geology, etc.).

The proposed project presently includes upgrades and repairs to two existing staircases and an overlook, some of which are in disrepair. Project elements include the establishment of a new view area, new view platform, new overlook deck, new temporary access ramp for people with disabilities to access the sand, and four new accessible parking spaces and access aisles (for people with disabilities). MRCA and the Attorney General's office are currently in negotiations with MEHOA regarding the various project elements, including the management plan. The project area covers

beach and other land owned by MRCA, or over which MRCA holds easements.

Consultant tasks under this new grant would include the following. The project engineer would revise the conceptual engineering plans. The coastal engineer would update the wave uprush study to reflect project changes. The geotechnical engineer would update the geotechnical report to reflect project changes and incorporate comments by the engineer, coastal engineer, and MRCA staff. Also, other consultants will likely be hired to provide oversight during the preparation of the CEQA document and to prepare additional technical studies for the CEQA document. Initially, staff prepared Notices of Exemptions for the project. Now a more detailed environmental assessment (e.g.. Mitigated Negative Declaration) will be prepared.

Staff time for this grant would include the following activities: project management, oversite/coordination with consultants, combining/presenting site plans to respond to City of Malibu requests for information, preparing graphics, responding to current and future requests for more information from the City of Malibu various departments, and coordinating with other permitting agencies.

Anticipated hearings include City of Malibu Environmental Review Board and City of Malibu Planning Commission.

The budget below would include approximately $40,000 for consultants and $43,000 for staff time/expenses.

Tasks / Milestones:	**Budget:**	**Completion Date**
1 Complete/circulate CEQA document	$ 54,000	April 2011
2 Provide requested information to City of Malibu for complete CDP application	$ 15,000	May 2011
3 Obtain CDP (respond to addtl City requests for info. for hearings, hearings, coord. w/agencies, etc.)	$14,000	November 2011
4		
5		
6		

Acquisition Projects: **APN(s):**

Acreage:

I certify that the information contained in this Grant Application form, including required attachments, is accurate.

Signature of Authorized Representative

January 11, 2011
Date

Form SMM-001