SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION

Project Name: Lechuza Beach Public Access Improvements Project	**Amount of Request:** $ 100,000 **Total Project Cost:** $ 100,000
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:

Lisa Soghor, Deputy Executive Officer — 310-221-9944, ext. 105

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:
To improve accessibility for people with disabilities and meet building code, by improving existing, and providing new, facilities at Lechuza 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 said permit including hearings. The requested scope modification is for the inclusion of a full range of legal costs and to cover any actions necessary to address any appeals of City of Malibu decisions to the California Coastal Commission.

Funding Source Applied for: Proposition 50 or Proposition 84

Narrative/Project Description:
The Lechuza Beach Public Access Improvements Project is designed to provide enhanced access to a unique public beach obtained via a $9 million investment by the State Coastal Conservancy. Project elements include the establishment of a new view area, new view platform, new overlook deck, stairway modifications, restroom facilities, 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). The project is complex with ongoing legal issues with the homeowner's association, tight physical site constraints, and a long history. The project area covers beach and other land owned by MRCA, and MRCA easements. MRCA and the Attorney General's office are currently in negotiations with MEHOA (Malibu Encinal Homeowner's Association) regarding the various project elements, including the management plan.

On January 24, 2011, the Santa Monica Mountains Conservancy (Conservancy) authorized a grant of Proposition 50 funds to the Mountains Recreation and Conservation Authority (MRCA) for Project Planning and Design services for the Lechuza Beach Public Access Improvements Project on MRCA-owned Lechuza Beach. The Conservancy awarded an $83,000 grant (SMM-50-118) to the MRCA in April 2011. The January grant application is attached for reference.

In the MRCA's January 2011 grant application it was anticipated that a Mitigated Negative Declaration would be the appropriate level of environmental review because no potential significantly adverse environmental impacts can be foreseen for the subject project. That grant was intended to provide adequate funding for the MRCA to complete a Mitigated Negative Declaration, complete a permit application to the City of Malibu, and cover City hearing expenses. The grant is approximately halfway spent out.

However, events over the past four months have dictated a changed course for the project with the hopes of creating a design that can avoid litigation with adjoining property owners. To begin, the Coastal Commission staff has recommended an access ramp design that avoids any permanent piles on the sand. In addition, the changed course includes the possible inclusion of project modifications to accommodate private homeowners concerns. However, many of those MEHOA suggested modifications require variances to City codes and ordinances and enter into not-clear-cut territory of the American Disabilities Act (ADA) requirements. The MRCA favors submitting a project that minimizes requested variances. To keep the environmental review process moving forward, some project alternatives must be included to keep potential compromise elements in the mix. That inclusion of project alternatives warrants preparation of a Focused Environmental Impact Report (Focused EIR). It also provides enhanced legal protection.

The MRCA requests a $100,000 augmentation of SMM-50-118 to accomplish this expanded level of analysis and review. Each alternative project element must be thoroughly analyzed and presented. This funding would augment the remaining grant funds and has been carefully estimated to be adequate to cover preparation of a Focused EIR. The additional study and analysis should ultimately translate into reduced construction documentation, construction and maintenance costs.

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. Budgetary divisions are represented below stemming from the budget allocations in the existing Proposition 50 grant.

In summary, the MRCA's request for additional funding is based on an increased volume of work including the probability of doing a Focused Environmental Impact Report (EIR) instead of the Mitigated Negative Declaration proposed in the original grant application. The scope change is requested to explicitly include legal costs and to clarify that the funds could be used to address appeals of City of Malibu decisions on the project to the California Coastal Commission. The prior grant application addressed legal costs but did not explicitly include them in the scope. In addition to the anticipated EIR costs, the stated volume of additional work is attributable to ongoing consideration of new plan configurations proposed by MEHOA (the local homeowners association) in the hope of obtaining a negotiated settlement on the final permit design submitted to the City of Malibu. The types of additional work are all covered under the original standing grant scope.

The budget below would include approximately $55,000 for consultants and $45,000 for MRCA staff time/expenses.

Tasks / Milestones:	Budget:	Completion Date
1 Revise and update project plans, alternative project plans and CAD drawings.	$ 25,000	1/2012
2 Complete/circulate CEQA document.	$45,000	3/2012
3 Provide requested information to City of Malibu for complete CDP application.	$15,000	4/2012
4 Obtain CDP (respond to addtl City requests for info. for hearings, hearings, coord. w/agencies, etc.)	$15,000	2012

Acquisition Projects: **APN(s):** Not applicable

Acreage:

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

Lisa Hoglund — October 7, 2011

Signature of Authorized Representative — *Date*

Form SMM-001