

Memorandum

To : The Conservancy
The Advisory Committee

Date: December 11, 2017

From : 
Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Director

Subject: **Agenda Item 14(a): Consideration of resolution authorizing a grant of Proposition 84 funds to the Mountains Recreation and Conservation Authority for Corral Canyon Trailhead Improvements, City of Malibu.**

Staff Recommendation: That the Conservancy adopt the attached resolution authorizing a grant of Proposition 84 funds to the Mountains Recreation and Conservation Authority for Corral Canyon Trailhead Improvements in the amount of \$100,000, City of Malibu.

Legislative Authority: Sections 33204.2 and 33204.27 of the Public Resources Code.

Background: The Mountains Recreation and Conservation Authority (MRCA) has submitted the attached grant application for capital improvements to Corral Canyon Trailhead. The Sara Wan Trailhead at Corral Canyon provides parking and access to the popular Corral Canyon Park and to Malibu beaches and is one of the most highly used public parking lots on the coast. The trailhead has always been popular and the amount of use has strained the parking and visitor-serving amenities.

The proposed grant will be used to plan and implement minor improvements to the parking lot and trailhead amenities. Existing facilities at the trailhead include a parking lot with approximately 14 parking spots, a basic picnic area, fencing, native plantings, portable toilet, kiosk display, benches, basic signage and seasonal access to the County-operated Dan Blocker State Beach. MRCA proposes to modify the parking lot layout to maximize the number of parking spaces, upgrade the accessible parking per current building code, and separate pedestrian and vehicular traffic for better safety. Other possible improvements, depending on cost and impact of circulation changes, include modifying the picnic area and replacing signage. New regulatory signs will be bilingual (English/Spanish). Any planted areas disturbed by the improvements will be replanted with appropriate coastal native species.

The improvements will restore, protect, and preserve the natural resources of the site and its watershed by providing the opportunity for visitors to use the site in ways that respect the resource. These capital improvements will enhance the utility and safety of the existing trailhead and will contribute to a more enjoyable user experience.

Analysis - Proposition 84

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, 75060(d)(1) of the Public Resources Code for the protection of beaches, bays and coastal waters and watersheds of the Santa Monica Bay, including projects to prevent the contamination and degradation of coastal waters and watersheds, projects to protect and restore the natural habitat values of coastal waters and lands, and projects and expenditures to promote the access to and enjoyment of the coastal resources of the state.

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.

(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 Corral Canyon Trailhead Improvements project is within the Santa Monica Bay watershed, and is consistent with Proposition 84’s policy to promote access and enjoyment of land and water resources. All of the activities planned under this grant can be considered development, preservation, protection, or restoration for purposes of Proposition 84 because they physically improve the lands being used for the park. All of the project elements are visitor-serving amenities that educate and communicate the significance and value of natural and cultural resources. The project contains elements which protect and restore the watershed and associated land, water and other natural resources.

Analysis - Strategic Objectives

The project is consistent with the Conservancy’s Strategic Objectives to *Implement the Santa*

Monica Mountains Comprehensive Plan, Expand Efforts to Integrate Nature into the Urban Environment, and Expand Education, Public Access, and Resource Stewardship Components in a Manner That Best Serves the Public, Protects Habitat, and Provides Recreational Opportunities in several ways. The project will provide an upgraded developed resource for recreational visitors to Corral Canyon and the coast. The addition of bilingual regulatory signs will provide necessary information to a wider group of park and coast visitors.

Analysis - General Obligation Bond Law

The General Obligation Bond Law provides that bond funds may be used for the construction and acquisition 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 (Government Code Section 16727 (a)). Capital assets also includes equipment with an expected useful life of two years or more, and tangible physical property with an expected useful life of 10 to 15 years. Section 16727 (a) also allows bond funds to be used for costs that are incidentally but directly related to construction or acquisition including costs for planning, engineering and other design work.

The activities that MRCA proposes to fund with this grant constitute planning of a land improvement project to protect land and water resources, protect and restore rivers, lakes and streams, their watersheds and associated land, water and other natural resources. Thus, the proposed activities fall within the definition of “capital assets” or are incidentally but directly related to acquisition or construction, and therefore are proper under the General Obligation Bond Law.

Consideration: The application from the Mountains Recreation and Conservation Authority is for \$100,000 of Proposition 84 funds.