

COASTAL CONSERVANCY

Staff Recommendation
January 29, 2004

MALIBU ACCESS: DAN BLOCKER BEACH

File No. 03-163
Project Manager: Marc Beyeler

RECOMMENDED ACTION: Authorization to disburse up to \$700,000 to Los Angeles County to construct beach access improvements at Dan Blocker Beach in Malibu.

LOCATION: Malibu, Los Angeles County (Exhibits 1 and 2)

PROGRAM CATEGORY: Public Access

EXHIBITS

- Exhibit 1: Regional Map
 - Exhibit 2: Project Map
 - Exhibit 3: Project Site Plan
 - Exhibit 4: Initial Study/Mitigated Negative Declaration
 - Exhibit 5: Letters of Support
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RESOLUTION AND FINDINGS:

Staff recommends that the State Coastal Conservancy adopt the following resolution pursuant to Sections 31400 *et seq.* of the Public Resources Code:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed seven hundred thousand dollars (\$700,000) to Los Angeles County to construct beach access improvements at Dan Blocker Beach, as more specifically described in the accompanying staff recommendation, subject to the following conditions:

1. Prior to the disbursement of any funds for the construction of improvements at Dan Blocker Beach, the County shall submit for the review and written approval of the Conservancy’s Executive Officer:
 - a. A final work program, budget and construction schedule;
 - b. The names and qualifications of any contractors or subcontractors that the County intends to employ to implement the project;
 - c. A signing plan for the project acknowledging Conservancy participation; and

- d. Written evidence that all permits and approvals necessary to the implementation and completion of the project under applicable local, state and federal laws and regulations have been obtained.
2. Conservancy funding shall be acknowledged by erecting and maintaining a sign on the property, the design and location of which has been reviewed and approved by the Conservancy's Executive Officer."

Staff further recommends that the Conservancy adopt the following findings:

"Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Public Resources Code Sections 31400 *et seq.* regarding public access to the coast.
2. The proposed project is consistent with the Project Selection Criteria and Guidelines adopted by the Conservancy on January 24, 2001.
3. The proposed project serves greater than local need.
4. The Conservancy has independently reviewed the County's Final Mitigated Negative Declaration attached to the accompanying staff recommendation as Exhibit 4, and finds that the project avoids, reduces or mitigates the possible significant effects and that there is no substantial evidence that the project will have a significant effect on the environment, as defined in 14 Cal. Code of Regulations Section 15382."

PROJECT SUMMARY:

The proposed Dan Blocker Beach improvement project is located at 26000 Pacific Coast Highway in the City of Malibu (Exhibit 2). The proposed project would include the construction of a 13-space parking area, beach access stairway, park site amenities, and a restroom facility. The proposed project site consists of approximately two acres of vacant land, fencing, and deteriorated paving. The existing deteriorated paving and fencing would be demolished as part of the project (Exhibit 3).

The improvements would be located in an area of approximately 600 linear feet and would have a width of approximately 50 to 65 feet. Park site amenities would include picnic tables, bench seating, potable drinking foundations, trash receptacles, and chemical toilets. Walkways would join the parking area with the park site amenities and beach access. Bench seating, overlooking the ocean, would be provided along the walkways.

Access to the project site would be provided from a one-way driveway off Pacific Coast Highway. The ingress and egress portion of the driveways would be gated with locking steel gates for security. Traffic directional signage would be provided to regulate vehicle movement from Pacific Coast Highway to the proposed project site. Landscaping would also be provided as part of the proposed project, involving the installation of native plants for erosion control. Drainage of the site would be directed towards Pacific Coast Highway and would not drain onto the beach.

Site Description: The Dan Blocker Beach Project site is located at 26000 Pacific Coast Highway, in the City of Malibu on the northern rim of Santa Monica Bay, west of Corral Canyon

Road, and east of Seagull Way. Dan Blocker includes the formerly designed Corral Beach, totaling approximately 11 acres. Dan Blocker Beach includes four noncontiguous parcels. The proposed Dan Blocker Beach project is approximately two acres and located in the central eastern portion of the beach and is designated as Open Space in the Malibu General Plan.

Surrounding land use to the east is mobile home residential and commercial development; to the west is mobile home residential with some multi-family residential; and directly to the north is recreation vehicle park and rural residential land.

The proposed site of the Dan Blocker Beach project is immediately accessible from Pacific Coast Highway. Dan Blocker Beach contains both level areas and steep cliffs. The beach's width varies between 20 and 150 feet. The majority of the proposed site is relatively flat. The proposed project site is fenced along its northern perimeter and is partially covered with vegetation and deteriorated pavement. .

Project History: Dan Blocker Beach was originally donated to the State of California by Lorne Greene and Michael Landon in memory of Dan Blocker. The County of Los Angeles was then given the property by the State of California. Conservancy staff has been working with staff of Los Angeles County for the past several years to develop an improvement plan for Dan Blocker Beach.

PROJECT FINANCING:

Coastal Conservancy	\$ 700,000
Los Angeles County	<u>500,000</u>
Total Project Cost	\$1,250,000

The anticipated funding source for this authorization would be from Proposition 40, the California Clean Water, Air, Safe Neighborhood Parks and Coastal Protection Fund for coastal access and urban waterfront projects. Funding will also be provided by the Violation Remediation Account (VRA) which provides funds for coastal access projects.

CONSISTENCY WITH CONSERVANCY'S ENABLING LEGISLATION:

Consistent with Public Resources Code Sections 31400 *et seq.*, the Conservancy has a principal role in the implementation of a system of public accessways to and along the California coastline and may provide up to the total cost of the improvements of land to assure an adequate system of public accessways.

CONSISTENCY WITH CONSERVANCY'S STRATEGIC PLAN GOAL(S) & OBJECTIVE(S):

Consistent with **Goal 2, Objective A**, the proposed project would develop a vacant parcel with minor public access improvements.

Consistent with **Goal 2, Objective B**, the project would open an area that is currently inaccessible or closed to public use while respecting the rights of nearby landowners and the need to minimize impacts on sensitive natural resources.

**CONSISTENCY WITH CONSERVANCY'S
PROJECT SELECTION CRITERIA & GUIDELINES:**

The proposed project is consistent with the Conservancy's Project Selection Criteria and Guidelines adopted January 24, 2001, in the following respects:

Required Criteria

1. **Promotion of the Conservancy's statutory programs and purposes:** See the "Consistency with Conservancy's Enabling Legislation" section above.
2. **Consistency with purposes of the funding source:** See the "Project Financing" section above.
3. **Support of the public:** Public support for coastal access in Malibu is strong. See letters of support in Exhibit 5.
4. **Location:** The proposed project would be located within the coastal zone of Malibu along a portion of beach currently inaccessible to the public. Development of vertical coastal access at the project site is included in the adopted Local Coastal Plan for Malibu.
5. **Need:** Coastal access to the Malibu coast is limited. Developing access at this location will help in satisfying regional needs.
6. **Greater-than-local interest:** Providing increased public access in Malibu is of statewide interest as this is an important portion of Santa Monica Bay, which has inadequate public access.

Additional Criteria

7. **Urgency:** The property is currently not open to public use. Funds are available from the County of Los Angeles for this project at this time.
12. **Readiness:** Upon approval by the Conservancy, the County will immediately proceed with final design, engineering, and permitting for the project.

CONSISTENCY WITH LOCAL COASTAL PROGRAM POLICIES:

The project is consistent with the Malibu Local Coastal Program adopted by the California Coastal Commission on September 13, 2002. The Local Coastal Program Land Use Plan designates vertical access to Dan Blocker Beach. Specifically, the Plan includes the following policy under 3. Shoreline Access: "Proposals to open and provide increased public access to El Sol and Dan Blocker Beaches, where feasible, shall be supported and coordinated with the Los Angeles County of Beaches and Harbors." Further the LCP identifies the "improvement of existing vertical accessway, public parking, and restroom facilities on portion of shoreline owned by Los Angeles County" at Dan Blocker Beach as a priority project.

COMPLIANCE WITH CEQA:

The Dan Blocker Beach Acquisition Initial Study/Proposed Mitigated Negative Declaration (MND) (Exhibit 4) was prepared for Los Angeles County by David Evans and Associates in March 2003. The MND was circulated for public review from April 12, 2001 through May 14,

2001 and the comments received were responded to in the final MND. The MND was adopted by the County's Board of Supervisors on November 4, 2003. The County filed its Notice of Determination on November 19, 2003 (see Exhibit 4).

The MND found potential environmental effects of the project in the following areas: air quality, geology and soil, hydrology, and water quality. Mitigation measures are included in the project which would effectively mitigate all of the potentially significant environmental effects identified in the MND to avoid or reduce them to a less-than-significant level (see pp. 1-2 through 1-3 of Exhibit 4). The County's adopted Mitigation Monitoring Program incorporates these mitigation measures (see pp. 6-1 through 6-3 of Exhibit 4).

The County also made findings that the project does not have the potential to adversely effect wildlife resources as defined under Fish and Game Code Section 711.2 and 14 Cal. Code of Regulations Section 753.5(d).

Conservancy staff has independently reviewed the County's MND. Staff therefore recommends that the Conservancy concur in the County's finding that the MND identifies the project's potential environmental effects and that there is substantial evidence that changes or alterations have been incorporated into the project to avoid, reduce or mitigate those potential impacts to a level of insignificance. Upon approval, staff will file a Notice of Determination for the project.