

COASTAL CONSERVANCY

Staff Recommendation
September 20, 2007

ISLA VISTA BEACH ACCESSWAY IMPROVEMENTS AUGMENT

File No. 05-051-02
Project Manager: Moira McEnespy

RECOMMENDED ACTION: Authorization to disburse an additional amount of up to \$100,000 to the County of Santa Barbara to reconstruct three public beach accessways on Del Playa Drive in Isla Vista.

LOCATION: Del Playa Drive at Escondido Pass, Camino Pescadero and Camino Del Sur, Isla Vista, Santa Barbara County.

PROGRAM CATEGORY: Public Access

EXHIBITS

Exhibit 1: [Coastal Conservancy Staff Recommendation for the Isla Vista Beach Accessway Improvements \(File No. 05-051, September 8, 2005\)](#)

RESOLUTION AND FINDINGS:

Staff recommends that the State Coastal Conservancy adopt the following resolution pursuant to Sections 31400-31409 of the Public Resources Code:

“The State Coastal Conservancy hereby approves disbursement of an additional amount of up to one hundred thousand dollars (\$100,000) to the County of Santa Barbara to reconstruct three public beach accessways on Del Playa Drive in Isla Vista as conditioned and approved by the Conservancy on September 8, 2005, and as described in the accompanying staff recommendation.”

Staff recommends that the Conservancy adopt the following findings:

“Based on the accompanying staff report and attached exhibit relating to the Isla Vista Accessway Improvements project, the State Coastal Conservancy hereby finds that:

1. The proposed project remains consistent with the purposes and criteria set forth in Chapter 9 of Division 21 of the Public Resources Code.
 2. The proposed project remains consistent with the Project Selection Criteria and Guidelines adopted by the Conservancy on January 24, 2001.
 3. The proposed project will serve greater than local needs.”
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PROJECT SUMMARY:

On September 8, 2005, the Coastal Conservancy authorized disbursement of up to \$150,000 to the County of Santa Barbara (“the County”) to reconstruct three public beach accessways on Del Playa Drive, at Escondido Pass, Camino Pescadero and Camino Del Sur, in Isla Vista. Since then, through conducting detailed design and engineering work, the County has identified a \$300,000 shortfall in the originally-estimated project budget of \$600,000. The County has subsequently secured an additional \$200,000 from its Redevelopment Agency towards filling this funding gap.

Staff now recommends that the Conservancy authorize disbursement of an additional \$100,000 to the County to complete the project. Additional funds are needed largely due to the following factors, which led to a higher-than-anticipated construction bid:

- A significant increase in the cost of stainless steel. The estimated price was \$74,000 and the bid price was \$226,000, an increase of \$152,000.
- Uncertainty inherent in estimating the current condition of the stairway components, as the estimate is made without disassembling the stairs. The construction cost will be \$235,000 more than originally anticipated.
- The need to stage the project in a dense urban area within a community in which vandalism is known to occur.
- Slight increases in the engineering design and environmental review/permitting costs.

The County has also determined that it will not need to retrofit two storm drain pipes, as originally intended and described in the September 8, 2005 staff recommendation (Exhibit 1), that run beneath the bluff and emerge from the bluff face at the Camino Pescadero and Escondido Pass accessways. More detailed investigation of the pipes’ condition revealed that they are already lined with plastic (Escondido Pass) or constructed of reinforced concrete (Camino Pescadero), and thus in excellent condition.

Finally, the County now intends to manage and maintain the accessways itself, and does not intend to transfer ownership of the accessways to the Isla Vista Recreation and Park District as originally contemplated.

PROJECT FINANCING:

Coastal Conservancy (Sep 8, 2005 authorization)	\$150,000
Coastal Conservancy (this authorization)	100,000
County of Santa Barbara	160,000
County of Santa Barbara Redevelopment Agency	200,000
Coastal Resource Enhancement Fund	210,000
Shoreline Preservation Fund (Associated Students of UCSB)	<u>80,000</u>
Total Project Cost	\$900,000

The expected source of Conservancy funds for this project is the FY 02/03 re-appropriation to the Conservancy from the California Clean Water, Clean Air, Safe Neighborhoods and Coastal Protection Act of 2002 (Proposition 40) for acquisition, development, rehabilitation, restoration and protection of land and water resources in accordance with the provisions of the Conservancy's enabling legislation. As discussed in the attached staff recommendation (Exhibit 1), the proposed project is consistent with Chapter 9 of Division 21 of the Public Resources Code. Consistent with Proposition 40, the proposed project includes matching funds from other sources.

The project remains consistent with the Conservancy's enabling legislation, project selection criteria and guidelines, strategic plan, and other matters discussed in the September 8, 2005 staff recommendation (Exhibit 1). The project remains exempt from the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations 15302 (replacement of existing facilities).