



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: November 1, 2017

SUBJECT: Agenda Item IX: Consideration of resolution authorizing a grant augmentation request to the Santa Monica Mountains Conservancy for SMM-12-1561 for Ramirez Canyon Improvements.

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing a grant augmentation to the Santa Monica Mountains Conservancy for SMM-12-1561 for Ramirez Canyon Improvements in the amount of \$67,000.

Background: Located in a deep canyon off the Malibu coast, 22-acre Ramirez Canyon Park is surrounded on three sides by pristine National Park Service wilderness and includes a critical section of the regionally significant Coastal Slope Trail. Featuring a year-round stream, a sycamore meadow, and accessible trails and facilities, Ramirez Canyon Park is an ideal place for programs specifically designed for people with special needs, seniors, and at-risk youth visiting nature for the first time. The park's structures and infrastructure were built many years ago to residential standards and require significant work to ensure their continued use.

The Santa Monica Mountains Conservancy awarded a grant to MRCA in October, 2015 to implement necessary capital improvements at Ramirez Canyon Park. Work already completed under the grant includes a complete re-plastering of the pool, which is used as a fire water reservoir. Currently staff are soliciting bids from contractors and determining the best approach to the significant roof work needed for both the Art Deco and Peach houses. Crews are also beginning to address significant failures of the property's many irrigation and domestic water supply lines. As was previously noted, the park's remote location and site constraints affect the number of interested, qualified contractors, which has an impact on cost as compared to other park locations.

Since the original grant application was made in 2015, additional infrastructure projects have become more critical, and the subject grant augmentation would help address those items while leaving sufficient budget to complete roof work. A staff arborist recently evaluated the condition of the property's major trees and concluded

that several large specimens adjacent to parking, roadways, and structures are displaying excessive weight loads and leaning significantly toward high value assets. Beyond the structural damage that could be caused by the failure of these large tree, it is paramount to address this issue for the safety of the staff and visitors in the park. The cost of the required pruning and corrective measures may exceed the existing grant budget. In addition, the severity of the 2016-17 rainy season caused additional interior damage to several structures. While the original grant anticipated some interior renovations to the Art Deco and Peach houses (after roofing work is completed), the extent of this work is likely to exceed the existing grant budget, as would any capital work to the property's other structures.

The proposed augmentation is necessary to complete these capital improvements that will enhance the utility and safety of the existing facility and will extend its useful life by ensuring the integrity of the structures and preventing further damage and wasteful utility costs. Work will be accomplished by a combination of MRCA staff and subcontractors.

Consideration: The request to the Santa Monica Mountains Conservancy will be for \$67,000 of Proposition 12 funds.

Fiscal Impact: The subject grant augmentation was not included in the fiscal year 17/18 budget and will need to be added. The augmentation will not result in any new maintenance obligations. A capital investment in these structures will extend their useful life span and is expected to reduce MRCA's maintenance costs over the long term.