

PROGRESS REPORT FOR THE CALIFORNIA COASTAL COMMISSION

POTRERO CANYON PARK

Prepared By:

Geotechnical Engineering Division
Bureau of Engineering
Department of Public Works
City of Los Angeles

Updated: May 22, 2024

Work Order E1908635

CDP Number 5-91-286-A13



Introduction

This Progress Report has been prepared in response to Special Condition No. 25 of the California Coastal Commission (CCC), Amendment to Coastal Development Permit, dated October 25, 2022, Coastal Development Permit Amendment No. 5-91-286-A13. The following provides the special condition followed by the requested information.

CCC Condition – “Progress Report. *[Imposed under AB, amended by A11 and A13]* Change Special Condition 25. Progress Report: The applicant shall agree in writing, prior to issuance of Amendment No. 11, for the review and approval by the Executive Director, to submit a biannual report detailing the progress of the Potrero Canyon Restoration Project and (1) an accounting of the expenditures to date, (2) projected expenditures of funds from the Potrero Canyon Trust Fund during the next six month period, (3) the remaining balance of the account, and (4) tasks yet to be undertaken and the projected costs of those tasks. The report shall analyze the feasibility of a project alternative that includes construction of a public access path vertically across Pacific Coast Highway, and a parking lot and restroom facility at the south (PCH) end of the canyon pursuant to Special Condition 8. The applicant shall submit the first report no later than November 22, 2022.”

Response to No. (1) – An Accounting of the Expenditures to date

Bureau of Engineering (BOE) staff costs to date	\$ 931,076
Unit 1 Construction and Monitoring	\$3,176,670
Unit 2 & 3 Design Costs From the Private Consultant	\$1,422,513
De Pauw Street Landslide Repair, Grading and Monitoring	\$ 668,208
Permit and Outside Agencies Fees	\$ 186,826
Purchase of a Survey Robotic Station	\$ 45,343
Environmental Monitoring and Water Board Fees	\$ 47,057
Design Costs From the Private Consultant for Grading and Landscaping phase	\$ 1,210,968
Potrero Canyon Park - Grading Phase	\$17,544,572
Potrero Canyon Park – Landscaping Phase	\$12,084,687
Potrero Canyon Park, 5-Year Maintenance – Year 1	\$ 212,679
Potrero Canyon Park, 5-Year Maintenance – Year 2	\$ 147,204

Pacific Palisades Pedestrian Trail – Pre-Design consultant (not funded by Trust Fund) \$ 100,000

Total funds expended from the Potrero Canyon Trust Fund \$37,777,803

Response to No. (2) – Projected expenditures of funds from the Potrero Canyon Trust Fund during for the next six month period.

The work to be completed in the next 6 months funded by the Potrero Canyon Trust Fund include commissioning of the pump station for the project and continuing work with the landscape maintenance contractor for the second year of the five year maintenance period mandated by the project Habitat Mitigation and Maintenance Plan (HMMP). Projected costs associated with these activities are as shown below.

Potrero Canyon Park – Pump Station Commissioning \$ 10,000
 Potrero Canyon Park, 5-Year Maintenance – Year 2 \$ 10,000

Total Projected Expenditures \$ 20,000

Anticipated work not funded by the Potrero Canyon Trust Fund include procurement of a consultant to begin a Pre-Design study and report for the Pacific Palisades Pedestrian Trail (also referred to as the “lateral trail to Temescal Canyon Road”).

Response to No. (3) – The remaining balance of the account

Total revenue to date	\$41,488,258
Existing Expenditures	(\$37,777,803)
Projected Expenditures	(\$ 20,000)
Anticipated Expenditures	(\$ 2,258,000)
Current Balance	\$ 1,432,455

Response to No. (4) - Tasks yet to be undertaken and the projected costs of those tasks. The report shall analyze the feasibility of a project alternative that includes construction of a public access path vertically across Pacific Coast Highway, and a parking lot and restroom facility at the south (PCH) end of the canyon pursuant to Special Condition 8.

Upcoming tasks for the project include Years 2-5 of the 5-year maintenance phase and a lateral pedestrian trail.

5-Year Maintenance – This estimate includes work to be done by a contractor for maintenance for Years 3-5 of plant establishment \$1,000,000

Lateral Pedestrian Trail – This estimate includes work to be done by a contractor to grade and construct a lateral trail to Temescal Canyon Road \$1,258,000

Total Anticipated Expenditures \$2,258,000

Construction of a public access path vertically across Pacific Coast Highway, linking the Potrero Canyon Park and Will Rogers State Beach will be addressed as a part of the Potrero Canyon Pedestrian Bridge Project. The project is currently in Pre-Design. The Bridge Improvement Division in the Bureau of Engineering has conducted the project’s first community meeting and is in the process of stakeholder coordination, including with the Coastal Commission. The bridge design consultant is developing three different bridge alignment alternatives to be studied in this phase of the project. The Funds Transfer Agreement between the California Department of Transportation and City of Los Angeles was executed June 2022 for the state funding in the amount of \$11 million dollars. Related studies of a parking lot and restroom facility will be incorporated as part of the lateral trail to temescal phase of the project.

CCC Condition – “Consistent with the conditions of the permit, as amended, the report shall include separate line items for each of the following components of the riparian habit and park, including but not limited to: establishment of riparian habitat area, establishment of park open space, landscaping materials, trails materials, benches, signs, the fire/maintenance road, Friends Street Trail, and the lateral access trail to Pacific Coast Highway.”

Response – The costs for the specific line items listed above, with the exception of the lateral access trail to Temescal Canyon (Item 9 below), have been included in the Grading and/or Landscaping phase of the project. A breakdown by specific line items follows;

#	Item	Cost
1	Establishment of the riparian area - includes costs associated with the lift station and associated piping, the check dams and the liner	\$ 4,377,899.00
2	Establishment of the park open space, includes costs associated with site clearing, grading, surface drainage and temporary irrigation	\$ 9,847,611.00
3	Landscaping materials - includes costs associated with the plants and plant establishment	\$ 1,034,648.00
4	Trails materials - the surface of the trails is currently proposed to consist of compacted decomposed granite	\$ 442,567.00
5	Benches - There are currently 6 benches	\$ 44,422.00

6	Signs - There are 2 kiosks at park entrances and 8 interpretive signs along the paths	\$ 87,509.00
7	The fire/maintenance road - The maintenance road will extend from the Palisades Recreation Center to Pacific Coast Highway. The surface of the road will be soil/cement colored to look natural	\$ 295,523.00
8	Friends Street Trail	\$ 224,543.00
9	The lateral access Trail to Pacific Coast Highway - the trail along Pacific Coast Highway to connect the trails in the canyon to Temescal Canyon and the beach are not currently included in the project.	\$ 1,258,000.00

CCC Condition – “Funding for the Friends Street Trail and lateral access trail between the mouth of Potrero Canyon and the intersection of Pacific Coast Highway and Temescal Canyon Road shall not be diverted from funds currently allocated to the riparian habitat and the park within Potrero Canyon. The lateral access trail shall be funded using the surplus funds currently detailed in the project budget, and may also receive funds currently budgeted for unanticipated conditions, contingency funds, and other funds which are unspent upon completion of sale of the seven residential lots, final grading of Potrero Canyon, and completion of the riparian habitat and park.”

Response – Currently funding has only been allocated for Potrero Canyon Park. The funding for access to the beach will be from remaining funds after the work in the canyon is completed and/or other sources.

Federal earmark funding in the amount of \$1.15 million is currently in the process of being transferred to the City for use for the lateral access trail. The City has allotted separate funds to begin a Pre-Design study and report with a consultant for the lateral access trail (referred to as the Pacific Palisades Pedestrian Trail).

CCC Condition - If, upon review of any biannual progress report, the Executive Director determines that the remaining balance of the fund is insufficient as to complete the development consistent with the conditions of the permit, as amended, the applicant shall apply for an amendment to the permit within 60 days of Executive Director's notification unless the Executive Director determines that no amendment is legally necessary.

Response – Acknowledged.

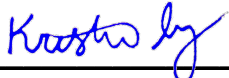
CCC Condition - Additionally, the applicant shall immediately report any change to the project schedule to the Executive Director and the applicant shall apply for an

amendment to the permit within 60 days of Executive Director's notification unless the Executive Director determines that no amendment is legally necessary.

Response – The City will report changes in schedule.

Closing

If you have any questions regarding this report, please contact Kristen Ly at 213-847-0492.



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BOE Project Manager



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