



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
570 West Avenue Twenty-Six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944 Fax (323) 221-9934

SMMC
Attachment
December 11, 2017
Agenda Item 21

November 30, 2017

Chairperson Irma Muñoz
c/o Rorie Skei, Chief Deputy Executive Director
Santa Monica Mountains Conservancy
570 Ramirez Canyon Road
Malibu, California 90265

Proposition 40 Grant Application – Temescal Gateway Park Improvements

Dear Chairperson Muñoz and Conservancy Members:

I am pleased to present the enclosed application for a grant for capital improvements to the ponds located at King Gillette Ranch and Franklin Canyon Park. The Mountains Recreation and Conservation Authority (MRCA) requests a grant in the sum of \$300,000 from the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Proposition 1). The MRCA's Governing Board approved submittal of this application on November 1, 2017.

The proposed grant would fund the planning and implementation of restoration and rehabilitation activities for the ponds at King Gillette Ranch and Franklin Canyon Park. The goal of the proposed improvements is to reduce use of potable water, increase the habitat value of these water resources, and make routine maintenance practices more cost efficient and feasible.

Please refer to the enclosed materials that describe the proposed grant and how it fits the Conservancy's Evaluation Criteria. If you have any questions regarding this, please contact me at (323) 221-9944, extension 117.

Sincerely,

Cara Meyer
Deputy Executive Officer

Grant Application

Print Form

SMMC
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The Natural Resources Agency

Project Title:

Pond Improvements-King Gillette Ranch
and Franklin Canyon Park

Date: 11/30/2017

Funds:

Proposition 12 1 @

Amount: 300,000

Applicant Name:

Mountains Recreation & Conservation
Association

Match amount: 0.00

Address:

570 West Avenue 26, Suite 100

Match source: n/a

State/Province:

Los Angeles, CA

Total Project Cost: 300,000

Zip/Postal code:

90065

Phone:

323-221-9944

Brief Project
Description:

Restoration and rehabilitation of ponds at King Gillette
Ranch and Franklin Canyon Park.

Fax:

323-221-9934

Santa Monica Mountains Conservancy

5750 Ramirez Canyon Road

Malibu, California 90265

Phone: 310-589-3200

Fax: 310-589-3207

www.smmc.ca.gov

Grantee's Authorized Representative:

Cara Meyer, Deputy Executive Officer 323-221-9944 ext. 117 cara.meyer@mrca.ca.gov

Name and Title

Phone Number

Email

Person with day-to-day responsibility:

TBD

Name and Title

Phone Number

Email

Project Objective:

The proposed grant will be used for planning, design, and implementation of capital improvements to ponds
at King Gillette Ranch and Franklin Canyon Park.

*Attach additional pages as necessary

Project Address:

26800 Mulholland Hwy, Calabasas CA 91302 and 2600 Franklin Canyon Dr, Beverly Hills CA 90210

Latitude:

various

Acreage:

Trail Length:

N/A

Longitude:

various

APN's:

various

Stream Miles:

N/A

Congressional
District:

State Senate
District:

Assembly
District:

Tasks / Milestones:

Budget:

Completion Date:

See attached budget.

All work is expected to be complete by June 30, 2020, notwithstanding weather or other
delays outside of MRCA's control.

*Attach additional pages as necessary

I certify that the information contained in this Grant Application form, including required attachments, is accurate.

Cara Meyer

Signature of Authorized Representative

11/30/2017

Date

Proposition 1 Competitive Grant Application
Pond Improvements at King Gillette Ranch and Franklin Canyon Park,
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Both King Gillette Ranch and Franklin Canyon Park feature man-made ponds that pre-date MRCA's management tenure. No as-builts, engineering drawings, or maintenance manuals have ever been located for either pond. At the time these ponds were constructed, it is likely that water and energy conservation were not a design priority. Over the years, MRCA's maintenance and construction staff have been able to keep the ponds functioning through trial and error and occasional equipment replacements.

Both ponds are highly visible and enjoyed by visitors and local wildlife, and keeping them operational is crucial. Rehabilitation of these water resources at this time to make operation more sustainable would also result in easier and lower cost maintenance.

The goals of the proposed improvements are threefold:

- 1) Increase the habitat value of these water resources by restoring natural functions;
- 2) Reduce use of potable water; and
- 3) Create more sustainable maintenance practices for these water infrastructure resources.

A short description of each pond and possible rehabilitation solutions follows. The feasibility of these multiple options has not yet been deeply evaluated since the capital funding for substantial repairs is not secured. A comprehensive plan for both of these water resources is needed in order to determine the rehabilitation measures. The proposed grant would fund the planning and investigations needed and some improvements. A more detailed cost proposal for capital improvements at each site will be prepared once the approach is determined.

The project will lead to physical improvements which will increase public awareness of the ponds' natural resources. It will also enhance a plant and wildlife learning tool for park visitors, which will contribute to future and additional environmental stewardship. The proposed project is consistent with the goals set forth in the Santa Monica Mountains Conservancy's Climate Change Policy, State Planning Priorities, and AB 32. The Project seeks to improve a locally and regionally significant public resource for public enjoyment and environmental benefit. The project seeks to ultimately mitigate greenhouse gas emissions and address the impacts of climate change on the state's natural resources. Further objectives of the project are to protect the watersheds through the restoration of native habitat, and promote public access to the watershed's land, water, and wildlife resources.

Unique to the Conservancy's Proposition 1 Grant Guidelines is the requirement to describe how the project would reduce greenhouse gas emissions. The supplemental information below is provided to meet that requirement.

Background, King Gillette Ranch

The King Gillette Ranch pond was part of the property's original development in the 1920s by Wallace Neff. The pond, created by diverting water from Stokes Creek, was a critical component of the estate's landscape design. It is possible that clay soil from the pond excavation was used to form the adoblar for the Gillette residence and other structures. In the 1960s the Claretians bisected the pond with a levee supporting a new access road to their new novitiate center. In

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2012 a surface water heat exchanger system was installed in the pond to provide cooling for the National Park Service's Visitor Center.

The pond maintains a consistent nuisance growth of duckweed due to the amount of nitrogen in the reclaimed water and runoff from the lawn. Currently the lining is deteriorated, causing higher rates of water loss, and a substantial layer of sediment prevents the circulation pump from operating optimally. Maintenance practices are complicated by the need to protect the heat exchanger system. The concrete edges cannot support any aquatic or riparian species. The lack of circulation between the two parts inhibits most natural functions of a water resource of this size.

There are a variety of rehabilitation ideas, ranging from replacement of the levee to reconnect the two sections, modification or burial of the heat exchanger system, new aquatic landscape treatment along the pond edges, addition of bioswales to filter water before it enters the pond, development of a well to provide a better water source, and various options for pumps and mechanical systems. Once funding for improvements is secured, an investigation of solutions--including cost/benefit considerations--can be conducted.

Background, Franklin Canyon Park

Heavenly Pond in Franklin Canyon Park also is in subprime condition and a variety of options exist that would increase sustainability. The circulation pump and the aeration and filtration systems all require replacement, however the new systems need to be engineered and evaluated as part of a comprehensive rehabilitation effort. Measures to reduce the rate of water loss are also needed, as well as an evaluation of sustainable water sources for replenishment. The addition of bioswales to filter water before it enters the pond may be considered. Once funding for improvements is secured, an investigation of solutions--including cost/benefit considerations--can be conducted.

BUDGET

See attached budget.

TIMELINE

The investigation and analysis of potential solutions will be completed within approximately 8 months after grant approval. Depending on the scope, the improvements will take place over the next 1-2 years. A more specific timetable can be provided once the specific improvement measures have been identified.

RESPONSE TO EVALUATION CRITERIA

Project achieves the purposes of Proposition 1 per Water Code Section 79732(a).

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The project will involve the protection and restoration of California rivers, lakes, streams and watersheds. The proposed grant achieves the following eight (8) Proposition 1 purposes:

1) Protect and increase the economic benefits arising from healthy watersheds, fishery resources, and instream flow.

Rehabilitation of the ponds will result in more sustainable maintenance practices, which will have a positive economic impact on MRCA's budget. Additionally, the construction of the project itself will provide economic benefits by creating jobs and profit for the companies providing project supplies and materials, sub-contractors and crews working on-site.

2) Implement watershed adaptation projects in order to reduce the impacts of climate change on California's communities and ecosystems.

Los Angeles County will likely be affected by climate change in the following ways: more severe droughts, more intense heat spells and loss of California's native biodiversity. The selection of improvements to the ponds will anticipate these changes to mitigate their impact. Any vegetation will be native species adapted to aquatic or riparian environments. It is expected that the project will result in a small amount of new or enhanced habitat and open space for wildlife, minimizing the threats of global warming on California's biodiversity.

The project will implement watershed adaptation activities by implementing best management practices for stormwater. The Project will also employ water treatment and conservation measures to improve the quality of water and reduce trash and other pollutants within the watershed. Both sites are within protected areas that provide habitat to sensitive species. Improving the water quality within the area is essential to the survival of the area's wildlife species. Additionally, the density of trees and vegetation within the proposed project footprint will sequester carbon and cool the atmosphere. The feasibility and cost to implement these elements will be studied during planning.

4) Protect and restore aquatic, wetland, and migratory bird ecosystems, including fish and wildlife corridors and the acquisition of water rights for instream flow.

The project will lead directly to protection and restoration of aquatic and migratory ecosystems in the Santa Monica Bay watershed. Use of King Gillette Ranch and Franklin Canyon Park by a variety of wildlife is well documented. The planning work will identify opportunities to sustainably manage the site's water resources.

8) Implement fuel treatment projects to reduce wildfire risks, protect watershed tributary to water storage facilities, and promote watershed health.

Rehabilitation of these two ponds will promote watershed health by restoring the water resources and rehabilitating the habitat areas around them. The improvements are expected to benefit native species. All improvements will be undertaken in such a way to reduce wildfire risks and promote watershed health. Replacement of highly flammable species in the vicinity that put the

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area at risk for wildfire may be included in the project if feasible.

9) Protect and restore rural and urban watershed health to improve watershed storage capacity, forest health, protection of life and property, stormwater resource management, and greenhouse gas reduction.

The Project will reduce the amount of pollutants now entering the ponds untreated and will thus protect and restore the health of the watershed. Depending on the solutions adopted, there may be alterations to surrounding land to reduce erosion and organic matter entering the ponds.

Furthermore, the Project plans for installation of California native trees and shrubs throughout the project site. The project will protect watershed health by improving water quality in the ponds, sustainably managing stormwater on the lands that flow into the ponds, protection of habitat for local species, and rehabilitating development that has had detrimental effects on the ponds.

10). Protect and restore coastal watersheds, including, but not limited to, bays, marine estuaries, and nearshore ecosystems.

Both properties are in the coastal watershed of Santa Monica Bay and will result in protection of those ecosystems.

11). Reduce pollution or contamination of rivers, lakes, streams, or coastal waters, prevent and remediate mercury contamination from legacy mines, and protect or restore natural system functions that contribute to water supply, water quality, or flood management.

The project will directly lead to a reduction of pollutants in two water bodies in the Santa Monica Bay watershed. More natural functions for the ponds will be achieved, along with a reduction of sediment and organic matter entering the water.

12). Assist in the recovery of endangered, threatened, or migratory species by improving watershed health, instream flows, fish passage, coastal or inland wetland restoration, or other means, such as natural community conservation plan and habitat conservation plan implementation.

The project will directly benefit all of the species widely known to be in the Santa Monica Mountains and Santa Monica Bay watershed. Improved natural function of the ponds is a primary goal of the improvements. The project will benefit many species by preventing further degradation of the water bodies and sustainably managing each site's runoff. In addition, the project will result in improved general watershed health through sustainable management practices, including maintaining instream flows and activities that benefit all species in the watershed.

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The project will provide multiple benefits related to water quality, water supply and/or watershed protection and restoration.

Both project sites offer opportunities to add sustainable water management practices that benefit water resources, such as erosion protection, stormwater capture, bioswales, and riparian habitat protection. Multiple benefits from the project would also include habitat enhancement, recreation, public access opportunities, education and interpretation, air quality enhancement and benefits related to carbon sequestration.

Upon completion, the Project will feature many uses and benefits including: habitat for the area's native species; some stormwater capture and treatment resulting in improved watershed health and water quality; increased vegetation will reduce concentration of greenhouse gases (slowing the rate of global warming) and reduce the heat-island effect; aesthetic enhancements; more sustainable maintenance practices; and reduced use of potable water to maintain appropriate water levels.

The project results in more reliable water supplies pursuant to the California Water Action Plan.

A primary goal of the project is to reduce the amount of potable water used to maintain pond levels. This has a direct benefit to State water supplies. All new planting will be native species that are adapted to the climate and natural water regime.

The project results in restoration or protection of important species and habitat pursuant to the California Water Action Plan.

The project's design and eventual implementation will aim to benefit the Santa Monica Bay and the larger watershed, which provides a migratory route and habitat to both sensitive and endangered species. As noted in the California Water Action Plan, California's once robust native fish populations are at or near historic lows. The project planning will include considerations for sustainable management practices to benefit watershed species.

The project results in more resilient and sustainably managed water infrastructure pursuant to the California Water Action Plan.

As water bodies, both project sites are part of the region's water infrastructure even though not part of a drinking water system. The project will directly result in more sustainable maintenance practices.

The project employs new or innovative technology or practices, including decision support tools that support the integration of multiple jurisdictions, including, but not limited to, water supply, flood control, land use, and sanitation.

All solutions, including new or innovative technology and practices, are on the table and will be evaluated for feasibility. As needed, staff will be trained in is state-of-the-art practices to manage water resources on site. All available decision support tools, including County GIS and NPS data, will be utilized as feasible.

The project uses renewable or non-potable water sources of water, such as reclaimed water, captured stormwater, or other method.

The proposed improvements will use as much stormwater from surrounding lands as possible

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to maintain water levels. King Gillette Ranch has reclaimed water available, which is used to maintain pond levels at that location.

The project is located in or adjacent to communities defined no less than 81 percent disadvantaged as defined by the CalEnviroScreen 3.0 tool.

Neither site location is defined on CalEnviroScreen as a Disadvantaged Community (DAC).

The project has demonstrated capability of collecting and treating runoff from off-site sources.

Neither site is situated in a place where use of off-site runoff is feasible.

Applicant has proven that implementation of the project is feasible.

Existing MRCA staff will have the expertise to undertake the necessary project planning and design tasks, and has many years of experience doing so. Once a grant is secured, the funding will be incorporated into the agency's budget, updated annually.

Applicant has financial capacity to perform project on a reimbursable basis.

The MRCA has the financial capacity to perform this project on a reimbursable basis. MRCA has been implementing capital projects on a reimbursable basis for many years, and anticipates reimbursable payments in our budgets. MRCA also maintains a line of credit that can be drawn upon in the event of an extended delay.

Applicant, or active project partner, has successfully completed multiple projects of similar size and scope.

MRCA, founded in 1985, is a local public agency exercising joint powers of [Santa Monica Mountains Conservancy](#), the [Conejo Recreation and Park District](#), and the [Rancho Simi Recreation and Park District](#). MRCA's mission is to complement the work of these and other agencies in protecting land and public access to natural lands in southern California mountains. Since its inception, the MRCA has designed, planned and constructed scores of small and large projects throughout Los Angeles. The MRCA currently manages over 75,000 acres of parkland and holds fee title to approximately 10,000 acres.

The project is a partnership between two or more organizations and each organization has committed to contributing toward project implementation.

MRCA is a local public agency exercising joint powers of the Santa Monica Mountains Conservancy, the Conejo Recreation & Park District, and the Rancho Simi Recreation & Park District pursuant to Section 6500 *et seq.* of the Government Code. These three entities each have a voting member of MRCA's Governing Board, which approved the proposed grant application on October 7, 2015. The site lies within the Santa Monica Mountains National Recreation Area, a cooperatively managed unit of the National Park Service.

Completion of the project would assist a government agency in fulfilling a water resources protection, watershed ecosystem restoration, or multi-benefit river parkway plan.

Both projects are located within the Santa Monica Mountains National Recreation Area, a unit of the National Park Service. King Gillette Ranch lies within the California Coastal Zone. The water

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resources of the Santa Monica Bay are within the purview of Los Angeles County.

King Gillette Ranch is within the *Subregional Plan for the North Santa Monica Bay*, and Franklin Canyon Park is within the *Subregional Plan for the South Bay*, both in the *Greater Los Angeles County Integrated Regional Water Management Plan (IRWMP)*¹. The project will contribute to four of each subregion's five objectives:

- Improve Water Supply – through operational water conservation measures and new capital improvements
- Improve Water Quality – by reducing erosion and other pollutants
- Enhance Habitat – by identifying wildlife-friendly management practices
- Enhance Open Space and Recreation – by improving public parkland

Furthermore, Santa Monica Bay is listed as an impaired water body (various constituents) pursuant to the Clean Water Act, and completion of the project would assist in improvement of this condition.

Applicant, or project partner, has 1+ years experience maintaining and operating projects of similar size and scope.

MRCA already maintains both project sites and will continue to do so.

Applicant has identified maintenance funding for at least 2 years after completion.

Both sites are eligible for a variety of maintenance and operations funding, including (depending on the site) general fund, Community Facilities District, Benefit Assessment District, and Los Angeles County Proposition A/Measure A. These sources are budgeted annually.

Project implements Best Management Practices (BMP) to treat stormwater.

Sustainable stormwater practices are a key component of the project. The feasibility of specific BMPs will be evaluated after funding is secured.

The project substantially improves a park site by eliminating or significantly remediating water resource contamination or pollution, such as that from urban runoff or onsite conditions.

The goal of the project is to improve a park site, in part by remediating water resource contamination from onsite conditions.

The project includes or restores an aquatic, wetland, riparian or migratory bird ecosystem in an otherwise natural resource-deficient urban area.

Neither site is located in a natural resource-deficient area.

Project adds new trail or recreational resources not available within a 0.5 mile radius.

No new trail or recreational resources will be created.

¹ <http://www.ladpw.org/wmd/irwmp/index.cfm?fuseaction=update2013>

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The project implements a major component of an existing relevant plan related to a major recreational public use facility or watershed ecosystem restoration plan.

Both sites are within the Santa Monica Mountains National Recreation Area and the proposed work supports the General Management Plan.

The project provides a high quality access point for nearby open space, parkland, regional multi-modal trails, or water-based recreation.

No new access points will be created.

The project substantially restores a site by reestablishment of native species to reduce wildfire risk and promote watershed health.

All plantings will be native species that will reduce wildfire risk to promote watershed health.

The project upgrades an existing regional trail or river parkway to protect its continued use and enjoyment by the public.

Not applicable.

The site directly abuts and increases the size and ecosystem function of a protected habitat area for aquatic, wetland, or migratory bird ecosystems including fish and wildlife corridors and habitat connectivity.

The surrounding land for both project sites is habitat area that serves aquatic, wetland, and migratory bird ecosystems that include fish and wildlife corridors and habitat connectivity.

The site contains substantial potential for restoration of rivers, lakes, streams, or coastal waters ecosystems.

The proposed project is focused on restoring water bodies in the coastal ecosystem of Santa Monica Bay.

The project includes improvements that would significantly reduce the amount of untreated runoff entering urban rivers, waterways, or coastal watersheds.

The proposed improvements are expected to reduce the amount of untreated runoff entering the two ponds.

The project includes improvements that would improve or support regeneration of important native vegetative cover on slopes near a stream or river, which if substantially disturbed may contribute to flood, erosion, creek sedimentation, or reduced groundwater recharge.

One of the solutions expected to be evaluated is the modification of surrounding slopes. The improvements may include adding vegetative cover on these slopes in order to reduce erosion.

The project implements public safety practices by reducing wildfire risk.

Wildfire risks are not expected to be directly reduced as a result of the project, but both ponds can serve as a water source during a fire.

The project includes substantial restoration, protection or enhancements of riparian or wetland habitat (>0.2 acres).

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OR

The project includes a small scale (0.01 to 0.19 acres) riparian or wetland restoration project.

The amount of riparian habitat restored is expected to be between 0.01 to 0.19 acres.

Applicant has conducted outreach to the affected communities.

The proposed project was discussed at the MRCA Governing Board's 11/1/2017 public meeting. The planning work will include identifying needs for community engagement. Any public meetings held for the subject project will include some meaningful information about such resources. Where appropriate, the project will include public meetings to discuss the status of the project.

The project significantly enhances the potential for fish or wildlife movement in an identified corridor chokepoint for an aquatic, wetland, or migratory bird ecosystem.

There may be a small improvement for this element but both sites already protected lands that support wildlife movement.

The project adds a link to a local trail system.

Not applicable.

The project adds visitor-serving amenities, accessibility, and public safety improvements to public parkland with multiple ecosystem benefits.

Opportunities for these items will be identified and studied as part of the planning work.

The project provides non-personal interpretive elements that will significantly enhance appreciation and enjoyment of a watershed resource.

Opportunities for these items will be identified and studied as part of the planning work.

The site contains important fresh water habitat and/or a perennial natural water source.

Both sites are fresh water habitat and their ecosystem function is expected to be increased.

Project will benefit specially protected species pursuant to the California Wildlife Protection Act of 1990.

A local population of Puma is known to live in the Santa Monica Mountains, and any improvements to ecosystem function in the area are beneficial.

Project has approval from all landowners to complete the project, or Applicant is the landowner.

MRCA already owns or operates both project sites.

EXTRA CONSIDERATION POINTS

QUANTIFIABLE CARBON REDUCTION POINTS

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The project demonstrates a reduction in baseline greenhouse gas emissions through carbon sequestration or other innovative techniques or project designs, such as diverting organic material from landfills.

The infiltration of stormwater will reduce the amount of imported water needed, indirectly reducing greenhouse gas emissions through the reduced need to pump water to Southern California. Once funding is secured and solutions for each site have been selected, more detailed information can be provided.

The project acquires, preserves, or restores natural areas at risk of development and quantifiably avoids emissions associated with development.

Not applicable.

The project implements water saving technologies and techniques to yield quantifiable water and energy savings. Such techniques may include the use of drought-efficient landscaping, stormwater filtration, impervious surfaces and other forms of water capture and storage.

A key component of the project is to implement such technologies and practices.

The project contributes to tree canopy cover and/or greenways in urban areas to mitigate heat island effects and promote public health and recreation.

Not applicable.

The project acquires and/or maintains wildlife corridors and linkages to provide connections between areas of undeveloped lands, particularly significant public lands and key habitat ecosystems.

The project sites are located within undeveloped lands and are significant public holdings in the Santa Monica Mountains National Recreation Area.

The develops or maintains multi-use trails that connect communities, provides access to public resources and reduces vehicle miles traveled.

Not applicable.

The project engages local communities through outreach, education, and interpretation regarding long-term stewardship and climate change awareness.

All public information regarding the project will contain education about the project's environmental benefits, stewardship and climate change issues. The planning work will include identifying opportunities for interpretive elements that focus on these elements.

ADDITIONAL CRITERIA

Completion of the project would assist in fulfilling a Federal water resources protection or watershed ecosystem restoration plan.

Section 303 of the Federal Clean Water Act requires that each State identify waters where the quality is impaired for applicable standards. The list of impaired waters, called the §303(d) list, evaluates water bodies in terms of pollution levels, the severity of pollution, and the beneficial

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uses. Where quality is impaired, a total maximum daily load (TMDL) is required to be established for each pollutant. The Santa Monica Bay is listed as impaired for a variety of constituents.

Project utilizes a local job training entity for a portion of the work.

The project does not include the use of a local job training entity. The tasks needed to complete the project planning and design are not entry-level skills.

Project has secured matching funds of at least 25 percent of total project costs.

No matching funds are available.

Project is within 1 mile of public transportation.

There is no public transportation within 1 mile of King Gillette Ranch or Franklin Canyon Park.

Project results in additional uses for users of a wide range of ability levels.

All improvements planned with the subject grant will be designed for full ADA accessibility and compliance with the California Building Code. Some of the existing site improvements already provide accessibility but it is not anticipated that the improvements will expand these uses, without a significant budget increase.

**Budget for Grant Application
Pond Improvements at King Gillette Ranch
and Franklin Canyon Park**

Grant Request: \$ 300,000

Budget Item		Amount
A. MRCA Staff		
various	Direct Salaries, Payroll Tax, Benefits & Allocations	\$ 85,000
9998, 9999	Administrative Cost	\$ 65,000
SUBTOTAL A, MRCA Staff:		\$ 150,000
B. Materials and Supplies		
3004	Supplies/Maint - Grounds	\$ -
3165	Travel & Per Diem	\$ 250
5112	Land & Building Improvement - Materials	\$ 50,000
5113	Land & Building Improvement - Equipment	\$ 5,000
5115	Land & Building Improvement - Pre-Construction	\$ 500
5116	Land & Building Improvement - Other	\$ 500
7777	Equipment Allocation	\$ 12,750
SUBTOTAL B, Materials and Supplies:		\$ 69,000
C. Consultants and Contractors		
5114	Land & Building Improvement - Subcontractors	\$ 80,000
5115	Land & Building Improvement - Pre-Construction	\$ 500
5116	Land & Building Improvement - Other	\$ 500
SUBTOTAL C, Consultants and Contractors:		\$ 81,000
Grand Total (A+B+C):		\$ 300,000