

**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

November 20, 2018

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

**Proposition 68 Competitive Grant Application  
Franklin Canyon Park Visitor-Serving Improvements**

Dear Chairperson Sap and Conservancy Members:

I am pleased to present the enclosed application for a grant for Franklin Canyon Park Visitor-Serving Improvements. The Mountains Recreation and Conservation Authority (MRCA) requests a grant in the sum of \$350,000 from the California Drought, Water, Parks, Climate, Coastal Protection and Outdoor Access for All Act of 2018 (Proposition 68), under the Conservancy's Competitive Grant. The MRCA's Governing Board approved submittal of this application on August 8, 2018.

The proposed grant would fund accessibility improvements for the park's administrative and visitor center, including the nature center, main restrooms, auditorium/meeting room, and the administrative offices. The proposed improvements center on parking, restrooms, meeting rooms, paths of travel, and signs.

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



The Natural Resources Agency

Santa Monica Mountains Conservancy

5750 Ramirez Canyon Road  
Malibu, California 90265  
Phone: 310-589-3200  
Fax: 310-589-3207  
www.smmc.ca.gov

<b>Project Title:</b>	Franklin Canyon Park Visitor-Serving	<b>Date:</b>	11/20/2018
<b>Funds:</b>	Proposition 12 Proposition 68	<b>Amount:</b>	350,000
<b>Applicant Name:</b>	Mountains Recreation & Conservation	<b>Match amount:</b>	169000
<b>Address:</b>	570 West Avenue 26, Suite 100	<b>Match source:</b>	L.A. County Prop A
<b>State/Province:</b>	Los Angeles, CA	<b>Total Project Cost:</b>	519,000
<b>Zip/Postal code:</b>	90065	<b>Brief Project Description:</b>	Capital improvements to visitor-serving elements at Franklin Canyon Park to improve accessibility.
<b>Phone:</b>	323-221-9944		
<b>Fax:</b>	323-221-9934		

<b>Grantee's Authorized Representative:</b>	Cara Meyer, Deputy Executive Officer 323-221-9944 ext. 117 cara.meyer@mrca.ca.gov		
	<i>Name and Title</i>	<i>Phone Number</i>	<i>Email</i>

<b>Person with day-to-day responsibility:</b>	TBD		
	<i>Name and Title</i>	<i>Phone Number</i>	<i>Email</i>

**Project Objective:** The proposed grant will be used for pre-improvement planning, design and engineering, and implementation of capital improvements to visitor-serving facilities at Franklin Canyon Park to improve accessibility and eliminate barriers. The project will focus on accessibility improvements for the park's administrative and visitor center, including the nature center, main restrooms, auditorium/meeting room and administrative offices, and the parking and paths of travel that service these facilities. It is expected that a full remodeling of the main restrooms is necessary. Additional accessible parking will be provided, and modifications made to building entrances and pavement to achieve compliance. \*Attach additional pages as necessary

**Project Address:** 2600 Franklin Canyon Dr, Beverly Hills CA 90210

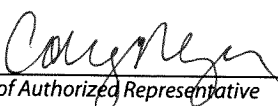
<b>Latitude:</b>	34° 07' 22"	<b>Acreage:</b>	1	<b>Trail Length:</b>	N/A
<b>Longitude:</b>	118° 24' 31"	<b>APN's:</b>	4387-002-905	<b>Stream Miles:</b>	N/A
<b>Congressional District:</b>	33	<b>State Senate District:</b>	26	<b>Assembly District:</b>	50

**Tasks / Milestones:** See attached budget. **Budget:** **Completion Date:**

All work is expected to be complete by June 30, 2021, 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.

 Signature of Authorized Representative	<u>11-20-2018</u> Date
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**Franklin Canyon Improvements**, Mountains Recreation and Conservation Authority

**SCOPE OF WORK / PROJECT DESCRIPTION**

The Mountains Recreation and Conservation Authority (MRCA) requests grant funding from the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 (Proposition 68) through the Santa Monica Mountains Conservancy's (Conservancy) Proposition 68 Grant Program to facilitate the proposed Franklin Canyon Park ADA improvements Project (project).

Franklin Canyon Park is managed by MRCA pursuant to a Cooperative Management Agreement between National Park Service, California Department of Recreation, and Santa Monica Mountains Conservancy. The park is located on 605 acres near the center of Los Angeles between the San Fernando Valley and Beverly Hills. Existing landscaping and amenities within the park include chaparral, grasslands and oak woodlands, a 3-acre lake, a duck pond with an accessible perimeter trail, expansive picnic grounds, and over five miles of hiking trails. The lake and pond serve as permanent and seasonal home for birds in the Pacific flyway. Additional features include the Sooky Goldman Nature Center, William O. Douglas Outdoor Classroom, the Sam Goldman Amphitheater, and the Eugene and Michael Rosenfeld Auditorium.

The vast majority of the park's buildings and parking areas were designed and constructed prior to enactment of the American with Disabilities Act (ADA) in 1990. In accordance with requirements of Title II of ADA, every program, service, and activity offered by MRCA is accessible. With a variety of park locations, MRCA is already able to achieve compliance by relocating activities as needed. However, with limited maintenance funds and outdated facilities, there are few opportunities for major renovations to upgrade facilities to current accessible standards. Significant capital investments are needed to achieve compliance.

In September 2017, MRCA began planning for a comprehensive program of accessibility improvements at various MRCA owned or operated sites. The first step was to survey physical and structural barriers to park facilities, programs, services and activities. Priority for the inventories were parks that frequently host public meetings, and/or that accommodate a wide variety of programs, such as Franklin Canyon Park. MRCA's survey of Franklin Canyon Park identified specific features that require capital improvements to provide full accessibility. These improvements range from minor modifications to complete reconstruction.

The activities to be funded by the proposed grant include pre-improvement planning, design and engineering, and construction work. Work would be accomplished by a combination of MRCA staff, professional consultants, and subcontractors. These improvements would create new access to programs, services, and activities for a variety of park users and will contribute to a more enjoyable user experience. This effort fits with the MRCA's overall general strategy which is an incremental, but consistent, move toward greater accessibility, as well as the Conservancy's Strategic Objective to develop long term capital improvement and maintenance plans.

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To address the highest priority improvements, the proposed grant will focus on accessibility improvements for the park's administrative and visitor center, including the nature center, main restrooms, auditorium/meeting room (where public meetings are most frequently held), and the administrative offices. The proposed improvements center on parking, restrooms, meeting rooms, paths of travel, and signs. Additional accessibility improvements, funded through a matching grant, will focus on the lower ranch restrooms and other areas of the park.

Based on initial surveys, it is expected that a full remodeling of the main restrooms is necessary to meet current standards and eliminate barriers. Additional accessible parking will be provided, and modifications will be made to the nature center and administrative office entrances to achieve compliance. If it is feasible to bring other pathways or features in the park into compliance without significant grading or cost, additional improvements can be made.

Matching funds for accessibility improvements to the lower ranch restrooms and parking area are expected in the amount of \$169,000 from a Proposition A grant awarded by the Los Angeles Park and Open Space District. This application is currently in process. If the subject grant is not awarded, MRCA would be unable to complete the full scope of the project and barriers to ADA access would continue to exist until funding comes available. MRCA will be the agency responsible for the long-term maintenance of the new improvements.

### **BUDGET**

This grant request is for a total of \$350,000. Matching funds are expected from the Los Angeles Regional Park and Open Space District's Proposition A grant (\$169,000) (48% match). See attached budget.

### **TIMELINE**

The year-round high use of Franklin Canyon Park requires that construction activities be scheduled around reserved events, and staged for the least amount of inconvenience to park visitors. MRCA requests a completion date of June 30, 2021, to allow for delays in grant execution, flexible construction availability, and contingency.

Work will commence upon execution of the grant agreement.	
Pre-improvement planning, selection of architect	2-3 months
Architecture and engineering for improvements	4-6 months
Competitive bid process	3 months
Restroom remodel	3-4 months
Site construction	3-9 months

Total: 15-25 months

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**RESPONSES TO EVALUATION CRITERIA**

**Prioritization Value**

The proposed project achieves the following Proposition 68 grant program priorities:

PV1. Project achieves 80001(b)(3)(4) by providing urban recreation and protecting or restoring natural resources.

The proposed grant will provide urban recreation by facilitating access to programs and public events at Franklin Canyon Park for park users of all abilities.

PV2. Project achieves 80001(b)(5) by providing workforce education and training, contractor, and job opportunities for disadvantaged communities.

The construction work will be either self-performed, or completed by a contractor via a competitive bid process. Trade organizations representing disadvantaged businesses will be notified of all bid opportunities.

PV3. Project achieves 80001(b)(6) by having already obtained all required permits and entitlements.

No entitlements are required to complete the scope of the proposed project. The work contemplated for the auditorium area is on land owned by the Santa Monica Mountains Conservancy, and no municipal building permits are required. Compliance with California Building Code will be documented by MRCA staff and inspectors. The work contemplated for the lower ranch area (match funding) is on land owned by the National Park Service, and no municipal building permits are required. Compliance with the Architectural Barriers Act will be documented by MRCA staff and inspectors.

PV4. Project achieves 80001(b)(9) - advances solutions to prevent displacement if a potential unintended consequence associated with the project is an increase in the cost of housing.\*

This criteria is not applicable. The project is only modifications to existing parkland and will have no effect on housing.

PV5. Project achieves three or more actions listed in 80001(b)(8)(A through G).

By nature of the project, it will accomplish the purpose of promoting diversity and inclusion in our public lands as recommended by Proposition 68. The primary purpose of the project is to improve access to the public, particularly for disabled populations, so that the park has fully accessible facilities at the nature center, main restrooms, meeting room (auditorium), administration building, and lower ranch restrooms. The removal of architectural barriers will benefit all park visitors and increase opportunities for visitors with disabilities. Active outreach to diverse populations, particularly minority, low-income, and disabled populations, is an integral part of the MRCA's goals. As part of their regular employee duties, MRCA staff promote awareness of open spaces, parks, trail locations, and restoration

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activities. Programs at the nature center held by Community Nature Connection are targeted to diverse populations and utilize multilingual and culturally appropriate materials for communications.

PV6. Project achieves more than one of the Conservancy's Strategic Objectives.

The proposed project furthers the following Conservancy Strategic Objectives:

- *Implement the Santa Monica Mountains Comprehensive Plan.*
- *Further Cooperation with Local Governments in the Region to Secure Open Space and Parkland.* The project is part of cooperative efforts to manage the Santa Monica Mountains National Recreation Area in general, and Franklin Canyon Park specifically.
- *Expand Education, Public Access, and Resource Stewardship Components in a Manner That Best Serves the Public, Protects Habitat, and Provides Recreational Opportunities.* The primary purpose of the project is to improve public access in order to provide new and increased opportunities for visitation, recreation, programs, services, and activities for a variety of park users and to contribute to more enjoyable user experiences. This will also help to increase resource stewardship and educational/interpretative capabilities within the Zone. It is part of a long term capital improvement plan.

PV7. Project achieves more than one Common Ground guiding principles.\*

This criteria is not applicable. The project is not within the Los Angeles River watershed.

### Category Value

CV1. The project will provide benefits to multiple values including water, recreation, habitat, and interpretation of natural resources.

Upon completion, the project will result in increased access to the park's resources, which include habitat, recreation, water, and interpretation of natural resources. Furthermore, it will create the ability to provide services to a more inclusive group of park visitors, and ensure access to public meetings and gatherings. Access to the nature center will be improved so that more individuals and groups could visit and learn about our natural resources. The project will add visitor-serving amenities, accessibility, and public safety improvements to public parkland with multiple ecosystem benefits.

CV2. The project implements a major component of an existing relevant plan related to a major recreational facility, regional ecosystem restoration, or master land protection plan.

The Trails Element of the *Santa Monica Mountains Comprehensive Plan* calls for a diversity of experiences on trails and opportunities for a wide range of physical abilities. The Plan's Recreation Element notes that the demand for recreational activities in the Santa Monica Mountains is high, and this condition remains true today. The National Park Service's *General Management Plan for the Santa Monica Mountains National Recreation Area* indicates that uses in Franklin

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Canyon are of moderate intensity. Recommendations for areas with moderate usage include provision of essential visitor services (restrooms, water, trailhead parking), and the proposed project would accomplish that goal. Providing better access to the park's features and facilities will ensure that visitors with a wide range of abilities will benefit.

- CV3. The project provides a plan or feasibility study to advance cooperative watershed health protection activities or recreation goals important to two or more organizations.\*

This criteria is not applicable. The project is not a plan.

- CV4. Applicant has a realistic plan for serving disadvantaged communities upon completion of the improvements.

The William O. Douglas Outdoor Classroom and Sooky Goldman Nature Center (WODOC) already hosts many Title I school groups with our partners Community Nature Connection and the National Park Service (subject to appropriation). Service to these disadvantaged children will be enhanced by the improvements. The renovation of the restrooms will provide increased opportunities for visitation, recreation, and programs to the general public, including disadvantaged populations.

- CV5. The project uses renewable or non-potable water sources of water, such as reclaimed water, captured stormwater, or other method.

Reclaimed water is not available at the project site and the improvements are not expected to affect water supply. The restroom renovations will include low water use fixtures and may replace some aged pipes, which will result in reduced water consumption.

- CV6. Project implements Best Management Practices (BMP) to treat stormwater.

Construction activities occurring during rain events will include erosion prevention measures and protection of any nearby habitat.

- CV7. Project provides safe and reliable drinking water supplies to park and open space visitors.

As part of the restroom renovation, the project will provide new accessible drinking fountain(s) for park visitors to enjoy safe and reliable water supplies.

- CV8. The project provides a high quality access point for nearby open space, parkland, regional multi-modal trails, or water based recreation.

The entire purpose and intent of the project is to create new high quality access points for public use and enjoyment of Franklin Canyon Park's meeting room, trails, nature center, restrooms, and other recreational amenities.

- DV9. The project completes a new, significant link in a regional trail system.

A portion of the work will be to upgrade paths of travel between parking, restrooms, and the meeting room, but this is not a new regional trail link.

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- CV10. Project adds new trail or recreational resources not available within a 0.5 mile radius.  
Although this is an existing recreational resource, the improvements will provide full accessibility to the park's main restrooms, nature center, meeting room, and administrative offices. The improvements will result in a new resource for park visitors with mobility impairments.
- CV11. The project contains multi-modal accommodations that will benefit hikers, cyclists and equestrians.  
No improvements to multi-modal trails are planned. The improvements to paths of travel will benefit all park visitors.
- CV12. The project results in new public access to a natural resource with high interpretive and/or educational value, or enhances existing access.  
The project enhances and upgrades existing access to a public park and natural resource with amenities including a nature center, amphitheater, pond, lake, native habitat, wildlife, and other resources that provide opportunities for interpretation and education. Educational signage, such as "every drop counts", may be added to further enhance and provide interpretive resources.
- CV13. The project provides non-personal interpretive elements that will significantly enhance appreciation and enjoyment of a natural resource.  
The restroom renovations may incorporate non-personal interpretive signage, such as "every drop counts" signs, that will inform visitors about water resources and the importance of conservation.
- CV14. The project creates a new venue, or enhances an existing venue, for education and/or interpretation activities that promote natural resources stewardship.  
The accessibility improvements will enhance the existing nature center and meeting room, which are both frequently used for education and interpretation activities that promote stewardship of natural resources. This project will allow for these activities to be enjoyed by a larger segment of the public.
- CV15. The project alleviates stress on other overburdened recreational resources within a 0.5 mile radius.  
The project will not alleviate stress on other recreational resources. However the new materials (paving, restroom fixtures, etc.) are likely to be easier and less costly to maintain than what is existing. This should incrementally free up maintenance time and budget that can be directed to other needs within the park.
- CV16. The project provides a new vista point or overlook for a significant scenic view shed.  
No new vista points or overlooks will be created.
- CV17. The project adds visitor-serving amenities, accessibility, and public safety improvements to existing parkland.



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The primary purpose of the project is to create new visitor serving, accessible amenities in the form of parking lot(s), signs, drinking fountain(s), and paths connecting to existing amenities at Franklin Canyon Park in order to increase opportunities for recreation, activities, and programs to a wide variety of people, of all abilities, throughout Los Angeles.

CV18. Project results in additional uses for users of a wide range of ability levels.

The purpose of the project is to ensure that park visitors of all abilities can enjoy the nature center, restrooms, meeting room and administration offices without barriers.

CV19. The project is designed to accommodate the needs of users from a variety of cultural and economic backgrounds.

As mentioned, the purpose of the project is to improve access for visitation, recreation, activities, and programs to the public, including people from a variety of cultural and economic backgrounds, who live throughout Los Angeles. These amenities are, and will continue to be, free of charge. As a result of the project, the park will be able to serve more and diverse populations, including disadvantaged, minority, low-income, and disabled groups from many different cultures and backgrounds, and the Title I schools served by the WODOC program.

CV20. The project directly abuts and increases the ecosystem function of a protected habitat area including fish and wildlife corridors.

The project is not expected to increase ecosystem function.

CV21. The project includes restoration, protection or enhancements of a native ecosystem appropriate to the site.

No restoration of native ecosystem is proposed as part of the project.

CV22. Project will benefit specially protected species pursuant to the California Wildlife Protection Act of 1990.

The project is not expected to have an effect on specially protected species.

CV23. The project employs new or innovative technology or practices.

The project is part of a proactive approach to improving accessibility.

### **Implementation Value**

IV1. Applicant has proven that implementation of the project is feasible.

MRCA has years of experience planning, designing, permitting and implementing improvement projects more complex than this, and has researched the project enough to understand what is feasible at the site.

IV2. Applicant has financial capacity to perform project on a reimbursable basis.

The majority of projects that the MRCA has historically completed are funded by

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grants on a reimbursable basis. MRCA has full confidence and capacity to begin and complete the project under this situation.

- IV3. Applicant, or active project partner, has successfully completed multiple projects of similar size and scope.  
The MRCA has successfully designed and implemented many recreational projects throughout Los Angeles: Several completed MRCA projects are similar in size, budget, scope and duration to the proposed Project including the nearby Wilacre Park rehabilitation. The majority of projects that MRCA has completed are multi-million dollar projects that bear similarities to the proposed project.
- IV4. The project is a partnership between two or more organizations and each organization has committed to contributing toward project implementation.  
The MRCA owns and manages Franklin Canyon Park pursuant to a Cooperative Management Agreement with National Park Service, California Department of Parks and Recreation, and Santa Monica Mountains Conservancy.
- IV5. Applicant has conducted outreach to the affected communities.  
No outreach has occurred yet. If the improvements will affect the availability of any park features, visitors will be notified ahead of time via signs and social media.
- IV6. Applicant, or project partner, has 1+ years' experience maintaining and operating projects of similar size and scope.  
MRCA has more than 30 years of experience maintaining and operating projects similar to this including the subject property.
- IV7. Applicant has identified maintenance funding for at least 2 years after completion.  
The long term operation and maintenance of the project will continue to be the responsibility of MRCA, and the existing funding for maintenance will continue. The improvements are expected to decrease maintenance needs.
- IV8. Project has approval from all landowners to complete the project, or Applicant is the landowner.  
As mentioned, the MRCA manages Franklin Canyon Park and the underlying property owners are supportive of the improvements.

### **Climate Change Value**

- CC1. 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.  
Any recoverable materials in the project site will be reused instead of disposed.
- CC2. The project implements water saving technologies and techniques to yield quantifiable water and energy savings. Such techniques may include the use of

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drought-efficient landscaping, including climate resilient and native landscaping whenever possible, stormwater filtration, impervious surfaces, green roofs and other forms of water capture and storage.

All water-using elements, such as restroom faucets and fixtures, will be low-water use models. Similarly, all electrical features will be energy efficient. Lights will be on a timer and/or motion detector to reduce electricity use.

CC3. The project contributes to tree canopy cover and/or greenways in urban areas to mitigate heat island effects and promote public health and recreation.

No change to tree canopy cover is expected.

CC4. The project develops or maintains multi-use trails that connect communities, provides access to public resources and reduces vehicle miles traveled.

The project does not affect multi-use trails, although it does provide for accessible paths of travel within the park.

CC5. The project engages local communities through outreach, education, and interpretation regarding long-term stewardship and climate change awareness.

As stated above, this project will allow for more and new opportunities for educational and interpretive activities to be enjoyed by a larger segment of the public. Improved access to and between the nature center, meeting room, restrooms and administrative offices will promote more use and therefore result in a greater number of people exposed to nature and its resources. The restroom renovations may incorporate non-personal interpretive signage, such as “every drop counts” signs, that will inform visitors about water resources and the importance of conservation.

CC6. The project implements water saving techniques that utilize nature-based solutions like wetlands, rain gardens, swales, berms, curb cuts with parkway basins, infiltration trenches, vegetation, tree planting, stream daylighting/restoration, and floodplain reclamation.

The project does not include these type of water solutions, but will incorporate low-water use fixtures.

### **Additional Considerations**

AC1. The site is subject to an imminent threat that would preclude future implementation value.

Completion of the improvements could prevent potentially costly litigation, and will make the facility more attractive for public meetings and special events.

AC2. Project utilizes a local job training entity for a portion of the work.

At this time the project does not include use of a local job training entity.

AC3. Project is within 0.25 miles of public transportation.

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There is no public transportation within 0.25 miles.

AC4. Project serves a disadvantaged community.

The purpose of the project is to eliminate architectural barriers that impede public use of the meeting room, nature center, restrooms, and administrative offices. All communities have people with mobility impairments that will benefit from the project. The WODOC program serves Title I schools from disadvantaged communities, and the project will improve this service. The project will allow for more programs and event to be available for use by the general public traveling from all over the greater Los Angeles area.

AC5. Project serves a severely disadvantaged community.

It is likely that a portion of the Title I schools served through the WODOC program are from severely disadvantaged communities. The project will improve the service to these communities by eliminating architectural barriers. It is not possible to predict exactly which schools will choose to take their students to Franklin Canyon Park, but MRCA and our partner Community Nature Connection will continue to target and encourage these communities to participate.

**Budget for Grant Application  
Franklin Canyon Park Accessibility Improvements**

**Grant Request: \$ 350,000**

Budget Item	Amount
<b>A. MRCA Staff</b>	
various Direct Salaries, Payroll Tax, Benefits & Allocations	
Project Management, Pre-Improvement Planning	\$ 21,750
Construction	\$ 37,500
9998, 9999 Administrative Cost	\$ 50,000
<b>SUBTOTAL A, MRCA Staff:</b>	<b>\$ 109,250</b>
<b>B. Materials and Supplies</b>	
5112 Land & Building Improvement - Materials	\$ 16,250
5113 Land & Building Improvement - Equipment	\$ 5,000
5115 Land & Building Improvement - Pre-Construction	\$ 2,500
5116 Land & Building Improvement - Other	\$ 2,500
7777 Equipment Allocation	\$ 7,500
<b>SUBTOTAL B, Materials and Supplies:</b>	<b>\$ 33,750</b>
<b>C. Consultants and Contractors</b>	
5114 Land & Building Improvement - Subcontractors	
Restroom remodel (\$250 per square foot)	\$ 102,000
Parking and Paths	\$ 50,000
Contingency	\$ 25,000
5115 Land & Building Improvement - Pre-Construction	
Architect	\$ 25,000
Compliance Review	\$ 5,000
5116 Land & Building Improvement - Other	
Inspections	\$ 5,000
<b>SUBTOTAL C, Consultants and Contractors:</b>	<b>\$ 207,000</b>
<b>D. Land Acquisition</b>	
<b>SUBTOTAL D, Land Acquisition:</b>	<b>\$ -</b>
<b>Grand Total (A+B+C+D):</b>	<b>\$ 350,000</b>