

**DATE:** September 28, 2015

**TO:** RMC Governing Board

**FROM:** Mark Stanley, Executive Officer

**SUBJECT:** Item 10: Consideration of a resolution authorizing a grant to the City of South Gate for the Southern Avenue Park & Bikeway Project (RMC15105)

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**PROGRAM AREA:** Urban Lands

**PROJECT TYPE:** Development

**JURISDICTION:** City of South Gate

**PROJECT MANAGER:** Luz Quinnell

<b>Project:</b>	Southern Avenue Park & Bikeway Project (RMC15105)	
<b>Applicant:</b>	City of South Gate	
<b>Program area:</b>	Urban Lands	
<b>Amount requested:</b>	\$350,000	
<b>Amount recommended for funding:</b>	\$350,000	
<b>URBAN LANDS PROJECT EVALUATION CRITERIA SUMMARY</b>		
<b>Factor</b>	<b>Project Score</b>	<b>Total Possible Points</b>
1. Access Value	10	10
2. Cultural or Historic Resource Value	0	3
3. Educational / Interpretive Value	5	5
4. Habitat Value	0	21
5. Matching Funds	10	10
6. Public Health Value	12	12
7. Recreational Resource Value	13	13
8. Restoration Resource Value	0	3
9. Scenic Resource Value	2	2
10. Stakeholders / Partners Resource Value	3	4
11. Stewardship and Management Plan Value	4	5
12. Sustainability Value	5	6
13. Trails / Multi-use Trails	5	5
14. Urban Land Value	19	23
15. Water Resource and Quality Value	8	15
<b><u>TOTAL POINTS</u></b>	<b><u>96</u></b>	<b><u>137</u></b>

**RECOMMENDATION:** That the RMC authorize a grant in the amount of \$350,000 to the City of South Gate for the Southern Avenue Park & Bikeway Project (RMC15105).

**PROJECT DESCRIPTION:** The Southern Avenue Park & Bikeway Project is the third phase of the City of South Gate's Cesar Chavez Park Project; a program which envisions connecting an underserved, urbanized area to the Los Angeles River with a 20-acre linear park and dedicated bike and pedestrian paths, stretching over 2.25 miles from the City of South Gate (City) to the Los Angeles River. The grant would fund the State Street Park, the third and final phase of a linear park which extends from State Street to Hildreth Avenue, towards the LA River, encompassing five additional blocks completing the linear park.

**BACKGROUND:** The project is located in the City of South Gate, along Southern Avenue between State Street and Burke Avenue, within the Los Angeles Department of Water and Power (LADWP) utility right-of-way, please see Exhibit D: Vicinity Map. The City of South Gate is a densely populated urban city within the South East Los Angeles area, located at the confluence of the Los Angeles River and the Rio Hondo channels. In addition, the City of South Gate has many underutilized utility right-of-ways running throughout their City, in particular, the LADWP utility lines which travels nearly 2.5 miles from the Los Angeles River to Alameda and encompasses the project location. The proposed grant funds will utilize this LADWP utility right-of-way and provide a critical link for South Gate and surrounding cities to the Los Angeles River Bicycle Trail by developing a regional Class 1 bicycle trail along Southern Avenue between State Street and Burke Avenue, referred as the State Street Park/Southern Avenue Bikeway Project. The State Street Park/Southern Avenue Bikeway Project follows the LADWP right-of-way along Southern Avenue, a secondary arterial primarily used by residents which provides connections to several local schools, the City's 96 acre community park, and local bus lines and terminating at an entrance to the Los Angeles River Bicycle Trail. The proposed grant funds will provide a dedicated bicycle path and pedestrian walkways which will replace the existing deficient pedestrian/bicycle path, which has various safety issues. In addition, the pedestrian path will be constructed from decomposed granite to allow for storm water infiltration and improve water quality and allow for improved groundwater recharge. Street crossing improvements will also be made to increase safety where the cyclists and pedestrians must cross city streets.

The City of South Gate is requesting funding for the Southern Avenue Park & Bikeway Project since the bids received and the rising construction costs resulted in high construction bids and the project is now underfunded by \$1,000,000. Therefore, the City is seeking \$350,000 in additional funding as well as looking at potential cost savings to bring the budget in line with available funding. The grant funds will complete Southern Avenue Park and Bikeway Project which is the final phase of a linear park which extends from Calden Avenue to State Street, five additional blocks to California Avenue. The City has also received matching funding for a Safe Routes to Schools project which overlaps with the construction of the State Street Park which will extend the bicycle and pedestrian trails east to South Gate Park with dedicated bicycle and pedestrian trails. Southern Avenue Park and Bikeway Project includes a number of valuable park enhancements as well as providing native landscaping along a five block section of currently fallow ground. Facilities will include two playgrounds, a picnic shelter, two half-court basketball courts, an interpretive garden space, restrooms, picnic tables and benches spread out along the proposed dedicated bike path and pedestrian walkway, please see Exhibit B: Site Plan.

The Southern Avenue Park & Bikeway Project is shovel ready with complete environmental documents, design and construction documents. In addition, the contractor has also been selected and is awaiting a start date.

Further, this project is located in a disadvantaged community, preserves open space within an urbanized area, prioritizes water conservation, considers storm water quality and enhances bikeway and pedestrian access to the Los Angeles River Bicycle Trail. As demonstrated by the attached Community Fact Finder Data sheet, South Gate, and particularly the west side of South Gate, the location for the proposed State Street Park represents a densely populated, low income and park poor community (Exhibit C). The LADWP properties which are addressed by the park project are currently fallow providing a blighted path through the middle of the City's largest residential zone. The previous two completed park phases have not only provided valuable recreation opportunities and green-space for the surrounding community, they have also improved appearances in the surrounding neighborhoods as residents near the park have completed their own improvements. The proposed project also represents important safety improvements as the project will install dedicated pedestrian and Class 1 bicycle trails on a heavily used pedestrian and bikeway corridor which serves several local schools, parks, provides connections to transit options with three separate stops for the City operated bus line and provides an important connection to additional recreation opportunities at South Gate Park and the Los Angeles River Bicycle Trail. Most importantly, the proposed project has received support from various elected officials, non-profits, and local agencies indicating the critical need to develop and construct this project.

The proposed project has been designed with the latest environmental standards and practices, including, LED and solar powered lighting provides low electrical consumption while providing safety and security. Storm water retention has been a priority with water permeable surfaces such as decomposed granite trails and interlocking paver hardscape which will encourage storm water infiltration. Native landscaping and drought tolerant vegetation will reduce water use and irrigation systems will be designed to allow for future connection to reclaimed water. In addition, a native plant demonstration garden has been included to encourage residents to redesign their own landscape with drought tolerant and native vegetation.

Staff is recommending funding for the Southern Avenue Park & Bikeway Project given that it meets the RMC's mission to preserve open space and habitat in order to provide for low-impact recreation and educational uses, wildlife habitat restoration and protection, and watershed improvements within the RMC's jurisdiction. In addition, the project is shovel ready project and it is located in a disadvantaged community, preserves open space in an urbanized area, prioritizes water conservation, considers storm water quality and enhances bikeway and pedestrian access to the Los Angeles River.

Southern Avenue Park & Bikeway Project also meets the following RMC's Guiding Principles:

*Improve Access to Open Space and Recreation for All Communities*

- Accommodate active and passive recreational uses
- Incorporate passive and low-impact recreational facilities in habitat areas
- Accumulate and record the needs for active recreation facilities

*Connect Open Space with a Network of Trails*

- Develop continuous bike trail, equestrian, and public access systems along riverfronts and within the watershed
- Connect River trails to mountain trails, urban trails, local parks, open spaces, and beaches
- Connect open spaces to transit access points
- Provide for public safety and security along waterways and trails

*Promote Stewardship of the Landscape*

- Use drought-tolerant, native, and regionally-adapted plant materials
- Identify, preserve, and restore historic sites and cultural landscapes

*Involve the Public Through Education and Outreach Programs*

- Conduct public educational and outreach programs to promote watershed restoration
- Establish a process for project participation by stakeholder representatives and the public
- Present plans and programs in reader-friendly print and electronic versions
- Involve stakeholders and the public in project implementation and maintenance
- Recognize the significance and uniqueness of individual properties for watershed planning

**FISCAL INFORMATION:** The total estimated cost of implementation of the State Street Park/Southern Avenue Bikeway Project is \$5,822,317 with \$3,331,600 of grant monies, and \$1,029,000 in matching funds. The cost breakdown is as follows:

<b><u>FUNDING AGENCY</u></b>	<b><u>Project Cost</u></b>	<b><u>Grant Amount</u></b>	<b><u>Matching Funds</u></b>	<b><u>Project Shortfall</u></b>	<b><u>Lapsing Date <sup>(1)</sup></u></b>
Caltrans - Safe Route to School (SR2S) Cycle 8	\$1,736,906	\$891,000	\$399,000	\$446,906	6/30/2016
Caltrans - Safe Route to School (SR2S) Cycle 9	\$1,310,411	\$440,600	\$649,000	\$220,811	6/30/2016
CA Natural Resources Agency - Proposition 84	\$2,775,000	\$2,000,000	\$445,000	\$330,000	6/30/2017
<b>Total</b>	<b>\$5,822,317</b>	<b>\$3,331,600</b>	<b>\$1,493,000</b>	<b>\$997,717</b>	
Value Engineering				(\$397,717)	
<b>Shortfall</b>				<b>-\$600,000</b>	
RMC Request				\$350,000	
South Gate				\$250,000	
<b>Final Shortfall</b>				<b>\$600,000</b>	

## Notes:

1. The grant funds are subject to lapse according to the schedule above.
2. After performing a final value engineering analysis of the project, the project shortfall was reduced by \$397,717. Hence, the final funding shortfall is estimated at \$600,000.

After discussing the revised grant request with the city, RMC determined that a grant in the amount of \$350,000 would be sufficient to help towards completion of this project.

The City of South Gate will be providing the remaining \$250,000 in general funds to meet the remaining shortfall. Without additional funding to finance the project, the City would have to reduce the scope of work which would jeopardize the project's state and federal funding.

A more detailed tasklist will be developed once the construction contract has been awarded, however construction is expected to be completed within ten months. The grant date is November 30, 2016 to allow proper administrative grant close out and final walk through. See the attached exhibits for this item including:

Exhibit A- Timeline; Exhibit B-Site Plan; Exhibit C-Community Fact Finder Report; Exhibit D- Map; Exhibit E- Photos

Funding for this project will be allocated from the following Proposition 84 allocations.

75050. The sum of nine hundred twenty eight million dollars (\$928,000,000) shall be available for the protection and restoration of rivers, lakes and streams, their watersheds and associated land, water, and other natural resources in accordance with the following schedule:... (g) The sum of seventy two million dollars (\$72,000,000) shall be available for projects within the watersheds of the Los Angeles and San Gabriel Rivers according to the following schedule:

(1) \$36,000,000 to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy pursuant to Division 22.8 (commencing with Section 32600).....

75060. The sum of five hundred forty million dollars (\$540,000,000) shall be available for the protection of beaches, bays and coastal waters and watersheds, including projects to prevent contamination and degradation of coastal waters and watersheds, projects to protect and restore the natural habitat values of coastal waters and lands, and projects and expenditures to promote access to and enjoyment of the coastal resources of the state, in accordance with the following schedule:.... (3) To the Rivers and Mountains Conservancy.....\$15,000,000.

**LEGISLATIVE AUTHORITY AND RMC ADOPTED POLICIES/AUTHORITIES:** Section 32602: There is in the Resources Agency, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, which is created as a state agency for the following purposes:

- (a) To acquire and manage public lands within the Lower Los Angeles River and San Gabriel River watersheds, and to provide open-space, low-impact recreational and educational uses, water conservation, watershed improvement, wildlife and habitat restoration and protection, and watershed improvement within the territory.
- (b) To preserve the San Gabriel River and the Lower Los Angeles River consistent with existing and adopted river and flood control projects for the protection of life and property.
- (c) To acquire open-space lands within the territory of the conservancy.

Section 32604: The conservancy shall do all of the following:

- (a) Establish policies and priorities for the conservancy regarding the San Gabriel River and the Lower Los Angeles River, and their watersheds, and conduct any necessary planning activities, in accordance with the purposes set forth in Section 32602.
- (c) Approve conservancy funded projects that advance the policies and priorities set forth in Section 32602.

Section 32614.5:

- (a) The conservancy may award grants to local public agencies, state agencies, federal agencies, and nonprofit organizations for the purposes of this division.

- (b) Grants to nonprofit organizations for the acquisition of real property or interests in real property shall be subject to all of the following conditions:
- (1) The purchase price of any interest in land acquired by the nonprofit organization may not exceed fair market value as established by an appraisal approved by the conservancy.
  - (2) The conservancy approves the terms under which the interest in land is acquired.
  - (3) The interest in land acquired pursuant to a grant from the conservancy may not be used as security for any debt incurred by the nonprofit organization unless the conservancy approves the transaction.
  - (4) The transfer of land acquired pursuant to a grant shall be subject to the approval of the conservancy and the execution of an agreement between the conservancy and the transferee sufficient to protect the interests of the state.
  - (5) The state shall have a right of entry and power of termination in and over all interests in real property acquired with state funds, which may be exercised if any essential term or condition of the grant is violated.
  - (6) If the existence of the nonprofit organization is terminated for any reason, title to all interest in real property acquired with state funds shall immediately vest in the state, except that, prior to that termination, another public agency or nonprofit organization may receive title to all or a portion of that interest in real property, by recording its acceptance of title, together with the conservancy's approval, in writing.
- (c) Any deed or other instrument of conveyance whereby real property is acquired by a nonprofit organization pursuant to this section shall be recorded and shall set forth the executory interest or right of entry on the part of the state.

RMC Resolution 2012-01 allowed staff to re-evaluate projects already received and projects must meet or exceed the RMC's criteria and guiding principles and funding must be identified before a recommendation is presented to the RMC Governing Board for approval. Further staff recommends funding for the Southern Avenue Park & Bikeway Project in the amount of \$350,000 since it meets the RMC's guiding principles based on its goals, objectives, timeline, matching funds and ability to complete the project within the funds awarded and timeline approved.

## **Exhibit A-Timeline**

### **Southern Avenue Park and Bikeway Project**

- Sept 2015 – Complete value engineering
- Sept 28, 2015 – Receive award from RMC Board
- Oct 27, 2015 - City to finalize Grant Agreement with RMC
- Oct 27, 2015 – City to award construction contract
- November 5, 2015 – Preconstruction Meeting
- November 16, 2015 – Begin construction
- September 30, 2016 – Complete construction
- November 30, 2016 - Grant Close out (Administrative), final walk through

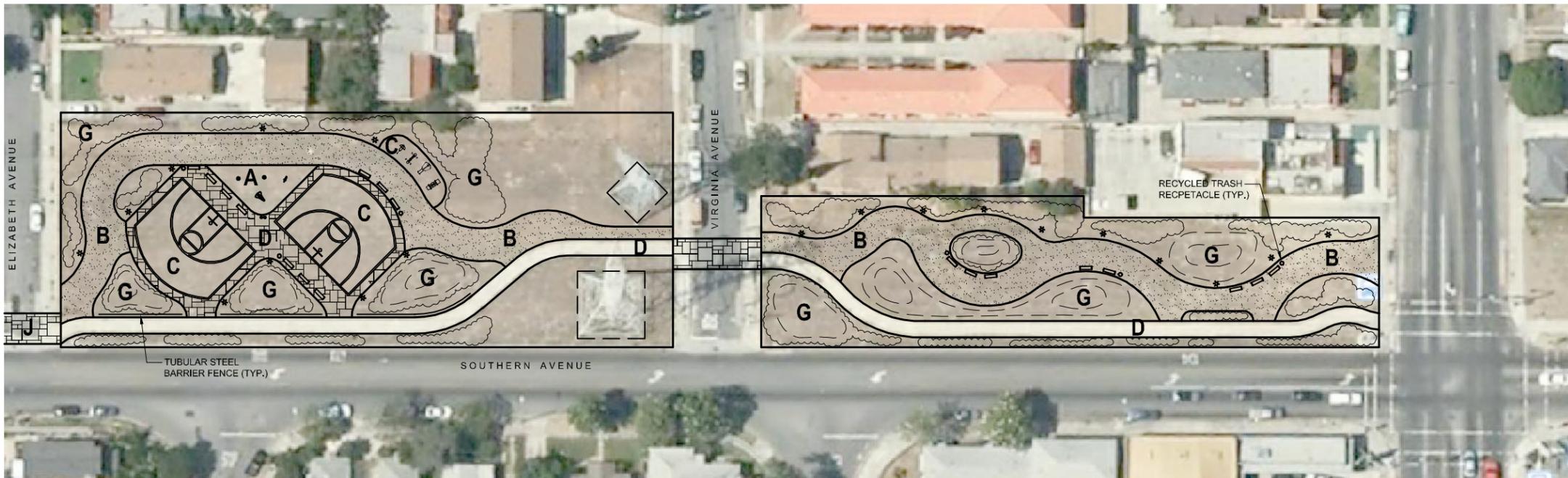
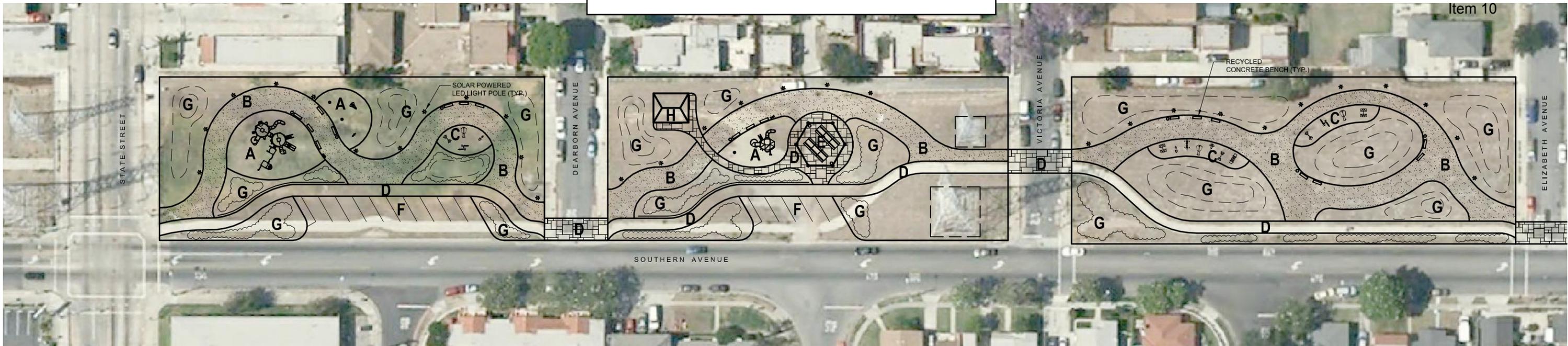
Currently, design is complete, construction bids have been opened and a construction management contract has been awarded. The next step is awarding a construction contract.

Submitted: September 17, 2015



# Exhibit B: Site Plan

Item 10



Scale: 1" = 60' APPROX.

## RECREATION FEATURES

- A = PLAY EQUIPMENT FOR AGES YEAR AND 6-12.
- B = 16' WIDE STABILIZED DECOMPOSED GRANITE EXERCISE TRAIL
- C = BASKETBALL HALF-COURT AND EXERCISE EQUIPMENT

## MAJOR SUPPORT FEATURES

- D = CONCRETE PATH AND INTERLOCKING PERMEABLE PAVERS
- E = SITE AMENITIES INCLUDING SHADE STRUCTURE, CONCRETE PICNIC TABLES AND BENCHES AND TRASH RECEPTACLES.
- F = PARKING LOT
- G = LANDSCAPE AND IRRIGATION INSTALLATION
- H = 480 SQ.FT. PREFABRICATED RESTROOM

## TREES

- CHITALPA X TASHKENTENSIS (MULTI)
- GEIJERA PARVIFOLIA (MULTI)
- PARKINSONIA 'DESERT MUSEUM' (MULTI)
- CERCIS OCCIDENTALIS (MULTI)
- AGONIS FLEXUOSA
- FEIJOA SELLOWIANA (MULTI)
- TECOMA STANS

## SHRUBS, PERENNIALS, GROUNDCOVER & GRASSES

- |                          |                              |                             |                           |                            |
|--------------------------|------------------------------|-----------------------------|---------------------------|----------------------------|
| - RHAMNUS 'EVE'S CASE'   | - BACCHARIS 'TWIN PEAK'S #2' | - HETEROMOLES ARBUTIFOLIA   | - CARPENTERIA CALIFORNICA | - DENDROMECON HARFORDII    |
| - ENCELIA CALIFORNICA    | - CHILOPSIS 'BURGANDY'       | - WESTRINGIA SP.            | - CARISSA SP.             | - ESCHSCHOLZIA CALIFORNICA |
| - SALVIA CLEVELANDII     | - RIBES SPECIOSA             | - ACACIA REDOLENS           | - AGAVE SP.               | - LEYMUS CONDENSATUS       |
| - SALVIA MELIFFERA       | - GALVEZIA SPECIOSA          | - COTONEASTER DAMMERI       | - MUHLENBERGIA RIGIDA     | - MIMULUS SP.              |
| - CEANOTHUS SP.          | - ZAUCHNERIA CALIFORNICA     | - CALLISTEMON 'LITTLE JOHN' | - SESLERIA AUTUMNALIS     | - PENSTEMON SPECTABILIS    |
| - ERIOGONUM FASCICULATUM | - ARTEMESIA CALIFORNICA      | - CISTUS SP.                | - CAREX SP.               | - ROMNEYA COULTERI         |
| - GARRYA ELLIPTICA       | - YUCCA WHIPPLEI             | - DODONAEA SP.              | - LEYMUS SP.              |                            |

# STATE STREET PARK

# CONCEPT LEVEL SITE PLAN

CITY OF SOUTH GATE

(714) 593-3300 January 18, 2010



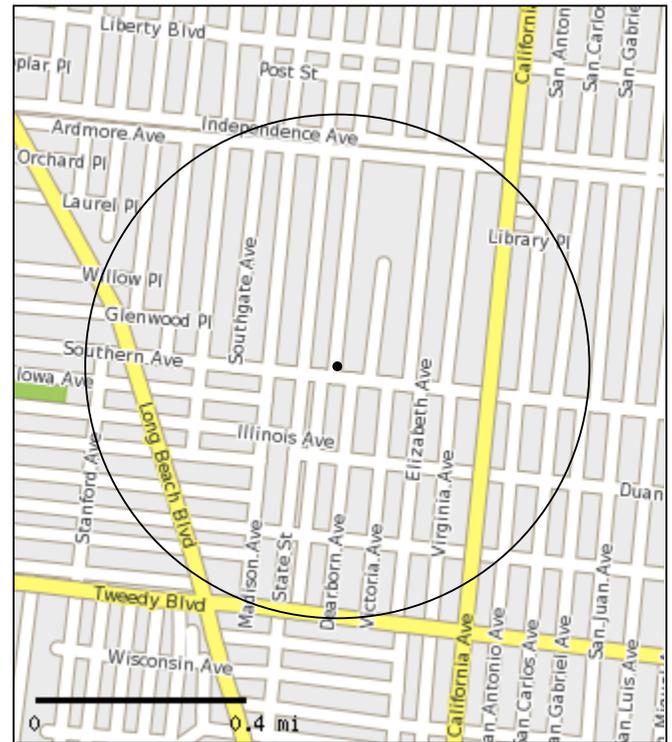
DAVID VOLZ DESIGN, INC. Hereby expressly reserves its common law copyright and other property rights in this plan. This plan is not to be reproduced, changed or copied in any form or manner whatsoever, nor is the plan to be assigned to a third party, without first obtaining the expressed written permission and consent of DAVID VOLZ DESIGN, INC.  
 W:\City of South Gate\State Street Park\prelim.dwg



**Exhibit C: Community Fact Finder Report**

This is your Community FactFinder report for the project you have defined. Please refer to your Project ID in any future communications about this project.

Project ID: **4510**  
 Date created: **December 15, 2009**  
 County: **Los Angeles**  
 City: **South Gate**  
 Coordinates: **33.951797, -118.211474**  
 Total Population: **17,823**  
 Median Household Income: **\$40,764**  
 Number of people below poverty line: **4,042**  
 Park acreage: **0.00**  
 Park acres per 1,000 population: **0.00**



**Project Site**

All numbers above have been calculated based on a 1/2 mile radius from the point location of your project. Demographics are figured by averaging population numbers over selected census block groups and using the percent of the block group within the project circle to determine the actual counts.

Parks and park acres are based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks acreage does not include major lakes or ocean. Users can send update information to: [parkupdates@parks.ca.gov](mailto:parkupdates@parks.ca.gov)

**Data Sources:**

Demographics - Claritas Pop-Facts, block group level (Apr. 2008)  
 Parks - Calif. Protected Areas Database v. 1.3 (Aug. 2009)



**Community FactFinder** is a service of the California Department of Parks and Recreation  
[www.parks.ca.gov](http://www.parks.ca.gov)





**Exhibit D: Project Location Map**



Item 10

**NORTH NOT TO SCALE**



**STATE STREET PARK**

CITY OF SOUTH GATE



# Photos of Project Site



Facing southeast on Southern Avenue north of State street.



Facing northeast on Southern Avenue between Dearborn and Victoria.



## State Street Park

# Photos of Project Site

Item 10



Facing southeast on Southern Avenue between Dearborn and Victoria.



Facing southeast on Southern Avenue between Elizabeth and Virginia.



## State Street Park

City of South Gate

# Photos of Project Site

Item 10



Facing northeast on Southern Avenue at California.

Facing northwest on Southern Avenue between Virginia and State.



## State Street Park

City of South Gate



September 28, 2015 – Item 10

RESOLUTION 2015-19

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES  
RIVERS AND MOUNTAINS CONSERVANCY (RMC) AUTHORIZING A  
GRANT TO THE CITY OF SOUTH GATE FOR THE SOUTHERN  
AVENUE PARK AND BIKEWAY PROJECT (RMC15105)

WHEREAS, The legislature has found and declared that the San Gabriel River and its tributaries, the Lower Los Angeles River and its tributaries, and the San Gabriel Mountains, Puente Hills, and San Jose Hills constitute a unique and important open space, environmental, anthropological, cultural, scientific, educational, recreational, scenic, and wildlife resource that should be held in trust to be preserved and enhanced for the enjoyment of, and appreciation by, present and future generations; and

WHEREAS, The people of the State of California have enacted the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40), the Water, Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002 (Proposition 50), and the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84), which provides funds for the RMC grant program; and

WHEREAS, That the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Board authorizes a grant agreement to the City of South Gate for the Southern Avenue Park and Bikeway Project; and

WHEREAS, The RMC may award grants to local public agencies, state agencies, federal agencies, and nonprofit organizations for the purposes of Division 22.8 the Public Resources Code; and

WHEREAS, This action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); and NOW

*Therefore be it resolved that* the RMC hereby:

1. FINDS that this action is consistent with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Act and is necessary to carry out the purposes and objectives of Division 22.8 of the Public Resources Code.
2. FINDS that the grant is consistent with the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40), the Water, Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002 (Proposition 50), and the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84), which provides funds for the RMC grant program.
3. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
4. APPROVES a project timeline for the Southern Avenue Park and Bikeway Project from September 28, 2015- November 30, 2016.

- 5. AUTHORIZES a grant in the amount of \$350,000 to the City of South Gate for the Southern Avenue Park & Bikeway Project (RMC15105).
- 6. ADOPTS the staff report dated September 28, 2015.

~ End of Resolution ~

Passed and Adopted by the Board of the  
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS  
CONSERVANCY on September 28, 2015.

Motion \_\_\_\_\_ Second: \_\_\_\_\_

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstentions: \_\_\_\_\_

\_\_\_\_\_  
Frank Colonna, Chair

ATTEST: \_\_\_\_\_  
Terry Fujimoto  
Deputy Attorney General