

DATE: March 26, 2018

TO: RMC Governing Board

FROM: Mark Stanley, Executive Officer

SUBJECT: Item 12: Consideration of Resolution Approving a Proposition 1 Grant to the Watershed Conservation Authority for the Duck Farm House Landscape and Water Project (RMC 17023)

PROGRAM AREA: All

RECOMMENDATION: That the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) approve a Proposition 1 Grant to the Watershed Conservation Authority in the amount of \$891,200 for the Duck Farm House Landscape and Water Project (RMC 17023).

BACKGROUND: On September 28, 2015 the RMC approved grant program guidelines which provided for project applications to be submitted for funding consideration.

At the July 25, 2016 RMC Board meeting, the Governing Board approved the San Gabriel and Lower Los Angeles Proposition 1 (2015) Tier 1 and Tier 2 Grant Recommendations (Resolution 2016-13). At the September 26, 2016 RMC Board meeting, the Governing Board approved the RMC Proposition 1 Grant Program (2015) Tier 1 and Tier 2 Grant Recommendations and preliminary authorized grant distributions of up to \$20,261,564 (Resolution 2016-23).

There is a total of twenty (20) projects being recommended for funding, nineteen (19) projects have been approved by the Board through 2017. This project is one of the last to be approved. The remaining project after the Duck Farm House is Slauson Wall Park Development submitted by TPL, will be brought before the board for approval at a future Board meeting.

For a full summary including project descriptions, funding recommendations, and additional notes regarding this project, please see attached Exhibit A: Proposition 1 Grant Summary. Detailed project proposals are on file at the RMC office in Azusa, CA.

RMC Project Managers aimed at prioritizing projects that meet the very specific Project Eligibility criteria identified in the grant program guidelines as follows (Section 2.7, RMC Proposition 1 Grant Guidelines, page 8):

- A. Grant funds may be used for the acquisition, development, rehabilitation, restoration, and protection of land and water resources
- B. Land acquisition costs may include appraisals, land improvements, relocation costs, title reports, surveying, and escrow. Land must be acquired from willing sellers and at fair market value.
- C. Direct expenses include project-specific management costs such as CEQA/NEPA compliance, permitting, direct project administration and management.
- D. Projects that have lower overhead or no overhead costs will be deemed more competitive.
- E. The RMC may cap indirect and overhead costs at 10% of the total project cost.
- F. Proposition 1 funding has limited funding available for preparation of planning documents, such as watershed plan updates, CEQA compliance documents and other planning documents. (79735(d): Up to 10 percent of the funds available pursuant to this section may be allocated for project planning).

The Watershed Conservation Authority (WCA) requested a grant amount of \$891,200 dollars for The Duck Farm House Landscape and Water Conservation Project. This proposal includes providing access to a currently underutilized, blighted area and transforming a cultural neighborhood icon into a resilient Water Resource Center for the benefit of local disadvantaged communities and to catalyze change to climate adaptive home landscape design for the region.

The RMC will be funding this grant project from the \$30 million allocation to the Conservancy in Chapter 6 of Proposition 1 as provided for competitive grants multi-benefit water quality, water supply, and watershed protection and restoration projects for the watersheds of the state (Section 79731(f)).

FISCAL INFORMATION: Today's action represents a total grant amount of \$891,200. Funding for this project will be allocated from Chapter Six (6) of Proposition 1, under statute 79731 (f): San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the sum of thirty million dollars (\$30,000,000).

The Board approved staff's recommendations on September 26, 2016 to fund a total grant amount of \$15,430,989 from section 79731 (f), representing slightly above half of the \$30 million made available in a direct allocation to the RMC. The remaining balance has been encumbered for future competitive grant funding cycles tentatively scheduled for early 2018.

Attachments for the Duck Farm House Landscape and Water Project include:

- Exhibit A: Proposition 1 Grant Summary, Duck Farm House Landscape and Water Project.
- Exhibit B: Task/Timeline
- Exhibit C: Budget/Funding Summary

LEGISLATIVE AUTHORITY AND RMC ADOPTED POLICIES/AUTHORITIES: The Rivers and Mountains Conservancy (RMC) statute provides in part that:

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 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.
- (b) Approve conservancy funded projects that advance the policies and priorities set forth in Section 32602.
- (d) To provide for the public's enjoyment and enhancement of recreational and educational experiences on public lands in the San Gabriel Watershed and Lower Los Angeles River,

and the San Gabriel Mountains in a manner consistent with the protection of lands and resources in those watersheds.

Section 32614: The conservancy may do all the following:

- (b) Enter into contracts with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties, and enter into a joint powers agreement with a public agency, in furtherance of the purposes set forth in Section 32602.
- (e) Enter into any other agreement with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties for the purposes set forth in Section 32602.
- (f) Recruit and coordinate volunteers and experts to conduct interpretive and recreational programs and assist with construction projects and the maintenance of parkway facilities.

Further, Section 32614 provides that: The conservancy may do all the following:

- (g) Undertake, within the territory, site improvement projects, regulate public access, and revegetate and otherwise rehabilitate degraded areas, in consultation with any other public agency with appropriate jurisdiction and expertise, in accordance with the purposes set forth in Section 32602. The conservancy may also, within the territory, upgrade deteriorating facilities and construct new facilities as needed for outdoor recreation, nature appreciation and interpretation, and natural resources protection. The conservancy may undertake those projects by itself or in conjunction with another local agency; however, the conservancy shall provide overall coordination of those projects by setting priorities for the projects and by ensuring a uniform approach to projects. The conservancy may undertake those projects with prior notification to the legislative body of the local agency that has jurisdiction in the area in which the conservancy proposes to undertake that activity.

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 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 executor interest or right of entry on the part of the state.

RMC Resolution 2015-19 approved guidelines consistent with the Proposition 1 bond language; RMC Resolution 2016-05 approved review of forty-four grant applications submitted for the Rivers and Mountains Conservancy Proposition 1 Grant Program; RMC Resolution 2016-13 approved the RMC Proposition 1 (2015) Tier 1 and Tier 2 Grant Recommendations; RMC Resolution 2016-23 approved the RMC Proposition 1 Grant Program (2015) Tier 1 and Tier 2 Grant Recommendations and authorized grant distributions of \$20,261,564.

Exhibit A

Water Quality, Supply and Infrastructure Improvement Act of 2014**Proposition 1**

Project Title: Duck Farm House Landscape and Water Project

Grantee: Watershed Conservation Authority

Total Grant Funds: \$891,200

Project Description:

The Duck Farm House Landscape and Water Conservation Project upon completion will function as a demonstration of practical water capture and conservation strategies varying residential landscape scales highlighting native plants and water conservation measures that most anyone can achieve in their own yards. The 1929 Spanish Colonial Revival style residence, a cultural link to the region's agrarian past, will be re-imagined as a climate adaptive landscape and water capture residential demonstration site that will lead to significant ecological enhancements, educational/interpretive opportunities, and recreational space. The project will provide access to a currently underutilized, disturbed and disconnected community parcel and transform this cultural neighborhood icon into a resilient Water Resource Center. The improvements will be a resource for local disadvantaged communities, the greater region and will seek to catalyze change to climate adaptive home landscape design throughout the watershed. Over 60% of the Los Angeles region is residential, representing an extraordinary opportunity to inspire transformations of each lot into "working with nature" landscapes that function for the betterment of water security and our regions climate resilience.

Duck Farm House Landscape and Water Project will:

- Serve as a demonstration of natural systems to a large and diverse population
- Capturing and conserving water
- Encouraging outdoor activity, providing facilities to cultivate awareness, appreciation, and stewardship of our natural resources
- Conserving and enhancing open space

Duck Farm Project addresses climate change through the following:

- Inspire homeowners to retrofit their own homes and yards, at varying scales, to reap the many benefits of climate appropriate landscapes
- Sustainable site planning and land use compatibility
- Safeguard water and water efficiency
- Conservation of materials and resources
- Increasing awareness and stewardship of watershed and support of natural systems

Budget:

Category	Total Project Costs	RMC Prop 1	Match Secured	Match Pending
Project Management	141,720	66,000	0	75,720
Architecture/Engineering	142,300	79,200	0	63,100
Permits	65,000	20,000	0	45,000
CEQA (Completed)				
Site and Area Development	96,500		0	96,500
Building Exterior Façade and Structural Rehabilitation	299,000		0	299,000
Interior Rehabilitation of Library Resource Room and Electrical/Mechanical Systems	195,500		0	195,500
Water Capture and Conservation Features	150,000	150,000		
Native Plants Landscaping and Water Capture Demonstration Gardens	80,000	40,000	0	40,000
Groundwater Well Rehabilitation and Plumb to Service Park Irrigation System	470,000	470,000		
Evaluation & Monitoring*	30,000		0	30,000
Contingency (RMC Budget 10% of Construction)	129,100	66,000	0	63,100
TOTAL PROJECT COSTS	1,799,120	891,200	0	907,920

Timeline and Task list:**Water Conservation Area Development (Prop 1):**

May 2018 – June 2019: Design and Permitting

July 2019 – November 2019: Construction

February 2020 : Grant Close Out

Duck Farm House Architectural Improvements:

Summer 2018: Apply for LA County Measure A and other grant programs

November 2018 – November 2019: Design and Permitting

Winter 2019/Spring 2020: Construction

Summer 2020: Grant Close Out/Project Complete

RMC Objectives and Proposition 1 Consistency:

Task	RMC Objectives/Proposition 1 Consistency:
<p>Retrofit the Duck farm house and site to encourage stormwater capture, water conservation and promote stewardship.</p> <ul style="list-style-type: none"> • Introduction of Upland native vegetation cover will support riparian streambed function. • Seeds from the new riparian will migrate downstream and re-vegetate other areas of the San Gabriel River, including the San Jose Creek just downstream of the Duck Farm site. • Create new habitat for both avian and terrestrial species. <ul style="list-style-type: none"> ▪ Sequester carbon through the addition of onsite trees and shrubs • Incorporate rain gardens, rain water capture systems, permeable paving, native vegetation and water conserving irrigation systems. • Sustainable landscape will reduce water consumption and increase water supply through natural water harvesting properties. • Reintroduce and establish native plant species. 	<p>RMC Objectives:</p> <ul style="list-style-type: none"> • Maintain and improve flood protection through natural and non-structural systems and ecosystem restoration; • Optimize water resources by improving the quality of surface and ground water and enhance ground water recharge, to reduce dependence on imported water. <p>Prop 1 Objectives:</p> <ul style="list-style-type: none"> • 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; • Protect and restore rural and urban watershed health • Protect and enhance an urban creek as defined in subdivision (e) of Section 7048 and its tributaries pursuant to Division 22.8 and Division 23 of the Public Resources Code and Section 79508.
<ul style="list-style-type: none"> • The Duck Farm is part of a 17-mile river greenway loop in the upper San Gabriel River Watershed and the 28-mile San Gabriel River Trail. • This project will provide outdoor facility for educational outreach and community activities. • Improves habitat quality, quantity and connectivity by restoring currently impaired lands, and seek to enhance the viability of surrounding native plant communities, including Upland native vegetation. • Improvements will provide more stable conditions for maintenance with permanent native vegetated areas. • The site will be a living demonstration for homeowners to replicate water conservation mechanisms, landscape painting and maintenance materials, invasive plant control techniques and habitat establishment. 	<p>RMC Objectives:</p> <ul style="list-style-type: none"> • Create, expand, and/or improve public open space throughout the region by improving water quality supply, create, enhance or improve a reliable water supply and/or restore an important species and habitat; • Improve access to open space and low impact recreation for all communities and promote healthy lifestyles; • Improve habitat quality, quantity, and connectivity through creation, enhancement, preservation, and restoration; • Connect open space with a network of trails, accessible as appropriate to the site; • Establish riverfront greenways to cleanse water, hold floodwaters and extend open space. <p>Prop 1 Objectives:</p> <ul style="list-style-type: none"> • Implement watershed adaptation projects in order to reduce the impacts of climate change on communities and ecosystems.
<p>The project is multi-benefit and multi-jurisdictional, and involves:</p> <ul style="list-style-type: none"> • LA County Board of Supervisors through the Office of the First District 	<p>RMC Objectives:</p> <ul style="list-style-type: none"> • Coordinate watershed planning across jurisdictions and boundaries;

<ul style="list-style-type: none"> • Rivers and Mountains Conservancy • LA County Flood Control District • Caltrans • Southern California Edison • Los Angeles Department of Water and Power • Army Corps of Engineers • San Gabriel Valley COG • City of Industry • City of South El Monte • Unincorporated Communities of Avocado Heights, Bassett and North Whittier <p>Additionally, the WCA adopted The Duck Farm Master Plan which comprise components addressed and consistent with a number of local and regional planning documents, including:</p> <ul style="list-style-type: none"> • Rio San Gabriel Vision Plan and Design Guidelines (2003) • Greater Los Angeles IRWMP (2006) • San Gabriel River Corridor Master Plan (2006) • Emerald Necklace Master Plan (2017) • Los Angeles County 2035 General Plan (2015) 	<ul style="list-style-type: none"> • Encourage multi-jurisdictional and multi-beneficial planning and implementation projects.
<p>In addition to actively working with youth corps members in property management and development of parks and open space, the WCA has an on-going and consistent history of commitment to supporting and utilizing youth employment via partnerships with State and local youth employment programs:</p> <ul style="list-style-type: none"> • California Conservation Corps, • Los Angeles Conservation Corps • San Gabriel Valley Conservation Corps • Long Beach Conservation Corps <p>WCA has coordinated a Jr. Ranger Program for youth education and environmental stewardship as well as working together with a variety of partners, including</p> <ul style="list-style-type: none"> • the United States Forest Service, • Nature for All, previously San Gabriel Mountains Forever Coalition • San Gabriel Valley Bicycle Coalition (Bike SGV), and • Amigos de Los Rios. 	<p>RMC Objectives:</p> <ul style="list-style-type: none"> • Promote stewardship of the landscape via stakeholder involvement and long-term maintenance; • Encourage sustainable growth that balances environmental, social, and economic benefits; • Involve the public through education and outreach programs.
<ul style="list-style-type: none"> • The area outside the Duck Farm serves as an infiltration site with the upper reach consisting of a series of rubber dams for this purpose. • The Southern tip of the property is a year-round water body due to discharge from the nearby Reclamation plant making the river reach near the Duck Farm House a local groundwater recharge site for local consumption. 	<p>RMC Objectives:</p> <ul style="list-style-type: none"> • Projects must promote and implement the State’s Water Plans and Policies; • Projects will utilize the best available science to inform decisions regarding, state and local water resource. In addition, special consideration will be given to projects that employ 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.

Exhibit B: Timeline and Tasks

Updated: March 16, 2018

Grantee: Watershed Conservation Authority
Project Name: Duck Farm House Landscape and Water Project
Contact and Address: Ms. Deborah Enos, Deputy Executive Officer, 100 N Old San Gabriel Canyon Rd, Azusa, CA 91702
RMC Tasklist and Timeline
Performance Begin and End Date

May 2018 - May 2020

Work Plan Task Number and Name	Year 2018					Year 2019					Year 2020														
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
1 CEQA Clearance (complete)																									
2 Grant Documents/ Notice to Proceed (Prop 1)																									
3 Pre-Design																									
4 Design (Water Conservation Area Development)																									
5 Permitting Process (Water Conservation Area Dev)																									
6 Contract Bid & Award Process (Water Conservation Area Dev)																									
7 Construction Duration (Water Conservation Area Dev)																									
8 Facility Funding Grant/Documents (Building)																									
9 Grant Document/Notice to Proceed (Building)																									
10 Pre-Design (Building Improvements)																									
11 Design (Building Improvements)																									
12 Permitting Process (Building)																									
13 Contract Bid and Award Process (Building)																									
14 Construction Duration (Building)																									
15 Project Closeout																									

Exhibit C: Budget/Funding Summary Exhibit

Grantee:	Watershed Conservation Authority
Project Name:	Duck Farm House Landscape and Water Project
Contact and Address:	100 N Old San Gabriel Canyon Road, Azusa, CA 91702
RMC Total Budget Request	

	Work Plan Tasks	Cost Per Task	RMC Budget	Matching Funds #1 LA Parks and Open Space District Discretionary Funds (To Apply For)
1	Project Management	\$ 141,720.00	\$ 66,000.00	\$ 75,720.00
2	Architecture/Engineering	\$ 142,300.00	\$ 79,200.00	\$ 63,100.00
3	Permits	\$ 65,000.00	\$ 20,000.00	\$ 45,000.00
4	CEQA (Completed)	\$ -		
5	Site and Area Development	\$ 96,500.00		\$ 96,500.00
6	Building Exterior Façade and Structural Rehabilitation	\$ 299,000.00		\$ 299,000.00
7	Interior Rehabilitation of Library Resource Room and Electrical/Mechanical Systems	\$ 195,500.00		\$ 195,500.00
8	Water Capture and Conservation Features	\$ 150,000.00	\$ 150,000.00	
9	Native Plants Landscaping and Water Capture Demonstration Gardens	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00
10	Groundwater Well Rehabilitation and Plumb to Service Park Irrigation System	\$ 470,000.00	\$ 470,000.00	
11	Evaluation & Monitoring*	\$ 30,000.00		\$ 30,000.00
12	Contingency (RMC Budget 10% of Construction)	\$ 129,100.00	\$ 66,000.00	\$ 63,100.00
	TOTAL FUNDED =	\$ 1,799,120.00	\$ 891,200.00	\$ 907,920.00

*Evaluation/final report and monitoring are incorporated into Project Management and ongoing project maintenance

March 26, 2018 – Item 12

RESOLUTION 2018-08

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES
RIVERS AND MOUNTAINS CONSERVANCY (RMC) APPROVING A
GRANT TO THE WATERSHED CONSERVATION AUTHORITY FOR
THE DUCK FARM HOUSE LANDSCAPE AND WATER PROJECT
(RMC 17023)

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 Water Quality, Supply, and Infrastructure Improvement Act of 2014 (“Proposition 1”) and

WHEREAS, the State of California has authorized an expenditure of funds from Proposition 1, the Water Quality, Supply, and Infrastructure Improvement Act of 2014 to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for capital outlay and local assistance multi-benefit grants for ecosystem and watershed protection and restoration projects; 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, The proposed project meets an objective of the California Water Action Plan for more reliable water supplies, restoration of important species and habitat, more resilient and sustainably managed water infrastructure; and

WHEREAS, The proposed project meets the goals of reducing greenhouse gas emissions consistent with AB 32; and

WHEREAS, The proposed project is consistent with the San Gabriel and Los Angeles River Watershed and Open Space Plan; and

WHEREAS, The proposed project protects land and water resources; and

WHEREAS, The grantee has requested a grant from Proposition 1, Section 79731 (f) or Section 79735 (a) of the Water Code; and

WHEREAS, The Watershed Conservation Authority has submitted a grant request for the Duck Farm House Landscape and Water Project and staff is recommending a grant amount of \$891,200; and

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 Proposition 1 RMC Grant Program is consistent with the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (“Proposition 1”), which provides funds for the RMC grant program.
- 3 FINDS the proposed project meets at least one of the purposes of Proposition 1.
- 4 FINDS the proposed project meets at least one of the three objectives of the California Water Action Plan.
- 5 FINDS that the proposed action is consistent with the San Gabriel and Lower San Gabriel and Los Angeles River Watershed and Open Space Plan as adopted by the Rivers and Mountains Conservancy;
- 6 FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
- 7 ADOPTS the staff report dated March 26, 2018.
- 8 AUTHORIZES a grant of Proposition 1 funds in the amount of \$891,200 to the Watershed Conservation Authority for the Duck Farm House Landscape and Water Project (RMC 17023)

~ End of Resolution ~

Passed and Adopted by the Board of the
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS
CONSERVANCY on March 26, 2018.

Motion _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Frank Colonna, Chair

ATTEST:

David Edsall, Jr.
Deputy Attorney General