

DATE: January 28, 2019

TO: RMC Governing Board

FROM: Mark Stanley, Executive Officer

SUBJECT: Item 13: Consideration of a resolution approving a grant to East Yard Communities for Environmental Justice for Opportunity Area No. 97 of the Lower LA River Revitalization Plan: Sleepy Lagoon Planning Elements (RMC 18004)

PROGRAM AREA: Rivers and Tributaries

PROJECT TYPE: Planning

JURISDICTION: City of Bell

PROJECT MANAGER: Marybeth Vergara/Joseph Gonzalez

RECOMMENDATION: That the RMC Board authorize approval of a grant to East Yard Communities for Environmental Justice (EYCEJ) to conduct plan development of Opportunity Area No. 97 of the Lower LA River Revitalization Plan (LLARRP), the Sleepy Lagoon Planning Elements, in the amount of \$325,000.

PROJECT DESCRIPTION:

Project:	Sleepy Lagoon Planning Elements (RMC18004)	
Applicant:	East Yard Communities for Environmental Justice (EYCEJ)	
Program area:	Lower Los Angeles River and Tributaries	
Amount requested:	\$325,000	
Amount recommended funding:	\$325,000	
RIVER/TRIBUTARIES PLANNING PROJECT EVALUATION CRITERIA SUMMARY		
Factor	Project Score	Total Possible Points
1. Restore River Parkways	12	12
2. Urban Land Value	9	10
3. Water Sustainability	9	16
4. Habitat Value	5	10
5. Matching Funds	5	9
6. Environmental Justice and Disadvantaged Communities	30	30
7. Stakeholders/Partners Resource	8	8
8. Capacity	3	5
TOTAL POINTS	81	100

- Exhibit A: Sleepy Lagoon area map
- Exhibit B: Budget,
- Exhibit C: Tasklist & Timeline,
- Exhibit D: Proposal submitted by EYCEJ,
- Exhibit E: Proposal submitted by DakeLuna for professional services for the design of the landscape improvements and planning support,
- Exhibit F: Parcel Report for the Sleepy Lagoon historic site,
- Exhibit G: Parcel Report for LADWP Right-of-Way,
- Exhibit H: LLARRP Opportunity Areas – Fact Sheet, and
- Exhibit I: Letters of Support (from City of Bell, Assembly Speaker Anthony Rendon’s office, and GrowGood, Inc.).

The project is proposed by East Yard Communities for Environmental Justice to develop a plan and preliminary design for the Sleepy Lagoon Historic Site, located along the Lower LA River Upper Reach 2 area (LLAR UR2) in or within the vicinity of the City of Bell.

Goals of the project include the identification of a site along the Lower LA River for a new, multi-benefit greenspace that contributes to the revitalization of the LA River, that enhances and supports ecosystem restoration by using natural Best Management Practices (BMPs) and native plants to help treat and infiltrate stormwater and create habitat while having the added benefit of highlighting the significant cultural events that took place at the site.

Elements of the tasks include planning, design and outreach in collaboration with a number of environmental and community organizations. These groups include Communities for a Better Environment (CBE), La Cosecha Colectiva (the Collective Harvest) and various local homeowner associations in and near the city of Bell. EYCEJ will consult with the City of Bell, the Lower LA River Implementation Advisory Group (IAG), land owners and permitting authorities, such as the City of Los Angeles Department of Water and Power (DWP) and Los Angeles County Department of Public Works (DPW). The DWP owns right-of-way that supports transmission lines between the LA River and the Sleepy Lagoon site. EYCEJ will work with LADWP to investigate the potential use of their right-of-way as part of the project.

EYCEJ and the City of Bell will work closely as a result of an impact fund pledge of \$50,000 by the development of the Bell Business Center in the area of the historic Sleepy Lagoon site. This funding will be used to implement the project.

This project will support and enhance the Lower LA River Revitalization Master Plan and was identified as Opportunity Area No. 97 in the Plan. EYCEJ is a member of the Lower LA River Working Group and played an active role in developing the Lower LA River Revitalization Master Plan as one of the only environmental health and community-based non-profit organization working in the Lower LA River corridor. This project was identified as a priority by the community and their constituency.

As part of the outreach and design process of this project, EYCEJ will engage and coordinate at least three community events to seek input for this proposed historic and culturally significant project. Ecological and social research conducted during the Research Phase and Survey work will be presented to the public at the workshops. Community stories and knowledge will also be captured as a component of the social research.

The estimated completion time for the planning and design process will take approximately 13 months from January 2019-February 2020. This includes community, engineering and designer engagement as well as historic and environmental research and administrative close out of this grant. Once completed, a design concept and next steps will be identified by EYCEJ to seek funding from various agencies to implement this project in collaboration with the City of Bell and other stakeholders.

In partnership with the City of Bell and various community stakeholders, East Yard Communities for Environmental Justice will conduct this design process which includes the following Scope of Work:

1. Research Phase
 - a. Archival research of the social history of the Sleepy Lagoon site. This will include maps, photos, documents, written histories, oral histories.
 - b. Evaluate potential ecological benefits of the Site and relationship to the historic and current water systems. This includes the groundwater and historic proximity to the LA River.
 - c. Evaluate the area's groundwater conditions to outline the best possible strategies to manage stormwater to benefit groundwater resources and the water quality of surface water.
 - d. Any other environmentally-relevant factors associated with the site.

2. Community Engagement: Three community events will be conducted in collaboration with a local community partner that addresses the social history and explores the environmental and cultural landscapes of the former site of the Sleepy Lagoon and surrounding environment. The goal of the community engagement is to create a forum where:
 - a. The project team can present ecological and social research and history of the site.
 - b. Community members can share their knowledge through stories and art-making
 - c. Community members can familiarize themselves with the site needs, proposed project and team members

3. Development of Preliminary Plan and Design:
 - a. Site Analysis
 - b. Project Concept/Narrative
 - c. Finalized site base map
 - d. 100% complete Conceptual Design
 - e. Preliminary Project Budget and Schedule
 - a. Design development, construction, permitting, fabrication, installation
 - f. Presentation of Concept: Preliminary and Final
 - g. Design Report: findings, graphics, maps, and final concept

If approved, the project will begin immediately in January 2019 and is anticipated to be completed by February 29, 2020.

BACKGROUND: The Sleepy Lagoon site was a historic and culturally significant site which was used by the local Mexican American community as a swimming pool in the 1940s, during the period of time when local public swimming pools segregated Mexicans from their use. The site was a place of recreation and community gathering and was located less than a ¼ mile from the Los Angeles River. In 1942, a murder took place at the site of the "Sleepy Lagoon" which spurred the Los Angeles Wide prejudice, discrimination and racial profiling of Mexican Americans resulting in police round-ups, media attacks and public violence targeting "Zoot Suits" (Mexican American subculture). These actions led to awareness of racism and

discrimination, which in many ways set the stage for civil rights organizing efforts for Mexican Americans in Los Angeles and throughout the Country.

On August 2013 the City of Bell's city council certified the Environmental Impact Report (EIR) for the Bell Business Center. As part of the EIR certification, Pacific Industries committed, as part of an agreement with East Yard Communities for Environmental Justice and the City of Bell, to construct a public art monument commemorating the Sleepy Lagoon and its culturally significant connection to the LA River. The Sleepy Lagoon was located at the site of the Bell Business Center 75 years ago. Bell Business Center, through the CEQA process as the lead agency, is required to consider historic preservation or mitigation of culturally important sites. Since the EIR certification, EYCEJ has been working toward the development of a monument that will act as a community centerpieces which includes, open space, public art, river assess and acts as a gathering place to encourage community cohesion while protecting the watershed and promotes watershed health.

The Sleepy Lagoon location is geographically in EYCEJ's organizing area. The community members in the Sleepy Lagoon area have been involved and engaged in dialogue around the history and potential use of the site. As part of EYCEJ's organizing, the organization and community members have identified the Sleepy Lagoon site as a center piece that can meet multiple needs (open space, river access and community gather place) that fit into the 710 Livability Plan, the Lower LA River Master Plan and the development of the City of Bell's Annex.

East Yard Communities for Environmental Justice (EYCEJ) is an environmental health and justice non-profit organization working towards a safe and healthy environment for communities that are disproportionately suffering the negative impacts of industrial pollution. In 2001, EYCEJ was established by residents of East LA and Southeast LA who were concerned with the cumulative health impacts of industrial pollution in our community. Over the last 15 years much of EYCEJ's efforts have been focused on reducing toxic exposures and expanding parks and open space for local communities. In the last 6 years, this has included leading intergenerational community dialogues to design improvements for the Lower Los Angeles River and the I-710 Corridor Freeway Project. EYCEJ is a member of the Lower LA River Working Group and played an active role in developing the Lower LA River Revitalization Master Plan and will continue to be engaged/involved with the IAG, which includes potential design features at the general site of the Sleepy Lagoon.

FISCAL INFORMATION: This grant awards to East Yard Communities for Environmental Justice (EYCEJ) for a total amount of \$325,000. Funding for this process will be allocated from the following statute of Proposition 1.

Chapter 188, Statutes of 2014, AB-1471 Water Quality, Supply, and Infrastructure Improvement Act of 2014, Chapter 6, Section 79730, 79735 (a) of the funds authorized by one hundred million dollars (\$100,000,000) shall be available, upon appropriation by the Legislature, for projects to protect and enhance an urban creek, as defined in subdivision (e) of Section 7048, and its tributaries pursuant to Division 22.8 (commencing with Section 79508).

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.

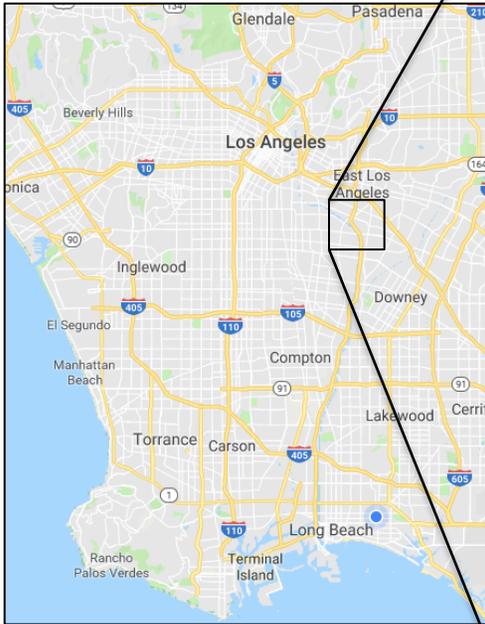
- (b) To preserve the San Gabriel River and the Lower Los Angeles River consistent with existing and adopted river and flood control projects for the protection of life and property.
- (c) To acquire open-space lands within the territory of the conservancy.

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

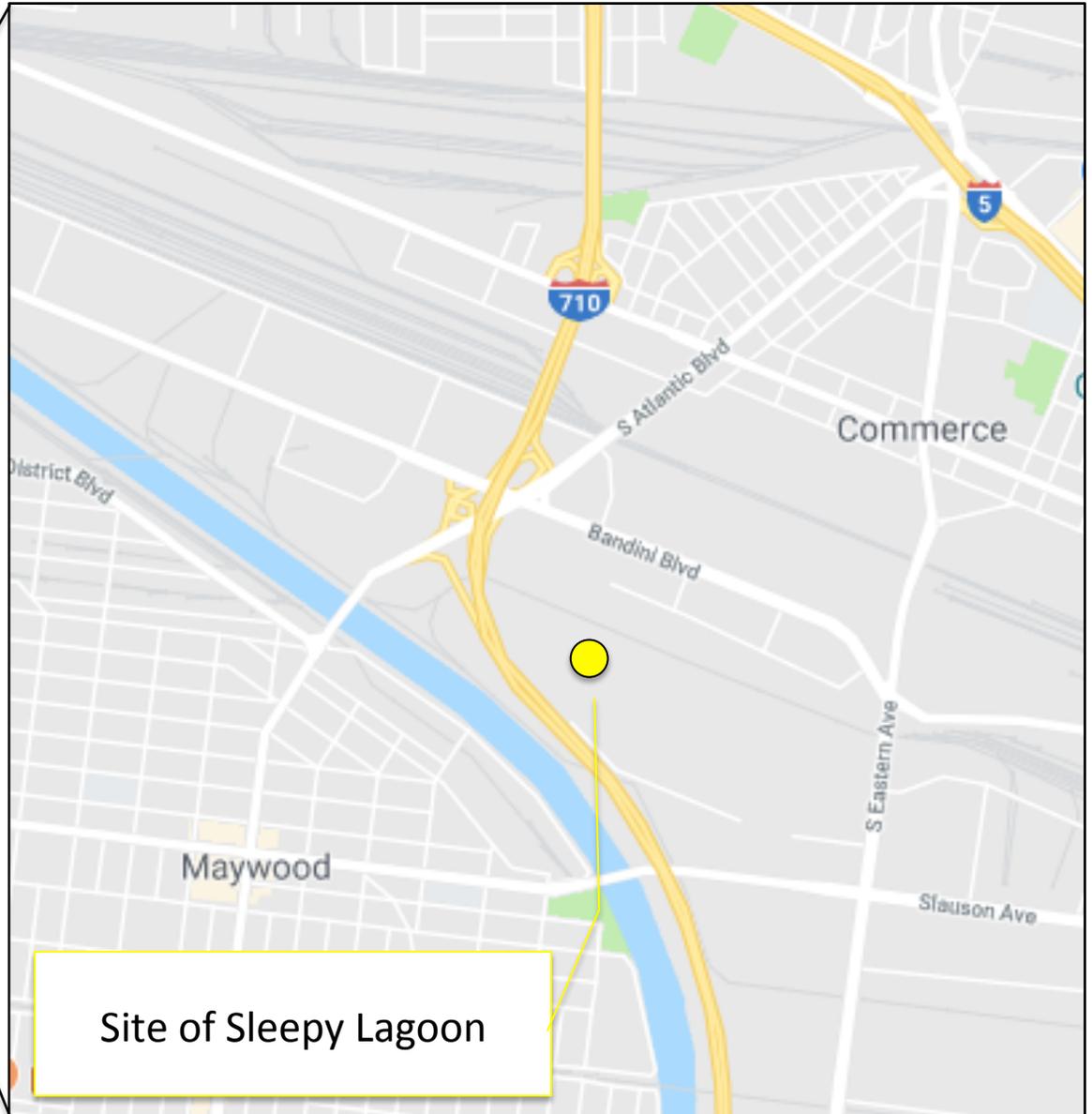
- (a) Establish policies and priorities for the conservancy regarding the San Gabriel River and the Lower Los Angeles River, and their watersheds, and conduct any necessary planning activities, in accordance with the purposes set forth in Section 32602.
- (b) Approve conservancy funded projects that 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 32614.5:

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



Southeast
Los Angeles
County



Site of Sleepy Lagoon

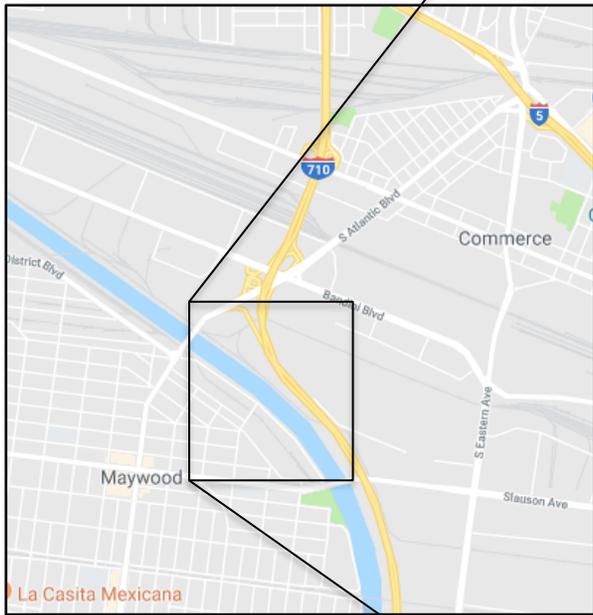
Bell, Maywood, Vernon and Commerce

2018 Aerial Map
LA River between Atlantic & Slauson



Site of Sleepy Lagoon

Sleepy Lagoon



2018 Map



1938 Aerial Photo

Grantee: East Yard Communities for Environmental Justice

Project Name: Sleepy Lagoon Planning Elements

Contact and Address: Angelo Logan / Mark Lopez 2317 Atlantic Blvd. Commerce CA 90040

RMC Total Budget Request

Work Plan Task Number and Name		Cost Per Task	RMC Budget (this total amount must be the same as the amount requested in the grant application)	Matching Funds #1: EYCEJ In-Kind
1	Task #1 Project Management	\$ 40,000.00	\$ 32,500.00	\$ 7,500.00
2	Task #2 Research	\$ 44,833.00	\$ 44,833.00	\$ -
3	Task #3 Community Engagement	\$ 55,000.00	\$ 45,023.00	\$ 10,000.00
4	Task #4 Interpretive Element Development	\$ 55,000.00	\$ 55,000.00	\$ -
5	Task #5 Landscape Design	\$ 55,345.00	\$ 55,345.00	
6	Task #6 Engineering	\$ 59,800.00	\$ 59,800.00	
7	Contingency	\$ 32,500.00	\$ 32,500.00	
8				
TOTAL FUNDED = 0			\$ 325,000.00	\$ 17,500.00

Sleepy Lagoon Project Beginning March 2019- Ends March 2020	Mar-May 2019	June- Aug 2019	Sept-Nov 2019	Dec-Feb 2020
DESCRIPTION				
Planning and Management				
Project Management/Technical Support				
Subtotal: \$32,500				
Research				
Geotechnical				
Historic significance				
Water resources				
Subtotal: \$44,833				
Community Engagement				
Project discription disimination				
General community outreach				
Organizational collaboration				
Individual and small group interviews		3 meetings	3 meeting	
Community presentation and feedback				2 presentations
Subtotal: \$45,023				
Artist Design and product				
Artist/ community design activities		3 workshop	3 workshop	
Artist design development				
Artistic concept presentation				3 meetings
Design layout (presentation and printed copies)				
Subtotal: \$55,000				
Landscape Design				
Achitect and artist design collaboration				
Archectical design				
Subtotal: \$55,345				
Engineering				
Geological				
Location survey				
Cost and Feasiblity				
Subtotal: \$59,800				
Subtotal: \$292,500				
Total Direct Costs: \$292,500				
Estimate Contingency - 10%: \$32,500				
Total Estimated Costs: \$325,000				

RE: Proposal to Develop a Plan and Preliminary Design for the Sleepy Lagoon Historic Site in Bell, California

East Yard Communities for Environmental Justice is requesting support to develop a plan and preliminary designs for the Sleepy Lagoon Historic Site.

Goals of the Project

Through a collaborative process this effort will work toward the develop and design of a historic site that results in the creation, expansion, and improvement of the following areas:

- Creates a community greenspace that that includes open space, historical interpretation elements, river access and acts as a gathering place to encourage community cohesion while protecting the watershed and promotes watershed health.
- Increases and improves access to open space
- Provides an access point to the LA River
- Provides low impact recreational use for the local community that promotes a healthy lifestyles
- Enhances the connectivity of open space in the local area, specifically between the northern bike path terminus of the lower LA river and Maywood Riverfront Park
- Promote public ownership and stewardship as well as stakeholder involvement of the local natural environment, such as the LA River, open space and landscape
- Involves and engages the local community through ongoing education and outreach programs
- Restores and Improves habitat quality, quantity, and connectivity through creation, enhancement, preservation, and restoration of important species
- Maintains and improves flood protection through natural and non-structural systems and ecosystem restoration
- Establishes riverfront greenways to cleanse water, hold floodwaters and extend open space
- Optimizes water resources by improving the quality of surface and ground water and enhance ground water recharge
- Encourage multi-jurisdictional and multi-beneficial planning and implementation projects with entities such as the City of Bell, LADWP and LA County, to address the following impacts and benefits: land use, and sanitation.
- Creates interpretation elements that reflects on historical events and promotes the understanding and action of cultural, environmental and humanitarian stewardship.

Process and Collaboration

The outreach, design and planning process of this project will involve a collaboration amongst a number of organizations and agencies. EYCEJ will lead the process while working with the local community, the City of Bell, the Lower L.A. River Working Group and the L.A. Department of Water and Power. EYCEJ will work closely with the City of Bell on all aspects of the project. EYCEJ is a member of the Lower L.A. River Working Group and played an active role in developing the Lower River master plan, which includes potential design features at the general site of the Sleepy Lagoon at Easement 1 and Easement 2. This project will support and enhance the Lower L.A. River Revitalization Plan. As part of the outreach and design process of this project EYCEJ will engage and coordinate with the Working Group in both regular meetings and community events. The LADWP owns property right away that supports transmission lines between the L.A. River and the Sleepy Lagoon site. EYCEJ will work with LADWP to investigate the potential use of their right away as part of the project. The planning and design process will

take approximately 12 month and will include community, artist and engineer engagement as well as historic and environmental research.

Backgrounds

On August 2013 the City of Bell's city council certified the Environmental Impact Report (EIR) for the Bell Business Center. As part of the EIR certification Pacific Industries committed, as part of an agreement with East Yard Communities for Environmental Justice and the City of Bell to create a historical site commemorating the Sleepy Lagoon. The Sleepy Lagoon was located at the site of the Bell Business Center 75 years ago. The Sleepy Lagoon is a site of cultural significance and through the CEQA process the lead agency is required to consider historic preservation and or mitigation of culturally important sites. For the last three years since the EIR certification EYCEJ has been working toward the development of a monument that will act as a community greenspace which includes open space, interpretation elements, river access and acts as a gathering place to encourage community cohesion while protecting the watershed and promotes watershed health.

Cultural Significance

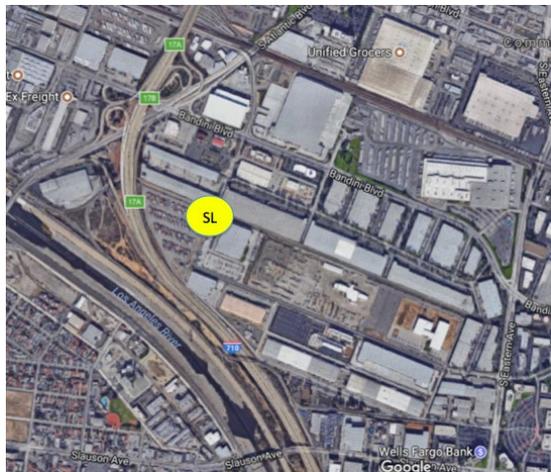
As mentioned above the site serves historically as a culturally significant site for the following reasons: 1) The "Sleepy Lagoon" was used as a swimming pool by the surrounding community during the period of time when local public swimming pools segregated Mexicans from use. The site was a place of recreations and community gathering. The location of the site is less than a ¼ mile from the Los Angeles River. 2) In 1942, a murder took place at the site of the Sleepy Lagoon, which spurred the Los Angeles wide prejudice, discrimination and racial profiling of Mexican Americans resulting in police round ups, media attacks and public violence targeting "Zoot Suits" (Mexican American subculture). These actions led to awareness of racism and discrimination, which in many ways set the stage for civil rights organizing efforts for Mexican Americans in Los Angeles and the Country.

Environmental Significance

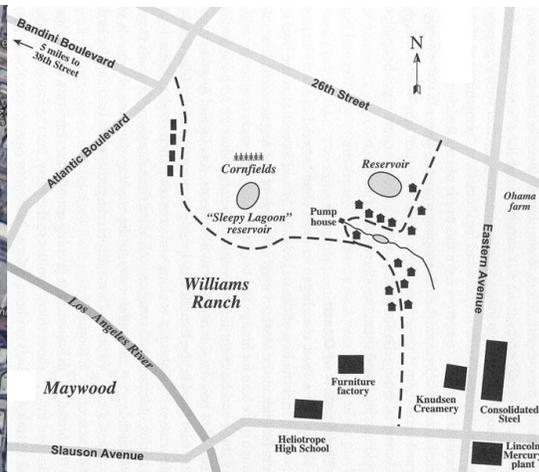
The current location is adjacent to the Los Angeles River and has a number of environmental considerations. Below are some examples of environmental relevance:

- Cal EnviroScreen top 5%
- Heat Island
- Ground Water Basin
- Significant Surface Water Run Off

See Attached Climate-Smart Cities report for detailed information.



Site of the Sleepy Lagoon, 2017.



Site of the Sleep Lagoon, 1942

Watershed, storm water run off and river relevance

Topography: Largely flat and paved, contributing to storm water runoff issues, including during dry weather as a result of dry weather runoff.

Storm Water Runoff: The storm water runoff, including dry weather runoff, around the Sleepy Lagoon site carries a large contamination load, including heavy metals and vehicular oils. Immediately adjacent to the Sleepy Lagoon site are the industrial areas of Bell and the City of Commerce, as well as multiple rail facilities and the I-710 freeway with significant roadway and air pollution.

Watershed: Los Angeles River Watershed

Preliminary Concept

The initial conversations and dialogues amongst small groups of community members and local representatives has lead the preliminary concept of the project to fall within the following parameters: **Location along the LA River between Atlantic Blvd. and Slauson Ave in the city of Bell.** Provide the public with historic information regarding the “Sleepy Lagoon”, the community’s use of the lagoon as a place and recreation and it significant as it relates to the communities of color, access to open space and flash point events that took place at the site. Recreate the new site to the natural environment with native plants and landscape. Enhance and preserve habitat and contribute to ecosystem restoration. Contribute to the revitalization of the LA River and address global warming through educational elements and function of site. Address water conservation and improve water quality by including storm water treatment elements. Provides the local community with access to the LA River. Create a sanctuary for people, wildlife, and habitat.

Scope of Work:

The design process will involve:

1. Feasibility Study:
 - a. Evaluation of Site Opportunities
 - i. Evaluation of three (3) designated study areas
 1. Site investigation- Site visits, map site
 2. Perform site and neighborhood analysis of key existing programs, businesses, institutions, access to various site options, and connectivity to currently planned river projects in and around the surrounding neighborhoods and existing and planned transit; i.e. connectivity diagram
 3. Evaluate potential ecological benefits of site(s). I.e. Utilize LA River Index as a guide for topics to analyze such as flood control, water recharge, water quality, greenhouse gases, ecology and habitat, open space, and social equity issues. Goal to evaluate, and if possible quantify, the potential benefits the project could provide.
 4. Retrieve base information on site(s) from landowner(s), including drawings and environmental assessments if available.
 - a. Discuss requirements for survey work necessary to support improvements.
 5. Evaluate the area’s groundwater conditions to outline the best possible strategies to manage stormwater to benefit

groundwater resources and the water quality of surface water.

- b. Program Analysis and project concept
 - i. Identify Needs
 - ii. Determine common or competing space needs
 - iii. Identify Program requirements
 - iv. Create alternative diagrams to determine feasibility for various approaches which meet the Needs and is responsive to the findings of the outreach process.
2. Research phase- (The research phase will inform both the community engagement event(s) and design process).
- a. Archival research of the social history and specific location of the Sleepy Lagoon site. (Maps, photos, documents, written histories, oral histories).
 - b. Interviews with residents
 - c. Discussions with LA County Flood Control District and LA Department of Water and Power regarding use of sites, hydraulics of preferred site, etc.
3. Community Engagement- Three community events will be conducted in collaboration with a local community partner that addresses the social history and explores the cultural and environmental landscapes of the former site of Sleepy Lagoon and surrounding environment. The goal of our community engagement is to create a forum where:
- a. The project team can present ecological and social research and history of the site.
 - b. Community members can familiarize themselves with the site needs, proposed project and team members.
 - c. Community stories and knowledge can be gleaned and integrated into the design of historical site commemorating Sleepy Lagoon.
 - d. Presentation of Preliminary Concept Design to Lower LA River Implementation Advisory Group.
 - e. Presentation of Final Concept Design to Lower LA River Implementation Advisory Group.
4. Concept Design-
- a. Project concept/narrative – Description of concept, description of all components of interpretive elements, including dimensions, materials, etc.
 - b. Produce 100% complete Concept Design- scaled drawing(s) of proposed project with all elements including landscape architecture and engineering.
 - c. Construction budget and schedule- Design, construction materials, permitting, fabrication, liability, installation, CEQA, permitting, and any other costs.
 - d. Fabrication/installation plan- Complete list of materials, methods for fabrication, site preparation, installation approach
 - e. Fabrication and Installation Schedule
 - f. Complete Final Design
5. Final product
- a. Design Report with findings, graphics, maps and final concept design (10 copies)
 - b. Web Based landing page with info graphics information from Design Report

Planning and design completion will includes findings of the research phase, scaled drawings of the project concept including landscape, interpretation, and civil construction elements with finalized imagery and text, potential locations and permits and maintenance plan as well as feasibility study, fabrication plan and installation plan.



535 Euclid Ave
Los Angeles, CA 90063
(323) 526-8279
Glen@dakeluna.com

PROPOSAL

January 9, 2019

TO: East Yards Communities for Environmental Justice
Att. Angelo Logan

FROM: GDML dba DakeLuna Consultants
535 Euclid Ave
Los Angeles, CA 90063

1.0 INTRODUCTION

The following proposal is submitted to render professional services for the design of landscape improvements for an open space and interpretive elements in the general area of Sleepy Lagoon historic site, Atlantic Blvd, on the north, Slauson on the south and the LA River on the west. Once this proposal has been signed on behalf of DakeLuna and East Yards Communities for Environmental Justice (Client), it shall become our Agreement.

2.0 SCOPE OF SERVICES

- A. As described in this Agreement, DakeLuna (Landscape Architect) will lead a team including a Civil Engineer, and Landscape Architect to provide design consultation to the Client for the following items: pedestrian pavements, stormwater management facilities, artwork, signs, irrigation and planting. Only those items specifically identified are included in the Scope of Services. Additional Services may be provided if authorized by the Client in advance and confirmed by Landscape Architect.
- B. RESEARCH PHASE
 - 1. Prepare 1 simple project report by an engineer knowledgeable about the groundwater conditions outlining the possible strategies to manage stormwater to benefit groundwater resources and the water quality of surface water in this area.
 - 2. Support Client in their research work on the ecology of the site.
 - 3. Conduct two meetings.
- C. SURVEY WORK
 - 1. Advise Client on possibilities of the exact site in the Sleepy Lagoon area in which to make the proposed improvements, and recommend a preferred site to Client.

2. Meet with land owners and permitting authorities (such as LA DWP) to discuss what drawings they might have of the project area that are available for use as base information. Discuss what requirements they have for survey work necessary to support our proposal for improvements.

D. Community Engagement

1. Present research conducted in Research Phase and Survey Work phase at a workshop organized by Client.
2. Production of community workshops and promotion of them is excluded from this scope of services.
3. Attend 2 meetings

E. Preliminary Plan and Design Process

1. Finalize site base map. Review with Client and obtain Client approval of project area.
2. Prepare project concept/narrative and Preliminary Concept Design in the form of drawings including landscape, interpretive elements, and civil construction elements in an illustrative form that can be understood by people involved in the community engagement process.
3. Prepare 75% complete concept design including engineering studies that might be necessary to obtain permits from the City of Bell such as geotechnical and structural studies of the footings for historical marker. Select materials and draw grading concepts to show how universal access is or is not achieved, how the stormwater management and ecological objectives are achieved, and how the LA DWP's requirements for non-conducting and non-flammable materials are met.
4. Receive from Client direction regarding who will build the project and what construction process they will seek to use. Based on this information prepare a Project Budget including a contingency appropriate for the level of completion of the design.
5. Prepare a construction memo outlining the project schedule and the permits that are anticipated to be required to install the work.
6. Receive comments from Client on the 75% complete concept design, and revise the design based on these comments to create the 100% complete Concept Design.
7. Attend 8 meetings

F. Final Report

1. Prepare a draft Design Report documenting the findings of the research phase (as provided to Landscape Architect by Client), drawings of the project concept

including landscape, interpretive elements, and civil construction elements.
Deliver 10 copies to Client.

2. Prepare a web-based landing page with information from the Design Report.
3. Receive comments from Client on the Design Report and web page. Use these comments to revise the Design Report and web page to create the final Design Report and web page.

G. EXCLUSIONS:

1. Community Engagement Services are excluded from this scope of services.
2. Construction Documentation level documents are excluded from this scope of services.

4.0 CONDITIONS

- A. Client shall provide all necessary information and documents required for the Landscape Architect to proceed. Landscape Architect shall have the right to rely upon the accuracy and completeness of the information and documents that it receives.
- B. Landscape Architect shall maintain regular contact with the Client and consultants to share Project-relevant information.
- C. No engineering fees, governmental permits and fees, or agronomy reports are a part of the Landscape Architect's fee; Client will pay for Project expenses and costs.
- D. Additional Services will be invoiced monthly based on the hourly fees, or on a fixed fee established when the Additional Services are authorized by the Client.
- E. Either Client or Landscape Architect may terminate this Agreement upon seven day's written notice. If terminated, Client agrees to pay Landscape Architect for all Basic and Additional Services rendered and Reimbursable Expenses incurred up to the date of termination. Upon not less than seven days' written notice, Landscape Architect may suspend the performance of its services if Client fails to pay Landscape Architect in full for services rendered or expenses incurred. Landscape Architect shall have no liability because of such suspension of service or termination due to nonpayment.
- F. Client and Landscape Architect agree to mediate claims or disputes arising out of or relating to this Agreement as a condition precedent to litigation. The mediation shall be conducted by a mediation service acceptable to the parties. A demand for mediation shall be made within a reasonable time after a claim or dispute arises and the parties agree to participate in mediation in good faith. Mediation fees shall be shared equally. In no event shall any demand for mediation be made after such claim or dispute would be barred by the applicable law.
- G. Neither party shall assign or transfer this Agreement without written consent of the other.

- H. The documents produced by Landscape Architect are instruments of service and are the property of the Landscape Architect. The Landscape Architect’s instruments of service shall not to be used on other projects or completion of this project with others except by written agreement with the Landscape Architect.
- I. Client agrees to advise Landscape Architect of any known or suspected contaminants at the Project site. Client shall be solely responsible for all subsurface soil conditions unless otherwise agreed to in writing.
- J. Client and Landscape Architect waive all claims to consequential damages for any claims or disputes arising out of or relating to this agreement. In addition, Client and Landscape Architect waive all claims against each other to the extent covered by any applicable insurance during design or construction.
- K. Nothing in this agreement is intended to create a contractual relationship for the benefit of any third party. There are no intended beneficiaries of this agreement except Landscape Architect and Client.
- L. Client agrees to indemnify, defend and hold Landscape Architect harmless from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys’s fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the Project and/or this Agreement, except that the Landscape Architect shall not be entitled to be indemnified to the extent such damages or losses are found by a court or forum of competent jurisdiction to be caused by Landscape Architect’s negligent errors or omissions.

5.0 FEE SCHEDULE

A. The hourly rate for professional services are shown in Appendix B

B. Fees:

Research and Community Engagement	40,180
Preliminary Plan and design	65,320

GRAND TOTAL, Fees **\$105,500**

C. The fee shall be billed on an hourly basis at the end of each month, and payment shall be on a monthly basis.

D. Reimbursable expenses shall be billed at cost for out-of-pocket expenses and are estimated to be \$5000 or less. Such expenditures may include the following: the expense of transportation; long distance telephone charges; messenger and delivery charges; the expense of drawing plotting and reproductions. Auto travel shall be charged at fifty-four cents (\$0.54) per mile.

- E. Time is of the essence with respect to the payments set forth in this section. Failure to make any payment when due shall be considered a material breach of this Agreement.
- F. Any fee not paid when due shall bear interest at the maximum legal rate allowed by law in a commercial transaction.

6.0 ENTIRE AGREEMENT

- A. This Agreement constitutes the entire agreement between Landscape Architect and Client. Any prior written or verbal agreements are no longer valid, and no party is relying on any promise or agreement not set forth in this Agreement. This Agreement may be modified or terminated only by another written document signed by Landscape Architect and Client.

If this proposal meets with your approval, please counter-sign both copies and return one copy of this Agreement to Glen Dake.

Respectfully submitted:

Accepted:

GDML

EYCEJ



1/9/19

Glen C. Dake, ASLA Date
Principal
California Certificate Number 4139

Appendix B

Dake Luna Rates:

Staff	Hourly rate
Principal	\$225.00
Associate	\$125.00
Jr. Associate	\$100.00
GIS and Modeler	\$80.00
Project Support	\$80.00
Clerical	\$50.00

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Assessor ID (APN): 6332-002-089	Acres: 15.8	City: Bell	Zip: n/a
Address: n/a			

Additional Parcel Information

Publicly Owned Parcel:	Yes	General Use Type:	Miscellaneous
LA City Owned:	No	Specific Use Type:	Government Owned Property
Vacant:	No	Year Built:	0.0
Improvement Value:	0.0	Parking Lot (sq. ft.):	588,984.0
Total Value:	22.0		
Land Value:	22.0		
Zoning: Industrial			

ParkServe Information

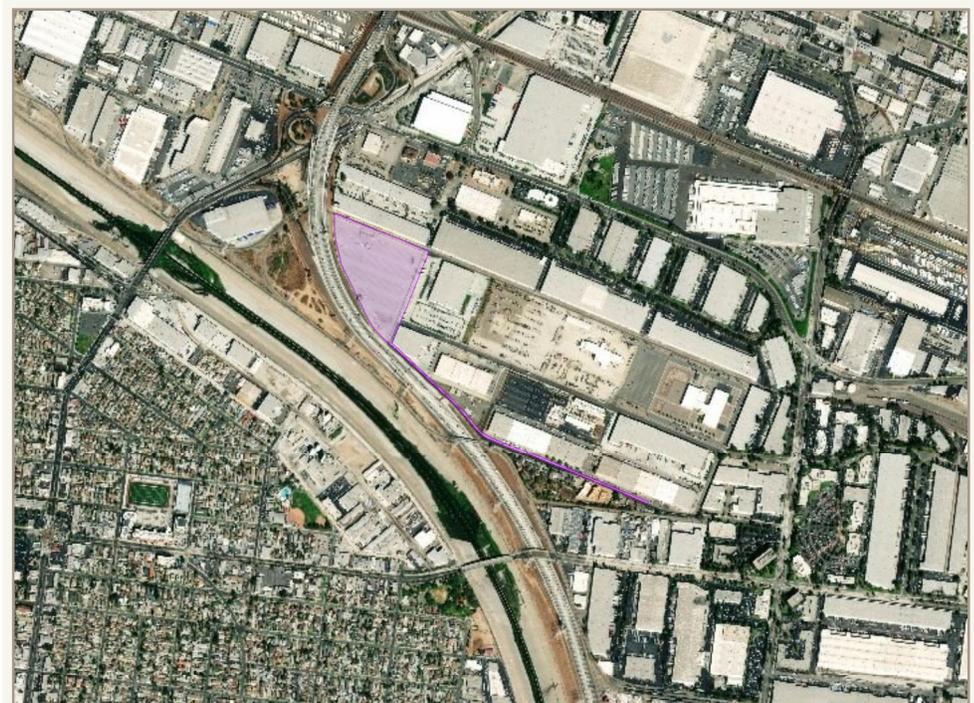
Distance to Park:	1,343.21ft	ParkServe Need:	Moderate
-------------------	------------	-----------------	----------

Green Infrastructure Suitability Indicators

Dist. to LA River Revitalization Project:	16,869.78ft	Tree Canopy (mean %):	0.0%
Distance to Fault:	16,373.95ft	Impervious Cover (mean %):	71.8%
In a Liquefaction Zone:	Yes	Slope (Mean %):	2.9%

Legend

LA Parcels



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Assessor ID (APN): 6332-002-089	Acres: 15.8	City: Bell	Zip: n/a
Address: n/a			

Administrative Boundaries

Supervisorial District:	1
State Assembly District:	63
Senate District:	33
LA Neighborhood Council:	n/a
Supervisorial District:	East LA
State Assembly District:	n/a
Senate District:	City of Bell

CA Legislative Initiatives

Acres Park /1k (AB31):	13.9
Median HH Income (Prop1, Prop68):	\$54931
Median HH Income < 60% (Prop68):	No
Disadvantaged Communities (AB31, Prop1, Prop68, SB535):	Yes

CoSMoS

In 100-yr Flood Zone with 0cm SLR:	No	In 100-yr Flood Zone with 125cm SLR:	No
In 100-yr Flood Zone with 25cm SLR:	No	In 100-yr Flood Zone with 150cm SLR:	No
In 100-yr Flood Zone with 50cm SLR:	No	In 100-yr Flood Zone with 175cm SLR:	No
In 100-yr Flood Zone with 75cm SLR:	No	In 100-yr Flood Zone with 200cm SLR:	No
In 100-yr Flood Zone with 100cm SLR:	No	In 100-yr Flood Zone with 500cm SLR:	No

Climate-Smart Cities Los Angeles Overall Priorities	Acres	Percent	Present
Overall Stacked Priorities	15.3	1.0%	Yes

Goal: Cool Priorities	Acres	Percent	Present
Daytime Urban Heat Islands (Landsat):	15.8	1.0%	Yes
Nighttime Urban Heat Islands (MODIS)	15.8	1.0%	Yes
Daytime Urban Heat Islands (MODIS)	15.8	1.0%	Yes
Overall Cool Priorities	15.8	1.0%	Yes

Cool Priorities Ctd.	Value
Mean LST (F):	103.0
Mean Days over 95	8.0
Mean Aug Max Temp (F)	86.0

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Assessor ID (APN): 6332-002-089	Acres: 15.8	Zip: n/a
Address: n/a	City: Bell	

Goal: Absorb Priorities	Acres	Percent	Present
Riparian Areas	0.0	0.0%	No
Flood Prone Areas	1.2	0.1%	Yes
Permeable Soils	15.8	1.0%	Yes
Spreading Grounds	0.0	0.0%	No
Wetland Areas	0.0	0.0%	No
Lakes and Ponds	0.0	0.0%	No
Groundwater Forebays	0.0	0.0%	No
Groundwater Basins	0.0	0.0%	No
Historic Channels	0.0	0.0%	No
Absorb Priorities	0.0	0.0%	No

Absorb Priorities Cnt'd	
Distance to LA Flood Control District Parcel (ft)	328.29ft
Distance to Brownfield (ft)	11,884.24ft
Distance to Storm Drain Inlet (ft)	29,058.20ft
Distance to Concrete Channel (ft)	580.41ft
Distance to Natural Drainage (ft)	27,612.84ft
Contains High Infiltration Soils	Yes
In 100-yr Flood Zone	No
In 500-yr Flood Zone	Yes
Wildfire (yr)	n/a

Goal: Connect Priorities	Acres	Percent	Present
Connect Low-income Communities to Job Rich Districts	0.0	0.0%	No
Connect Low-income Communities to Med. Facilities	0.0	0.0%	No
Connect Low-income Communities to High Quality Transit	0.3	0.0%	Yes
Connect High Bike/Walk Communities to Job Rich Dists.	0.0	0.0%	No
Connect High Bike/Walk Communities to Med. Facilities	0.0	0.0%	No
Connect People to Medical and Grocery	0.0	0.0%	No
GHG Analysis for Proposed Trails	0.0	0.0%	No
Safe Routes to Schools	0.0	0.0%	No
Connect People to Bay Trail	15.8	1.0%	Yes
Connect Priorities	0.0	0.0%	No

Connect Ctd.			
Distance to Any Bus Stop:	667.05ft	Distance to Grocery (ft):	2,419.41ft
In High Quality Transit Corridor (2012):	Yes	Distance to Community Garden (ft):	11,376.52ft
In High Quality Transit Corridor (2040):	Yes	Distance to Any School (ft):	2,061.24ft
Distance to Top 50 Safe Rte to School (ft):	2,061.24ft		

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Assessor ID (APN): 6332-002-089	Acres: 15.8	City: Bell	Zip: n/a
Address: n/a			

Goal: Protect	Acres	Percent	Present
Coastal High Hazard Areas	0.0	0.0%	No
Projected Storm Inundation Areas	0.0	0.0%	No
Cliff Erosion	0.0	0.0%	No
Shoreline Change	0.0	0.0%	No
Flood Prone Area	1.2	0.1%	Yes
Overall Protect Priorities	0.0	0.0%	No
In High Velocity Wave Actin Flood Zone			No

Goal: Climate Equity	Present
People of Color	Yes
Low Income Population	Yes
Less Than HS Education	Yes
Linguistic Isolation	Yes
Population under 5	No
Population over 64	No
Unemployment	Yes
Asthma	Yes
Low Birth Weight	Yes
Housing Cost Burden	Yes
Overall Equity Priorities	Yes

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Assessor ID (APN): 6332-002-089	Acres: 15.8	Zip: n/a
Address: n/a	City: Bell	

CalEnviroScreen

Overall CalEnviroScreen Score: **99.0**

Ozone: **0.046 ppm (53%ile)**

Particulate (PM2.5): **12.05 µg/m3 (82%ile)**

Diesel Particulate Matter: **26.11 kg/day (79%ile)**

Drinking Water Contaminants: **613.11 index (65%ile)**

Pesticide Use: **0.0 lbs/sqmi (0%ile)**

Toxic Releases: **12105.34 concentration (95%ile)**

Traffic Density: **1825.61 vehicle km/hr divided by road lengthi (89%ile)**

Cleanup Sites: **68.65 sum of weighted EnviroStor sites (98%ile)**

Groundwater Threats: **91.4 lbs/sqmi (97%ile)**

Hazardous Waste: **3.47 sum of weighted permitted facilities(95%ile)**

Impaired Water Bodies: **11 summed # of pollutants in impaired water (90%ile)**

Solid Waste Sites: **28.0 sum of weighted solid waste facilitiesi (99%ile)**

Pollution Score: **9.35 pollution burden score (100%ile)**

Asthma: **56.67 age-adjusted rate of emergency department visits (65%ile)**

Low Birth Weight: **5.29 low birth weight percent (60%ile)**

Cardiovascular Disease: **10.24 age-adjusted rate of emergency department visits (77%ile)**

Education Attainment: **42.0 percent population over 25 not having completed high school (89%ile)**

Linguistic Isolation: **22.3 perecent limited English speaking households (87%ile)**

Poverty: **47.7 percent population living below twice the federal poverty level (70%ile)**

Unemployment: **12.6 percent population over 16 that is unemployed (74%ile)**

Housing Burden: **21.4 percent housing burdened low income households (65%ile)**

Population Characteristics Score: **7.48 population characteristics score (83%ile)**

EPA EJ Screen

Minority Population: **84% (86%ile)**

Low-income Population: **57% (83%ile)**

Less Than High School Education: **34% (92%ile)**

Linguistic Isolation: **5% (71%ile)**

Children Under 5: **2% (9%ile)**

Seniors Over 64: **8% (24%ile)**

Demographic Index: **70% (88%ile)**

Lead Paint: **0.74 = fraction pre-1960 (89%ile)**

Diesel Particulate Matter: **1.54 ug/m3 (86%ile)**

Cancer Risk: **56 lifetime risk per million (92%ile)**

Respiratory Risk: **3.3 (93%ile)**

Traffic Proximity and Volume: **5800 daily vehicles/meters distance (98%ile)**

Water Discharge Proximity: **0.96 toxicity-weighted concentration/meters distance (95%ile)**

NPL Sites: **0.78 sites/km distance (97%ile)**

RMP Proximity: **6.3 facilities/km distance (99%ile)**

TSDf Proximity: **0.41 facilities/km distance (96%ile)**

Ozone: **37.1 ppb (38%ile)**

Particulate (PM2.5): **12.6 ug/m3 (99%ile)**

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Assessor ID (APN): 6314-033-002	Acres: 14.8	Zip: n/a
Address: n/a	City: Vernon	

Additional Parcel Information

Publicly Owned Parcel:	No	General Use Type:	n/a
LA City Owned:	No	Specific Use Type:	n/a
Vacant:	No	Year Built:	n/a
Improvement Value:	n/a	Parking Lot (sq. ft.):	0.0
Total Value:	n/a		
Land Value:	n/a		
Zoning: Industrial			

ParkServe Information

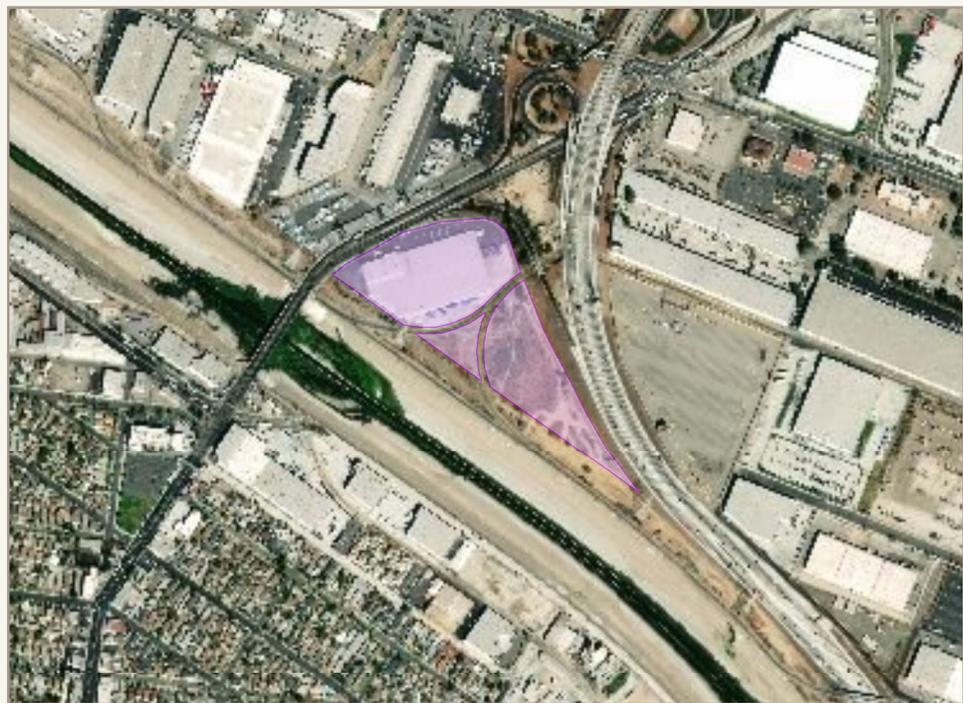
Distance to Park:	1,483.68ft	ParkServe Need:	Not a ParkServe Area of Need
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Green Infrastructure Suitability Indicators

Dist. to LA River Revitalization Project:	15,709.81ft	Tree Canopy (mean %):	0.0%
Distance to Fault:	15,604.92ft	Impervious Cover (mean %):	58.7%
In a Liquefaction Zone:	Yes	Slope (Mean %):	5.2%

Legend

LA Parcels



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Assessor ID (APN): 6314-033-002	Acres: 14.8	Zip: n/a
Address: n/a	City: Vernon	

Administrative Boundaries

Supervisory District:	1
State Assembly District:	53
Senate District:	33
LA Neighborhood Council:	n/a
Supervisory District:	East LA
State Assembly District:	n/a
Senate District:	City of Bell

CA Legislative Initiatives

Acres Park /1k (AB31):	0.0
Median HH Income (Prop1, Prop68):	\$54931
Median HH Income < 60% (Prop68):	No
Disadvantaged Communities (AB31, Prop1, Prop68, SB535):	Yes

CoSMoS

In 100-yr Flood Zone with 0cm SLR:	No	In 100-yr Flood Zone with 125cm SLR:	No
In 100-yr Flood Zone with 25cm SLR:	No	In 100-yr Flood Zone with 150cm SLR:	No
In 100-yr Flood Zone with 50cm SLR:	No	In 100-yr Flood Zone with 175cm SLR:	No
In 100-yr Flood Zone with 75cm SLR:	No	In 100-yr Flood Zone with 200cm SLR:	No
In 100-yr Flood Zone with 100cm SLR:	No	In 100-yr Flood Zone with 500cm SLR:	No

Climate-Smart Cities Los Angeles Overall Priorities	Acres	Percent	Present
Overall Stacked Priorities	13.8	0.9%	Yes

Goal: Cool Priorities	Acres	Percent	Present
Daytime Urban Heat Islands (Landsat):	14.8	1.0%	Yes
Nighttime Urban Heat Islands (MODIS)	14.8	1.0%	Yes
Daytime Urban Heat Islands (MODIS)	14.8	1.0%	Yes
Overall Cool Priorities	14.8	1.0%	Yes

Cool Priorities Ctd.	Value
Mean LST (F):	103.2
Mean Days over 95	8.0
Mean Aug Max Temp (F)	86.0

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Assessor ID (APN): 6314-033-002 Acres: 14.8 Zip: n/a
 Address: n/a City: Vernon

Goal: Absorb Priorities	Acres	Percent	Present
Riparian Areas	0.0	0.0%	No
Flood Prone Areas	3.2	0.2%	Yes
Permeable Soils	14.8	1.0%	Yes
Spreading Grounds	0.0	0.0%	No
Wetland Areas	0.0	0.0%	No
Lakes and Ponds	0.0	0.0%	No
Groundwater Forebays	0.0	0.0%	No
Groundwater Basins	0.0	0.0%	No
Historic Channels	4.3	0.3%	Yes
Absorb Priorities	0.0	0.0%	No

Absorb Priorities Cnt'd		
Distance to LA Flood Control District Parcel (ft)		0.00ft
Distance to Brownfield (ft)		13,638.31ft
Distance to Storm Drain Inlet (ft)		28,497.20ft
Distance to Concrete Channel (ft)		392.78ft
Distance to Natural Drainage (ft)		29,700.17ft
Contains High Infiltration Soils		Yes
In 100-yr Flood Zone		No
In 500-yr Flood Zone		Yes
Wildfire (yr)		n/a

Goal: Connect Priorities	Acres	Percent	Present
Connect Low-income Communities to Job Rich Districts	2.3	0.2%	Yes
Connect Low-income Communities to Med. Facilities	2.3	0.2%	Yes
Connect Low-income Communities to High Quality Transit	0.0	0.0%	No
Connect High Bike/Walk Communities to Job Rich Dists.	0.0	0.0%	No
Connect High Bike/Walk Communities to Med. Facilities	0.0	0.0%	No
Connect People to Medical and Grocery	0.0	0.0%	No
GHG Analysis for Proposed Trails	0.0	0.0%	No
Safe Routes to Schools	0.0	0.0%	No
Connect People to Bay Trail	14.8	1.0%	Yes
Connect Priorities	2.0	0.1%	Yes

Connect Ctd.			
Distance to Any Bus Stop:	1,052.07ft	Distance to Grocery (ft):	2,362.78ft
In High Quality Transit Corridor (2012):	Yes	Distance to Community Garden (ft):	12,344.16ft
In High Quality Transit Corridor (2040):	Yes	Distance to Any School (ft):	2,403.50ft
Distance to Top 50 Safe Rte to School (ft):	2,403.50ft		

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Assessor ID (APN): 6314-033-002	Acres: 14.8	Zip:n/a
Address: n/a	City: Vernon	

Goal: Protect	Acres	Percent	Present
Coastal High Hazard Areas	0.0	0.0%	No
Projected Storm Inundation Areas	0.0	0.0%	No
Cliff Erosion	0.0	0.0%	No
Shoreline Change	0.0	0.0%	No
Flood Prone Area	3.2	0.2%	Yes
Overall Protect Priorities	0.0	0.0%	No
In High Velocity Wave Actin Flood Zone			No

Goal: Climate Equity	Present
People of Color	Yes
Low Income Population	Yes
Less Than HS Education	Yes
Linguistic Isolation	Yes
Population under 5	No
Population over 64	No
Unemployment	Yes
Asthma	Yes
Low Birth Weight	Yes
Housing Cost Burden	Yes
Overall Equity Priorities	Yes

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Assessor ID (APN): 6314-033-002 Acres: 14.8 Zip: n/a
Address: n/a City: Vernon

CalEnviroScreen

Overall CalEnviroScreen Score: **99.0**
Ozone: **0.046 ppm (53%ile)**
Particulate (PM2.5): **12.05 µg/m3 (82%ile)**
Diesel Particulate Matter: **26.11 kg/day (79%ile)**
Drinking Water Contaminants: **613.11 index (65%ile)**
Pesticide Use: **0.0 lbs/sqmi (0%ile)**
Toxic Releases: **12105.34 concentration (95%ile)**
Traffic Density: **1825.61 vehicle km/hr divided by road lengthi (89%ile)**
Cleanup Sites: **68.65 sum of weighted EnviroStor sites (98%ile)**
Groundwater Threats: **91.4 lbs/sqmi (97%ile)**
Hazardous Waste: **3.47 sum of weighted permitted facilities(95%ile)**
Impaired Water Bodies: **11 summed # of pollutants in impaired water (90%ile)**
Solid Waste Sites: **28.0 sum of weighted solid waste facilitiesi (99%ile)**
Pollution Score: **9.35 pollution burden score (100%ile)**
Asthma: **56.67 age-adjusted rate of emergency department visits (65%ile)**
Low Birth Weight: **5.29 low birth weight percent (60%ile)**
Cardiovascular Disease: **10.24 age-adjusted rate of emergency department visits (77%ile)**
Education Attainment: **42.0 percent population over 25 not having completed high school (89%ile)**
Linguistic Isolation: **22.3 perecent limited English speaking households (87%ile)**
Poverty: **47.7 percent population living below twice the federal poverty level (70%ile)**
Unemployment: **12.6 percent population over 16 that is unemployed (74%ile)**
Housing Burden: **21.4 percent housing burdened low income households (65%ile)**
Population Characteristics Score: **7.48 population characteristics score (83%ile)**

EPA EJ Screen

Minority Population: **84% (86%ile)**
Low-income Population: **57% (83%ile)**
Less Than High School Education: **34% (92%ile)**
Linguistic Isolation: **5% (71%ile)**
Children Under 5: **2% (9%ile)**
Seniors Over 64: **8% (24%ile)**
Demographic Index: **70% (88%ile)**
Lead Paint: **0.74 = fraction pre-1960 (89%ile)**
Diesel Particulate Matter: **1.54 ug/m3 (86%ile)**
Cancer Risk: **56 lifetime risk per million (92%ile)**
Respiratory Risk: **3.3 (93%ile)**
Traffic Proximity and Volume: **5800 daily vehicles/meters distance (98%ile)**
Water Discharge Proximity: **0.96 toxicity-weighted concentration/meters distance (95%ile)**
NPL Sites: **0.78 sites/km distance (97%ile)**
RMP Proximity: **6.3 facilities/km distance (99%ile)**
TSDF Proximity: **0.41 facilities/km distance (96%ile)**
Ozone: **37.1 ppb (38%ile)**
Particulate (PM2.5): **12.6 ug/m3 (99%ile)**

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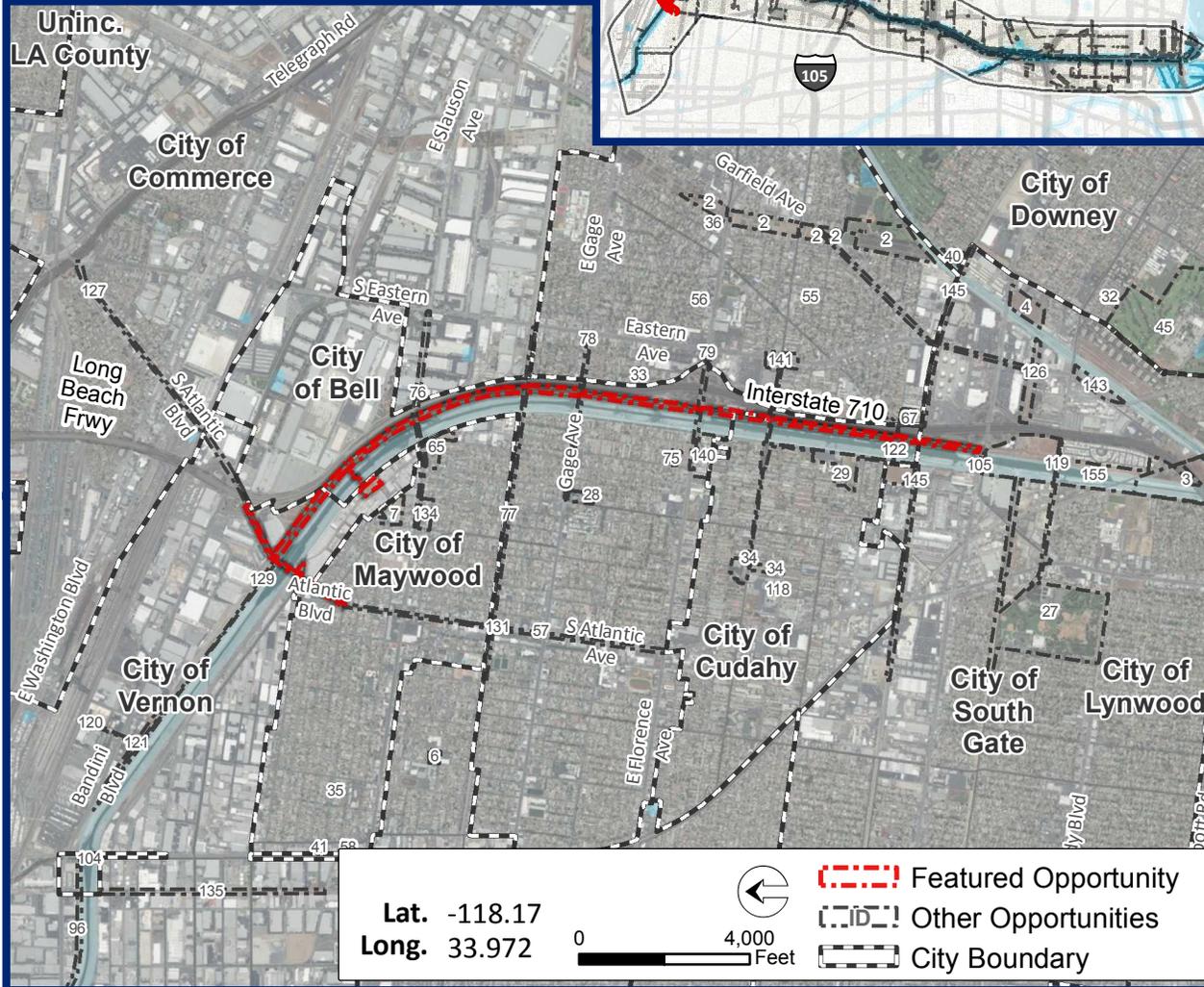
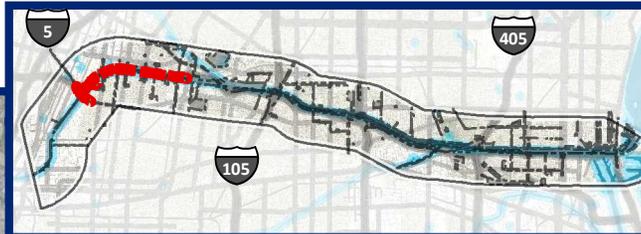
Opportunity Area

Upper Segment Multi-use Easement and Atlantic Blvd Area

Opportunity ID 97
Opportunity Driver Opportunities

Opportunity Description

Plans for City of Vernon to buy to create a park; however, contaminated with oil. Construct riverfront park at District Blvd and Slauson; River trail located on levee. Potentially active rail spur. Opportunity for habitat restoration and environmental edu



Plan Element	Objective	Applicable Metrics Advanced (%)
Water and Environment	Conserve, Enhance, and Restore Habitat, Biodiversity, and Floodplain Functions	100
	Enhance Local Water Capture and Use	100
	Improve Environmental Quality	75
	Manage Flood Risk	100
Public Realm	Enhance Connectivity	100
	Improve User Experience and Equitable Access	100
	Enhance and Create Diverse, Vibrant Public Spaces	100
Community Economics, Health, and Equity	Address Homelessness	75
	Increase Community Green Infrastructure	100
	Increase Equitable Community Access to Multi-use Trails, Assets	100
	Prevent Local Gentrification-Induced Displacement	50
	Promote Wellness and Physical Activity	100
	Support and Develop Local Business and Workforce	50

Opportunity Potential
(Average of Applicable Metrics Advanced)

88



LOWER LOS ANGELES RIVER Opportunity Assessment

Opportunity Area

Upper Segment Multi-use
Easement and Atlantic Blvd Area

Opportunity ID
97

ID	Building Block	Applied
1	Active space	X
2	Additional permanent homeless shelters	
3	Bioswales	X
4	Boardwalks and overlooks	X
5	Brownfields remediation	
6	Climbing wall	
7	Commercial zone access	X
9	Community garden	X
10	Community gateway	X
12	Continuous park space	X
13	Curb cuts/street eddy basins	X
14	Destination stops	
15	Diversion to sanitary sewer	X
16	Drinking fountains	X
17	Dry wells	
18	Elevated paths	
20	Equestrian trails	X

ID	Building Block	Applied
21	Bike hubs	X
22	Floodplain expansion	
23	Green infrastructure	X
24	Habitat area	
25	Habitat corridor	X
26	Historical, cultural, environmental education/assets/signage	X
27	Homeless space sharing	
28	Infiltration basins and trenches	
29	In-river access and safety	
30	Leverage planned regional water recycling projects	
31	Leverage pump stations to convey stormwater	
32	Lighting	X
36	Loop and spur trails	
37	Low income access	X
38	Low water crossings	
39	Low-flow channel modifications	X
40	Multi-use publicly-owned properties	
41	Onsite water recycling	
42	Open space access	X

ID	Building Block	Applied
44	Overcrossing	X
45	Oyster bed restoration	
46	Passive space	X
47	Pedestrian and cyclist access	X
48	Permeable paving	
49	Plazas	X
50	Pop-up parks	X
52	Property acquisition	X
53	Public art and murals	X
54	Recreation center	
55	Regional gateway	X
56	Regrading for landscape topography restoration	X
58	Residential zone access	X
59	Restrooms	
60	River amphitheater	
61	Rubber dams and inundation areas	
62	Safe crossings	X
63	Seating	X
64	Security	X
65	Shallow groundwater banking	
67	Signage	X
68	Stream restoration	

ID	Building Block	Applied
69	Sub-regional water recycling facility	
70	Traffic calming	X
71	Trailheads and staging areas	
72	Transit-oriented development	
73	Tunnels	
74	Undercrossing	
75	Water capture and onsite storage	X
76	Water recreation	
78	Shade (veg or structural)	X

**CITY of BELL**

City of Bell, CA
Office of City Manager
6330 Pine Avenue
Bell, CA 90201

Howard W. Brown, Jr.
City Manager
Phone: (323) 588-6211
Fax: (323) 771-9473

December 18, 2017

Mr. Angelo Logan
East Yard Communities for Environmental Justice
2317 Atlantic Blvd.
Commerce, CA 90040

RE: Letter of Support to East Yard Communities for Environmental Justice supporting their \$200,000 grant request from the Rivers and Mountains Conservancy

Dear Mr. Logan:

As you know, on Wednesday, December 13, 2017, the Mayor and Members of the City Council discussed the Sleepy Lagoon Monument Project and directed staff to write you a Letter of Support with regards to the \$200,000 grant you are seeking from the Rivers and Mountains Conservancy. This grant is a great way to fund the Sleepy Lagoon Monument and enhance the LA River Project. We are excited to partner with you and happy to hear that if we receive the grant, the planning process can begin and allow the Sleepy Lagoon Monument to be built within one mile of the LA River.

Thank you for helping the City of Bell with this project. If you have any questions, or need any additional information, please contact Contracts and Facilities Manager, Javier Ochiqui of my staff by telephone at 323-923-2608 or e-mail at jochiqui@cityofbell.org

Sincerely,

Howard W. Brown, Jr.
City Manager

GROWGOOD

FOOD



UNITES

January 4, 2019

Angelo Logan,
East Yard Communities for Environmental Justice
2317 Atlantic Blvd. Commerce, CA 90040

Re: Letter of support for East Yard Communities for Environmental Justice grant proposal to Rivers & Mountains Conservancy regarding planning and design of the Sleepy Lagoon Monument.

Dear Mr. Logan,

On behalf of the GrowGood, it is my pleasure to provide this letter of support to East Yard Communities for Environmental Justices for the proposal to the Rivers & Mountains Conservancy regarding the planning and design of the Sleepy Lagoon Monument.

GrowGood is a 501(c)(3) nonprofit organization that operates a 1.5-acre urban farm that provides fresh produce and job training opportunities for the residents of The Salvation Army's Bell Shelter, which is home to over 500 men and women, many of whom are veterans.

The Sleepy Lagoon is a significant and important historic site that the local and larger community can gain recreation and education while fostering community cohesion, environmental stewardship and cultural expression. As well as potentially providing the local area access to the LA River, preserving the environment and addressing regional water issues by incorporating these topics into the design.

GrowGood is looking forward to participating in the planning and design process through community engagement and participation. We are excited to fully engage our members in activities and events as part of this process.

It has been a pleasure to work with East Yard Communities for Environmental Justice in the past. Both East Yard Communities for environmental Justice and GrowGood share the goal of improving the lives for local residents and we believe this project and process is one part of a larger approach to achieving our goal.

If you have any other questions, please don't hesitate to contact me.

Sincerely,

Brad Pregerson
President, co-Founder

GrowGood, Inc.

P.O. Box 204
15332 Antioch Street
Pacific Palisades, CA 90272
grow-good.org



ANTHONY RENDON
ASSEMBLYMEMBER, SIXTY-THIRD DISTRICT

January 18, 2019

Mark Stanley, Executive Officer
Rivers & Mountains Conservancy
100 North Old San Gabriel Canyon Road
Azusa, California 91702

RE: Sleepy Lagoon Monument

Dear Mr. Stanley:

It is my pleasure to provide this letter of support for East Yard Communities for Environmental Justice's (East Yard) proposal for the planning and design of the Sleepy Lagoon Monument.

The Sleepy Lagoon offers an opportunity for the Southeast to recognize a significant and important historic site where our communities' residents simultaneously enjoy recreation and gain education. This project would foster community cohesion, environmental stewardship and cultural expression. In addition, the project has the potential to provide the local area with an additional access point to the Los Angeles River, preserve the environment, and incorporate regional stormwater management issues into the monument's design.

For more than a decade, East Yard has organized and led communities in the Southeast on multiple issues in the region. Its practice of building grassroots community leadership to generate and participate in projects that improve our region makes the Southeast a better place. East Yard's participation as a member for the Lower LA River Revitalization Plan Working Group positions them perfectly to lead the planning and design of the Sleepy Lagoon Monument successfully. I have confidence that East Yard's leadership on this project will ensure a successful stakeholder-driven process, vision and outcome.

If you have any questions, please do not hesitate to contact Alf Brandt of my staff.

Sincerely,



ANTHONY RENDON
Assemblymember, 63rd District

January 28, 2019 – Item 13

RESOLUTION 2019-04

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY (RMC) APPROVING A GRANT TO EAST YARD COMMUNITIES FOR ENVIRONMENTAL JUSTICE FOR OPPORTUNITY AREA NO. 97 OF THE LOWER LA RIVER REVITALIZATION PLAN: SLEEPY LAGOON PLANNING ELEMENTS (RMC 18004)

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

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

Resolution No. 2019-04

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 January 28, 2019.
- 8 AUTHORIZES a grant of Proposition 1 funds in the amount of \$325,000 to East Yard Communities for Environmental Justice for Opportunity Area No. 97 of the Lower LA River Revitalization Plan: Sleepy Lagoon Planning Elements (RMC 18004).

~ End of Resolution ~

Passed and Adopted by the Board of the
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS
CONSERVANCY on January 28, 2019.

Motion _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Frank Colonna, Chair

ATTEST: _____
David Edsall, Jr.
Deputy Attorney General