

DATE: May 20, 2019
TO: RMC Governing Board
FROM: Mark Stanley, Executive Officer
SUBJECT: Item 15: Consideration of a resolution approving a grant to the Conservation Corps of Long Beach for the Community Center at DeForest Park, Long Beach (RMC 18012).

PROGRAM AREA: Lower LA River, Rivers and Tributaries

PROJECT TYPE: Implementation

JURISDICTION: City of Long Beach, Districts 8 & 9

PROJECT MANAGER: Marybeth Vergara

RECOMMENDATION: That the RMC Board authorize approval of a Proposition 1 grant in the amount of \$1,132,261 to the Conservation Corps of Long Beach for the Community Center at DeForest Park in the City of Long Beach (RMC18012).

PROJECT DESCRIPTION:

Exhibit A – Tasklist & Timeline
Exhibit B – Budget
Exhibit C – Project Location

With the passage of the Water Quality, Supply and Infrastructure Improvement Act of 2014 (Proposition 1) in November 2014, the RMC established Proposition 1 grant program guidelines which provided for project applications to be submitted for funding consideration (RMC Resolution 2015-18).

In the Fall of 2016, the RMC Governing Board approved Proposition 1 funding guidelines. The RMC Governing Board began approving funding to projects at the start of 2017 through November 2017 as part of the Round One Proposition 1 Call for Projects.

In Fall of 2018, upon approval of the RMC Governing Board (Resolution 2018-22), staff opened the Round Two Call of Projects between October 16, 2018 to December 16, 2018. Of the \$50,000,000 allocated to RMC under Chapter 6, section 79735(a) up to \$19,000,000 is being made available for Round Two, for projects within the Los Angeles River corridor. Note, projects territory-wide have access to a separate funding source.

Projects that score above 80 for Los Angeles River submittals, and subject to other factors upon review, are prioritized for funding recommendations to the Governing Board. Project proponents are provided the opportunity to receive higher scores based on additional information provided through staff interviews that demonstrate an alignment with RMC goals and objectives, and granting of funds is consistent with RMC programs, which include:

Common Ground, from the Mountains to the Sea - Supports the Watershed and Open Space Plan vision for the San Gabriel and Los Angeles River Watersheds, seeks to restore balance between natural and human systems. Guiding principles: 1) growing greener (create, expand and improve open space and access to open space), 2) enhancing waters and waterways, and 3) coordinate regional planning efforts.

RMC Environmental Justice Policy - To ensure that the public, including minority and low-income populations, are informed of opportunities to participate in the development and implementation of all RMC-related programs, policies and activities, and that they are not discriminated against, treated unfairly, or caused to experience disproportionately high and adverse human health or environmental effects from environmental decisions.

Tribal Consultation - To ensure Indian tribes and tribal communities are able to provide meaningful input into the development of regulations, rules policies, programs, projects, plans, property decisions, and activities that may affect tribal communities; supporting AB52 and CEQA, which require separate consideration of tribal cultural resources from that of paleontological resources.

After review, this grant received a score of 80/100.

Project:	Community Center at DeForest Park, Long Beach (RMC 18012)	
Applicant:	Conservation Corps of Long Beach	
Grant Program:	Proposition 1, Lower LA River	
Program area:	Rivers and Tributaries	
Amount requested:	\$1,132,261.00	
Amount recommended for funding:	\$1,132,261.00	
PROJECT EVALUATION CRITERIA SUMMARY		
Factor	Project Score	Total Possible Points
1. Restore River Parkways and Access to Trails	8.5	10
2. Urban Land Value	9.4	12
3. Water Sustainability/Water Quality/Water Infrastructure	6.8	13
4. Habitat and Restoration Resource Values	6	9
5. Matching Funds	3.5	8
6. Environmental Justice and Disadvantaged Communities	25.8	27
7. Project Readiness	5	5
8. Stakeholders/Partners Resource Value	8.2	9
9. Stewardship and Management Plan Value	5	5
10. Educational/Interpretive Signage	2	2
TOTAL POINTS	80.1	100

DeForest Park in North Long Beach is a unique community area that has the potential to bring together local organizations, community members, and visiting individuals along the Lower Los Angeles River (LLAR). However, DeForest Park and its surrounding neighborhoods struggle with low-income, crime, and environmental issues that hinder the communities' ability to thrive and embrace the outdoors. In order to bring about positive changes to the park, its wetlands, and the greater LLAR Region, the Conservation of Long Beach (CCLB) proposes to develop a master plan for the entire DeForest Park, as well as to design and install a satellite site at the DeForest Wetlands to better serve the needs of the LLAR while training youth as river stewards. By implementing a satellite site, CCLB will not only be able to oversee the master plan as it is carried out, but more importantly, have the resources to carry out necessary functions to sustain the health and vitality of the LLAR and its surrounding communities in the long term.

After review by RMC Staff, this grant received a score of 91.2/100, placing it in the Tier 1 Category for RMC's 1 Round 2 grant cycle. This project fulfills a need for a more vibrant open space at DeForest Park and is creating a more functional and creative park space in a location that is located along the Los Angeles River and will increase its functionality. In addition, it provides significant positive impacts to the surrounding communities, serving as a community resource along the Los Angeles River through the satellite and restoration center which will be managed by the Conservation Corps of Long Beach. The strengths of this application is that the CCLB has received approval from the City of Long Beach Department of Recreation, Parks and Marine to create a Los Angeles River satellite site at DeForest Wetlands. Funding for this new grant will be for the design and implementation of the project, specifically the design and coordination \$152,000 (Task 1), Construction of the Community Center building in the amount of \$759,360 (Task 2), and the Park Master Plan including contingency and indirect costs totaling \$220,901 (Task 3). The total amount for these tasks, including the contingency is \$1,132,261.00

BACKGROUND: In partnership with Camp Fire Angeles and City Fabrick, the CCLB will create a Master Plan for DeForest Park, which will include the newly completed wetland portion of the park, along with the activities planned for Camp Fire Angeles' new Camp Suanga site, as well as a satellite site for the Conservation Corps of Long Beach. The CCLB has received approval from the City of Long Beach Department of Recreation, Parks and Marine to create a Los Angeles River satellite site at DeForest Wetlands. This satellite site will be completed in three phases including:

1. Transition
2. Planning
3. Permanence

During construction, the satellite site will function as a Lower LA River restoration center and crew training location. During Phase 1-Transition, CCLB will place a temporary satellite center at DeForest Park, allowing the organization to continue its restoration of the wetlands and river trails in a more consistent manner. This Phase 1 transition site will provide a building block for the permanent site, and it will be able to be transported once its purposes is fulfilled at DeForest, creating a long-term investment in the improvements of the waterways in Southern California, and specifically in the lower Los Angeles section of the River. Phase 2 Planning will begin during the transition phase and will continue through 2020. Phase 2 will focus on the design and construction of the permanent building at the Park and will be used to assess various methods for ensuring a cost-effective and environmentally sound permanent satellite site for the CCLB. This includes a LEED Certified building, renovating pre-existing structures, and utilizing shipping containers as the framework for construction for this type of community center.

Finally, Phase 3 will emphasize CCLB's permanence along the Los Angeles River. Once this satellite center is completed, CCLB will use the space to plan water projects, train corps members, hold

stakeholder engagement meetings, organize Lower LA River volunteer recruitment and coordination, host educational and outreach events and maintain the health of the DeForest Wetlands and the Lower LA River projects currently identified in the Revitalization Plan.

Aside from serving as a local community resource located in North Long Beach and along the Los Angeles River, this project serves as a key project which will improve the overall living conditions for disadvantaged communities, including the health and safety of the residents and regional park users. The project will serve as a resource for other regional efforts including the River Ranger Program, and long-term investments identified in the Lower LA River Revitalization Plan including the 150+ projects which will seek to be implemented using the RMC's allocation for the Lower Los Angeles River.

The RMC has administered five successful competitive grant programs, the Proposition 40 competitive program, the short term (18 month) program, the Proposition 50 competitive grant program, Proposition 84 competitive grant program, and most recently Proposition 1 competitive grant program. With the passage of Proposition 68 (2018 Park bond), the RMC is well positioned to continue to provide grants through a competitive process to cities, non-profits, other county entities, and joint powers authorities through its existing grant funding program areas: Urban, Rivers & Tributaries; and Mountain and Foothills Programs and Projects. The following is a description of each of these program areas for Proposition 68:

Urban Lands. All land within the developed, urban core of the RMC territory that is NOT within the area identified for River/Tributary Parkways, or within the Mountains, Hills, and Foothills.

River/Tributary Parkways. Land falling within one-quarter mile on either side of the centerline of a river or tributary within the RMC territory, but NOT within the Mountains, Hills and Foothills or Urban Land areas.

Lower Los Angeles River. Projects within the Lower Los Angeles River corridor, defined in the Lower LA River Revitalization Plan as within 1-mile of the river, will mostly fall within the River/Tributary Parkways Program. Applicants should make the case if they feel their project is better defined as an Urban Land Value and Environmental Justice project.

Mountains, Hills, and Foothills. Land lying within the area of a named system of mountains, hills and foothills. More specifically, land lying within the geographic area of the San Gabriel Mountains, the San Jose, San Rafael, Montebello, Puente, Chino, Coyote, or Signal Hills, the San Gabriel foothills, and within the territory of the RMC but NOT within the Urban Lands or River/Tributary Parkways.

FISCAL INFORMATION: The grant amount recommended for funding for this project is 1,132,261.00. The Conservation Corps of Long Beach will provide matching funds totaling \$84,280.00. These funds will go towards the completion of this project. See Exhibit B: Budget for additional project details. Funding will be provided by the RMC's Proposition 1 water bond allocation:

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: The conservancy may do all of 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 of 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 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.

Funding for these projects will be allocated from the following sections of Proposition 1, under statute:

Proposition 1, Chapter 6, Sections 79731(f) and 79735(a) which allocates the following funding to the RMC: Section 79731(f) of the funds authorized by Section 79730, the sum of three hundred twenty-seven million five hundred thousand dollars (\$327,500,000) shall be allocated for multi-benefit water quality, water supply, and watershed protection and restoration projects for the watersheds of the state in accordance with the following schedule:..(f) San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, thirty million dollars (\$30,000,000). And Section 79735(a) of the funds authorized by Section 79730, 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 32600) of, and Division 23 (commencing with Section 33000) of, the Public Resources Code and Section 79508.

Updated Tasklist and Timeline – May 13, 2019

Task	Complete By	Description
Master Plan	September 2019	CCLB will partner with Long Beach Parks, Recreation and Marine, City Fabrick, and Camp Fire to develop a large-scale vision for DeForest Park, including the wetlands, community center, and recreation facilities.
Phase 1 - Install temporary/transition satellite site	July 2019	A trailer or other transitory satellite site will allow CCLB to base a restoration and maintenance crew at DeForest while plans are developed for a permanent site.
Phase 1 – Develop semi-permanent crew that works out of DeForest site	July 2019	Five to ten corpsmembers and a supervisor will continue to restore and maintain the wetlands, irrigation, trails, etc. along the LA River.
Phase 1 - Identification of <u>permanent structure</u> options	September 2019	Consult with a variety of potential partners to determine best options for constructing/renovating a permanent satellite site.
Phase 1 – Identification of necessary <u>permits</u> for each option	September 2019	Acquire all relevant documents from the City of Long Beach and the County of LA to determine what permits are necessary to continue the process.
Phase 2 – Design and draw permanent structure options	October 2019	Partner with architects and planners to design/draw potential permanent sites at DeForest.
Phase 2 – Cost-benefit analysis of permanent structure options	October 2019	Complete cost-benefit analysis for most-likely permanent building options.
Phase 2 – Public engagement session	October 2019	Co-host a stakeholder engagement session with City Fabrick to share the available design options and to answer any questions about CCLB’s role at DeForest.
Phase 2 – CEQA if necessary	November 2019	Dependent upon whether the City of Long Beach’s CEQA permit includes constructing/renovating a building at DeForest.
Phase 2 – CCLB Board approval	November 2019	A vote will be held to approve a final design for the satellite site.
Phase 2 – City of Long Beach final approval	December 2019/January 2020	A vote will be held to approve a final design for the satellite site.
Phase 3 – Construction of permanent site	September 2020	Installation of a new building or renovation of an existing structure. Acquisition of necessary insurance.
Phase 3 – Develop education and outreach program plan	October 2020	Collaborate with City officials and environmental nonprofits to create a holistic and hands-on education and outreach program led by corpsmembers.
Phase 3 – Develop long-term river project plan	October 2020	Collaborate with City officials and environmental nonprofits to create a long-term strategy for improving the Los Angeles River and surrounding DACs.
Phase 3 – Transport temporary site to another river project location	November 2020	Completely transition from temporary satellite site to permanent satellite site and transport temporary site to another river location to aid in project planning and implementation.

Exhibit B- Budget

**Conservation Corps of Long Beach DeForest Park and Wetlands Lower LA River Satellite Site
Cost Estimate/Budget**

	Unit Price	Unit Measure	Quantity	Total	RMC Prop 1	CCLB Match
Project Management						
Project Management/Coordination	\$ 24,000		1	\$ 44,000	\$ 24,000	\$ 20,000
Preconstruction						
Design	\$ 43,000		1	\$ 43,000	\$ 43,000	
Engineering/surveying	\$ 20,000		1	\$ 20,000	\$ 20,000	
Permits	\$ 55,000		1	\$ 55,000	\$ 55,000	
Technical Consulting	\$ 10,000		1	\$ 10,000	\$ 10,000	
Preconstruction subtotal	\$ 128,000			\$ 128,000	\$ 128,000	
Construction						
Clearing, Grubbing, & Grading	\$ 5	SF	7000	\$ 35,000	\$ 35,000	
Temporary Construction Office	\$ 3,000	LS	1	\$ 3,000	\$ 3,000	
Temporary Utilities	\$ 4,400	LS	1	\$ 4,400	\$ 4,400	
Water Connection	1	LS	30000	\$ 30,000	\$ 30,000	
Sewer Connection	\$ 1	LS	40000	\$ 40,000	\$ 40,000	
Electrical Connection	\$ 1.00	LS	4000	\$ 4,000	\$ 4,000	
Decorative Fencing	\$ 180	LF	328	\$ 59,040	\$ 59,040	
Permeable parking area	\$ 10	SF	3812	\$ 38,120	\$ 38,120	
CCLB Community Center Building	\$ 174	SF	3000	\$ 522,000	\$ 522,000	
Solar PV System	\$ 15,000	LS	1	\$ 15,000	\$ 15,000	
Site Furnishings e.g. Storage Containers	\$ 10,000	LS	1	\$ 10,000	\$ 10,000	
Landscape	\$ 15	SF	3200	\$ 48,000		\$ 48,000
Signage & interpretive aids	\$ 400	EA	2	\$ 800	\$ 800	
Construction Subtotal				\$ 807,360	\$ 759,360	\$ 68,000
Park Master Plan	\$ 80,000	LS	1	\$ 80,000	\$ 80,000	
Contingency (5%)				\$ 40,388	\$ 37,988	\$ 6,800
Indirect				\$ 109,973	\$ 102,933	\$ 9,480
Total				\$ 1,209,701	\$ 1,132,261	\$ 84,280

RMC Prop 1 – Lower LA River Developing a CCLB River Project Satellite Site at DeForest Wetlands

Project Location

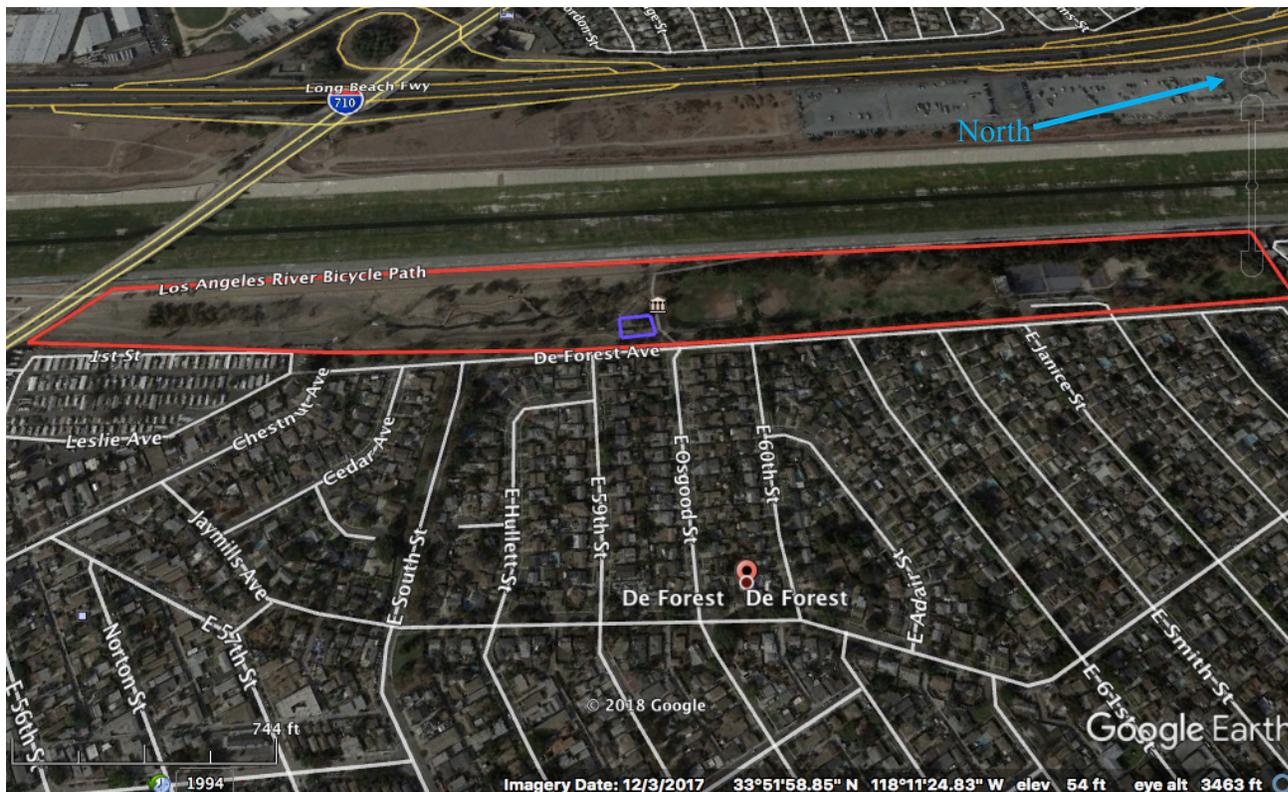
General Location Map



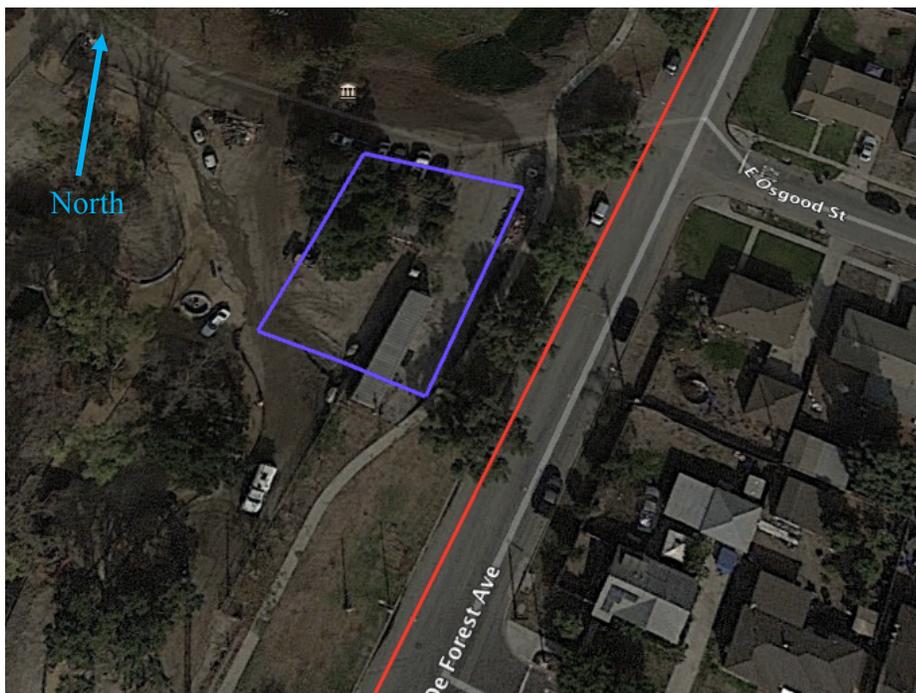
Master Plan Area



CCLB Satellite Site



CCLB Satellite Site



May 20, 2019 – Item 15

RESOLUTION 2019-22

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY (RMC) APPROVING A PROPOSITION 1 GRANT TO THE CONSERVATION CORPS OF LONG BEACH FOR THE DEVELOPMENT OF A LOWER LOS ANGELES RIVER COMMUNITY CENTER AT DEFOREST PARK IN THE CITY OF LONG BEACH (RMC 18012)

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

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funds for the RMC grant program.

- 3 FINDS the proposed project for developing a Lower LA River Community Center at DeForest Park in Long Beach 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 May 20, 2019.

AUTHORIZES a grant of Proposition 1 funds in the amount of \$1,132,261 to the Conservation Corps of Long Beach for the community center at DeForest Park in the City of Long Beach.

~ End of Resolution ~

Passed and Adopted by the Board of the
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS
CONSERVANCY on May 20, 2019.

Motion _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Frank Colonna, Chair

ATTEST: _____
David Edsall, Jr.
Deputy Attorney General