

DATE: November 18, 2019

TO: RMC Governing Board

FROM: Mark Stanley, Executive Officer

SUBJECT: Item 13: Consideration of a resolution approving a grant amendment to the Watershed Conservation Authority for the Duck Farm House Project (RMC17023)

PROGRAM AREA: Rivers and Tributaries/Urban Core

PROJECT TYPE: Development

JURISDICTION: County of Los Angeles

PROJECT MANAGER: Sally Gee

RECOMMENDATION: That the RMC authorizes an amendment for the Duck Farm House Project to the Watershed Conservation Authority (RMC17023).

PROJECT DESCRIPTION:

Exhibit A – WCA Amendment Request Letter, dated 8/12/19

Exhibit B – Tasklist/Timeline

Exhibit C – Budget

Exhibit D – Duck Farm House presentation

Watershed Conservation Authority is requesting an amendment for the Duck Farm House Project (RMC17023), extending the project through December 31, 2021 and updating the budget to allow for indirect costs. WCA's Amendment Request Letter is included as Exhibit A.

This time extension is being requested as the result of delays to the availability of funding for the rehabilitation of the Duck Farm House. To fill this funding gap, WCA has recently submitted grant applications to the RMC Prop 68 program, Statewide Park Development and Community Revitalization Program (Prop 68), and the Sanitation Districts of Los Angeles County—Supplemental Environmental Program (SEP). The extended timeline reflects a schedule more consistent with these funding opportunities. See Exhibit B: Timeline.

The budget update is necessary to include an indirect task line item and will result in no net effect on the final deliverable nor quality of the final project construction and deliverables. Indirect costs will be partially covered by contingency, and partially covered by reduction of the Water-related Infrastructure line item. The scope of this line item has been lessened by the extension of a water line into the site—which is less costly and can be completed faster than the originally planned rehabilitation of the existing well. The realignment of budget lines is no more than 10% of any one line-item and net zero in total. An updated budget is available as Exhibit C.

BACKGROUND: The Duck Farm House is located along the San Gabriel River (SGR), and within the larger Duck Farm River Park in the unincorporated community of Avocado Heights. This project will provide access to a currently underutilized, blighted area and support the transformation of a cultural neighborhood icon into a resilient Water Resource Center for the benefit of local disadvantaged communities. The project's water conservation demonstration gardens will help catalyze change to climate adaptive home landscape design for the region. See Exhibit D: Duck Farm House Presentation for additional background.

The original grant to the WCA was awarded on March 26, 2018 in the amount of \$891,200 to complete the water conservation demonstration gardens. WCA continues to pursue grant funding for the rehabilitation of the farmhouse itself, associated support infrastructure, and public amenities. Pending funding include grants from the RMC Prop 68 program, State Parks Prop 68 program, and additional funding from the Supplemental Environmental Program (SEP) through the Sanitation Districts of Los Angeles County.

FISCAL INFORMATION: The total project cost for the Duck Farm House Project (RMC17023) is \$891,200. This amendment does not increase the overall grant amount but allows for indirect costs that will be partially covered by contingency, and partially covered by reduction of the Water-related Infrastructure line item. The realignment of budget lines is no more than 10% of any one line-item and net zero in total.

Proposition 1, Chapter 188, Statutes of 2014
Water Quality, Supply, and Infrastructure Improvement Act of 2014 allocations, Chapter 6 under statute:

79731 (f): San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the sum of thirty million dollars (\$30,000,000).

LEGISLATIVE AUTHORITY AND RMC ADOPTED POLICIES/AUTHORITIES:

Public Resources Code Division 22.8 provides in part that:

Section 32602: There is in the Resources Agency, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, which is created as a state agency for the following purposes:

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

Section 32604: The conservancy shall do all the following:

- (a) Establish policies and priorities for the conservancy regarding the San Gabriel River and the Lower Los Angeles River, and their watersheds, and conduct any

necessary planning activities, in accordance with the purposes set forth in Section 32602.

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

Section 32614: The conservancy may do all the following:

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

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

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

Section 32614.5:

- (a) The conservancy may award grants to local public agencies, state agencies, federal agencies, and nonprofit organizations for the purposes of this division.
- (b) Grants to nonprofit organizations for the acquisition of real property or interests in real property shall be subject to all the following conditions:
 - (1) The purchase price of any interest in land acquired by the nonprofit organization may not exceed fair market value as established by an appraisal approved by the conservancy.
 - (2) The conservancy approves the terms under which the interest in land is acquired.
 - (3) The interest in land acquired pursuant to a grant from the conservancy may not be used as security for any debt incurred by the nonprofit organization unless the conservancy approves the transaction.

- (4) The transfer of land acquired pursuant to a grant shall be subject to the approval of the conservancy and the execution of an agreement between the conservancy and the transferee sufficient to protect the interests of the state.
 - (5) The state shall have a right of entry and power of termination in and over all interests in real property acquired with state funds, which may be exercised if any essential term or condition of the grant is violated.
 - (6) If the existence of the nonprofit organization is terminated for any reason, title to all interest in real property acquired with state funds shall immediately vest in the state, except that, prior to that termination, another public agency or nonprofit organization may receive title to all or a portion of that interest in real property, by recording its acceptance of title, together with the conservancy's approval, in writing.
- (c) Any deed or other instrument of conveyance whereby real property is acquired by a nonprofit organization pursuant to this section shall be recorded and shall set forth the executor interest or right of entry on the part of the state.

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

RMC Resolution 2018-08 authorized a grant of Proposition 1 funds in the amount of \$891,200 to the WCA for the Duck Farm House Landscape and Water Project (RMC 17023).



August 12, 2019

Mark Stanley, Executive Officer
Rivers and Mountains Conservancy
100 N. Old San Gabriel Canyon Rd.
Azusa, CA 91702

Re: Request to Amend RMC17023, Duck Farm House Landscape and Water Conservation Project

GOVERNING BOARD

**Herlinda Chico,
Chair**

Designee for Janice Hahn
Los Angeles County Board of
Supervisors, 4th District

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Vice Chair**

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Carolina Hernandez
Designee for Mark Pastralla,
Director
Los Angeles County
Department of Public Works

EXECUTIVE OFFICER

Mark Stanley

Dear Mr. Stanley:

The Watershed Conservation Authority (WCA) is respectfully requesting an extension through December 31, 2021 and budget update for the RMC grant for the Duck Farm House Landscape and Water Conservation Project (RMC17023).

Please find attached for your review and approval an amended project schedule/timeline and budget (Exhibits A & B). This time extension is being requested as the result of delays to the availability of funding for the rehabilitation of the Duck Farm House. To fill this funding gap, WCA has recently submitted grant applications to the RMC Prop 68 program, Statewide Park Development and Community Revitalization Program (Prop 68), and the Sanitation Districts of Los Angeles County—Supplemental Environmental Program (SEP). The extended timeline reflects a schedule more consistent with these funding opportunities.

The budget update is necessary to include an indirect task line item and will result in no net effect on the final deliverable nor quality of the final project construction and deliverables. Indirect costs will be partially covered by contingency, and partially covered by reduction of the Water-related Infrastructure line item. The scope of this line item has been lessened by the extension of a water line into the site—which is less costly and can be completed faster than the originally planned rehabilitation of the existing well. The realignment of budget lines is no more than 10% of any one line-item and net zero in total; thus, eligible for an administrative approval.

Thank you for your consideration, if you have any questions, please contact the WCA project manager, Jeremy Munns at jmunns@wca.ca.gov or at (626) 815-1019 ext. 114.

Sincerely,

Herlinda Chico
Governing Board Chair

Enclosures: Updated Exhibit A (Tasklist/Timeline) and Exhibit B (Updated Budget)

HC:jm

RECEIVED

AUG 14 2019

RIVERS & MOUNTAINS
CONSERVANCY

EXHIBIT B
Tasklist / Timeline

Task Name	2018				2019								2020								2021																										
	May - Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec										
1 Project Management / Grant Management	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█				
2 Public Outreach	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█																							
3 Contract Bid and Award Process													█	█	█	█																															
4 Design																		█	█	█	█	█																									
5 Permitting Process																						█	█	█	█																						
6 Construction Duration																									█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
7 Project Closeout																																												█	█	█	█

EXHIBIT C

Updated Budget

Work Plan Tasks	Current Budget	Updated Budget	% Change
PM / CM / A&E	\$ 145,200.00	\$ 145,200.00	
Permits	\$ 20,000.00	\$ 20,000.00	
Water Capture and Conservation Features	\$ 150,000.00	\$ 150,000.00	
Native Plants Landscaping and Water Capture Demonstration Gardens	\$ 40,000.00	\$ 40,000.00	
Water-related Infrastructure	\$ 470,000.00	\$ 425,000.00	9.57%
Contingency	\$ 66,000.00	\$ 22,322.00	
Indirect		\$ 88,678.00	
TOTAL	\$ 891,200.00	\$ 891,200.00	

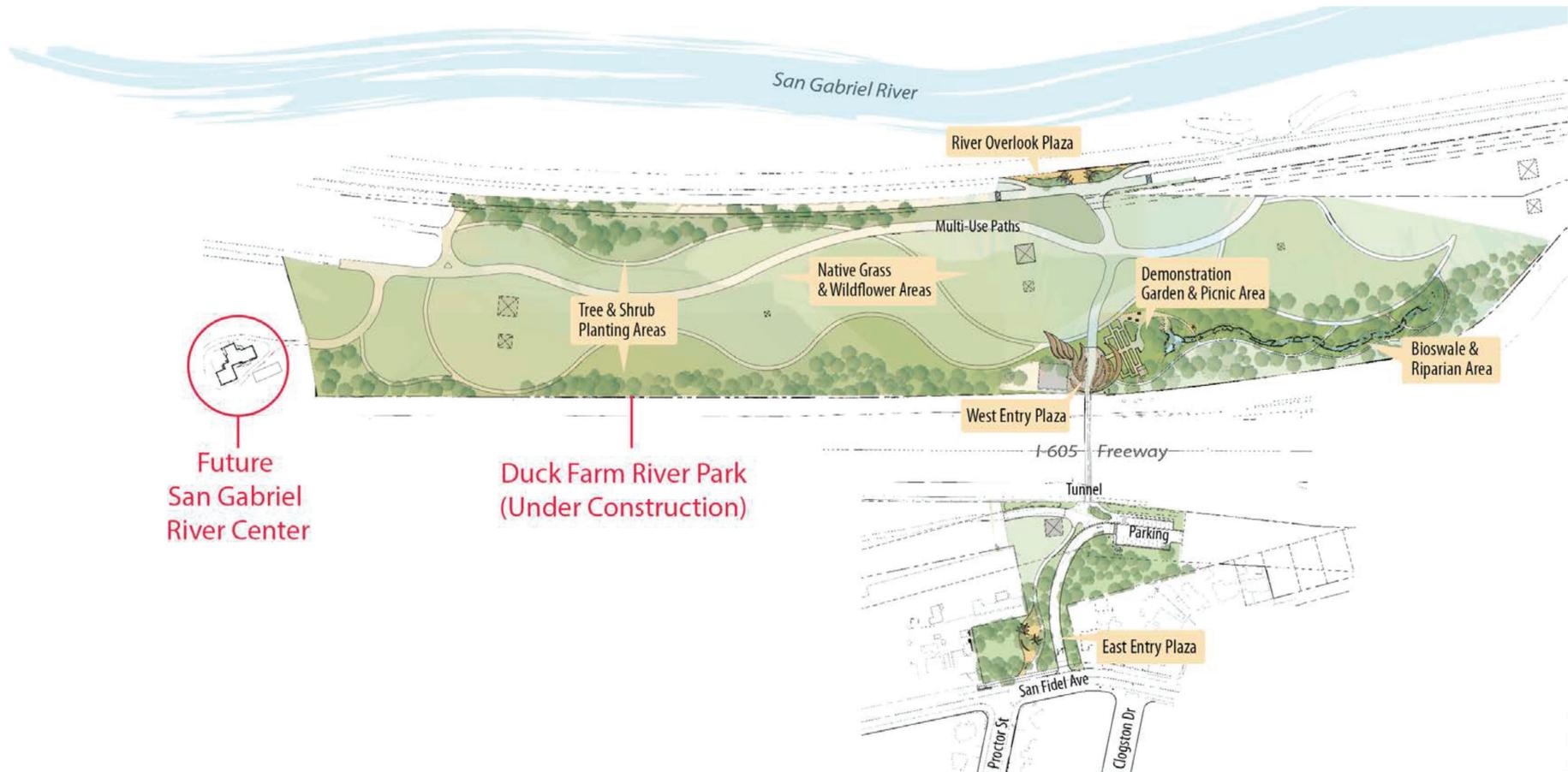


San Gabriel River Center

At the Duck Farm River Park



Site Location | San Gabriel River Center



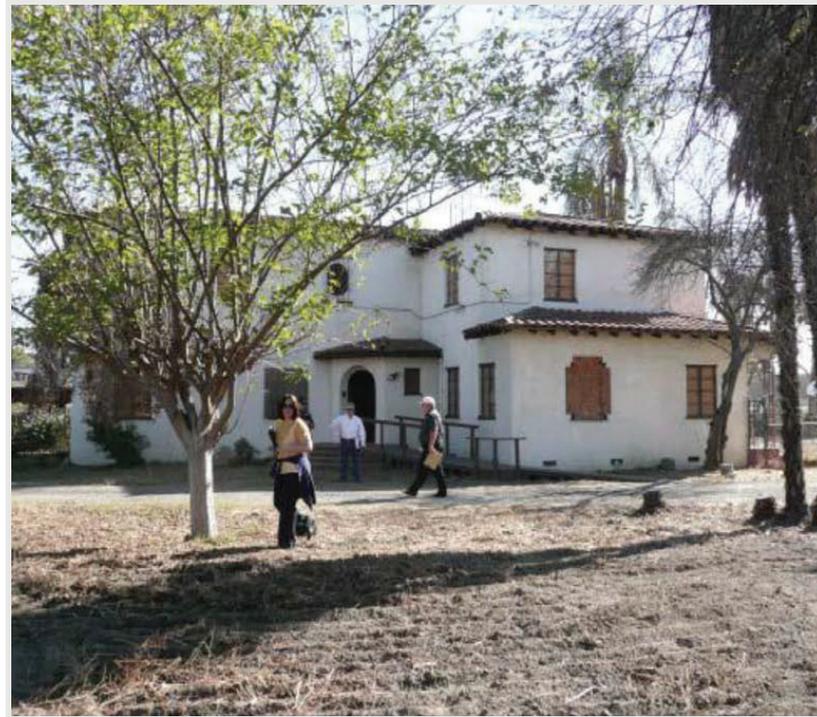
Future
San Gabriel
River Center

Duck Farm River Park
(Under Construction)

Larger Context | Duck Farm River Parkway Master Plan



Current Conditions | Photos



Project Overview | Summary

- The San Gabriel River Center project will transform a 1929 Spanish colonial revival iconic farmhouse into a water-wise educational resource and visitor center for the public.
- The site exterior will include 2 acres of demonstration site for water-wise residential landscaping. The site's design and planting will encourage residents to retrofit high resource landscapes into functional sites that capture and conserve water.
- The indoor space will include opportunities for local art, local water resource information, interactive features, multilingual interpretive signage, and community activities.



Concept Plan | San Gabriel River Center



Concept Plan | San Gabriel River Center



Potential Programming | Community Engagement



- Fitness Classes
- Community Art Gallery
- Nutrition & Health Classes
- Vegetable Gardening
- Native Plant Gardening
- Walking Clubs
- Youth Job Training
- Volunteer Programs
- Guided Nature Walks
- Nature Craft Activities
- Music Performances
- Bird Watching

Funding | Current and Future Grants

Water Conservation Gardens

- Secured \$891,200
- Funder: RMC – Prop 1

Farmhouse and Other Public Amenities

- Estimated up to \$3.3 million
- Total Project Cost: \$2.5M – \$4.3M

Potential Funding Sources

- SEP program
- Prop 68 (RMC, State Parks)
- Measure A

Funding | Immediate Needs

\$300k — Starting Design Money

- Design of farmhouse renovation and public amenities that are not funded by water-related grants.
- Design of administration space on building second floor

Timeline | Duck Farm River Park

March–December 2019

Park Construction

January–June 2020

Plant
Establishment
Period

July 2020

LA County Parks
and Recreation
Begin Park
Operations



Timeline | San Gabriel River Center

July 2019–December 2020

Planning & Design

February 2021–April 2022

Construction of Center and Grounds

October 2022

LA County Parks and Recreation Begin Center Operations



November 18, 2019 – Item 13

RESOLUTION 2019-35

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

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

WHEREAS, The people of the State of California have enacted the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (“Proposition 1”) and

WHEREAS, the State of California has authorized an expenditure of funds from Proposition 1, the Water Quality, Supply, and Infrastructure Improvement Act of 2014 to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for capital outlay and local assistance multi-benefit grants for ecosystem and watershed protection and restoration projects; and

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

WHEREAS, The proposed project meets an objective of the California Water Action Plan for more reliable water supplies, restoration of important species and habitat, more resilient and sustainably managed water infrastructure; and

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

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

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

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

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

Therefore be it resolved that the RMC hereby:

- 1 FINDS that this action is consistent with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Act and is necessary to carry out the purposes and objectives of Division 22.8 of the Public Resources Code.

Resolution No. 2019-35

- 2 FINDS that the Proposition 1 RMC Grant Program is consistent with the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (“Proposition 1”), which provides funds for the RMC grant program
- 3 FINDS the proposed project meets at least one of the purposes of Proposition 1.
- 4 FINDS the proposed project meets at least one of the three objectives of the California Water Action Plan.
- 5 FINDS that the proposed action is consistent with the San Gabriel and Lower San Gabriel and Los Angeles River Watershed and Open Space Plan as adopted by the Rivers and Mountains Conservancy;
- 6 FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
- 7 ADOPTS the staff report dated November 18, 2019.
- 8 APPROVES a grant amendment to the Watershed Conservation Authority for the Duck Farm House Project (RMC 17023).

~ End of Resolution ~

Passed and Adopted by the Board of the
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS
CONSERVANCY on November 18, 2019.

Motion _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Frank Colonna, Chair

ATTEST: _____
David Edsall
Deputy Attorney General