

**DATE:** February 3, 2020

**TO:** RMC Governing Board

**FROM:** Mark Stanley, Executive Officer

**SUBJECT:** Item 12: Consideration of a Resolution authorizing a Proposition 1 grant to the Trust for Public Land for the Central Jefferson High Green Alley Multi-Benefit Stormwater Project (RMC 19007)

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**PROGRAM AREA:** Urban Lands

**PROJECT TYPE:** Design Build

**JURISDICTION:** South Los Angeles

**PROJECT MANAGER:** Sally Gee

**RECOMMENDATION:** That the RMC authorize a grant of Proposition 1 funds in the amount of \$645,362 to The Trust for Public Land for the Central-Jefferson High Green Alley Multi-Benefit Stormwater Project (RMC 19007).

**PROJECT DESCRIPTION:**

Exhibit A – Project Location  
 Exhibit B – Stormwater Treatment System  
 Exhibit C – Extension Request Letter  
 Exhibit D – Task List and Timeline  
 Exhibit E – Budget  
 Exhibit F – Avalon Green Alley project

The Central-Jefferson High Green Alley Multi-Benefit Stormwater Project will renovate a 54,446 square-foot public alley right of way in a high density 100-acre neighborhood block in South Los Angeles (Exhibit A). Project improvements will include the installation of high albedo pavement, permeable pavers, permeable pavement, street tree planting, infiltration trenches, a dry well system, planting of native vines and trees, educational and mile marker signage, public art and traffic calming measures including planted bump-outs, crosswalk striping, lights and way finding signage. Of the total alley, 34,733 sq-ft will include stormwater Best Management Practices (BMPs) and an underground drywell system capturing a total tributary area of approximately 7.31 acres. The remaining 19,713 square feet of alley will include stormwater BMPs, comprised of native vine and tree plantings, and porous pavement. The green alley network in total will capture runoff and percolate at least 1,890,000 gallons of stormwater per year (Exhibit B).

This project will be implemented by the Trust for Public Land (TPL). Additionally, TPL will create a “Community Guidance Document to Implement Green Alley Networks” to aid other community members or community-based organizations who want to develop green alley network projects in their neighborhoods.

Previously, a grant for this project was approved by the RMC board at the May 20, 2019 board meeting (RMC Board Resolution 2019-21) with a performance period of May 20, 2019 – June 30, 2021. However, soon after notice of award of funds, TPL realized a later performance end date

was necessary to align all funding sources to complete the project (Exhibit C). Therefore, a grant agreement was never executed, and a new grant is being brought to the board today with a new performance period of February 3, 2020 – December 30, 2022 (Exhibit D and Exhibit E).

The Central-Jefferson High project presents a major opportunity to transform barren, polluted, and nuisance spaces into a walk-able, bike-able and play-able green space, thus creating new active transit and recreational opportunities for residents. Once completed, the project will provide green, recreational space for a severely disadvantaged community with over 24,000 people living within a 10-minute walk to the project. Almost half of the 24,000 people are sensitive receptors, such as youth and seniors. The project will bring environmental justice and urban greening equity to the majority Latino (90%) and African-American (9%) community members that make up the 24,000 people being directly served by the project.

**BACKGROUND:** In 2015, The Trust for Public Land (TPL) released the South Los Angeles Green Alley Master Plan (AMP) to outline how the alleys in an 18 square-mile area of South Los Angeles could be redesigned to become a greener and safer community asset. The AMP sets out a vision and strategy for how green alley networks can, with the right redesign and green infrastructure, capture and filter stormwater, recharge groundwater, improve air quality, reduce the heat-island effect currently caused by the preponderance of paved surfaces, reduce greenhouse gas (GHG) emissions through increased vegetation and nonmotorized travel, all while improving the quality of life for underserved communities by providing access to beautiful, useable spaces and safer routes for pedestrians and bicyclists. The Central-Jefferson High Green Alley Network was identified by AMP as one of six top priority Green Alley projects for South Los Angeles.

Later in 2015, TPL, in partnership with the Los Angeles Bureau of Sanitation, broke ground on the first pilot project in South Los Angeles, the Avalon Green Alley Demonstration Project (Exhibit F). The Avalon project successfully transformed five blocks of alley ways from what had been polluted, unsafe, and underutilized alleys in a dense and severely economically disadvantaged neighborhood into a walkable, safe, green alley network featuring innovative stormwater BMPs and community-based murals. The project has received great attention from residents, partners, and outside organizations. Water quality monitoring results show that the project is both effective and ready to be scaled up to address the environmental needs of other South Los Angeles neighborhoods. TPL continues to work with the City of Los Angeles to achieve that goal.

**FISCAL INFORMATION:** This grant award to The Trust for Public Land will be for a total amount of \$645,362 in Proposition 1 funds. This award is the same grant amount previously approved at the May 20, 2019 board meeting under RMC Board Resolution 2019-21.

Funding for this project is allocated from the following:

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 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 projection. 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.

# CENTRAL-JEFFERSON HIGH GREEN ALLEY NETWORK MULTI-BENEFIT STORMWATER PROJECT Concept Design

## LOCATION MAP KEY

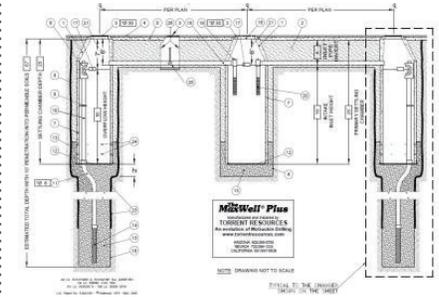
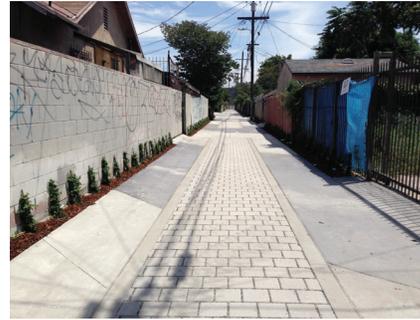
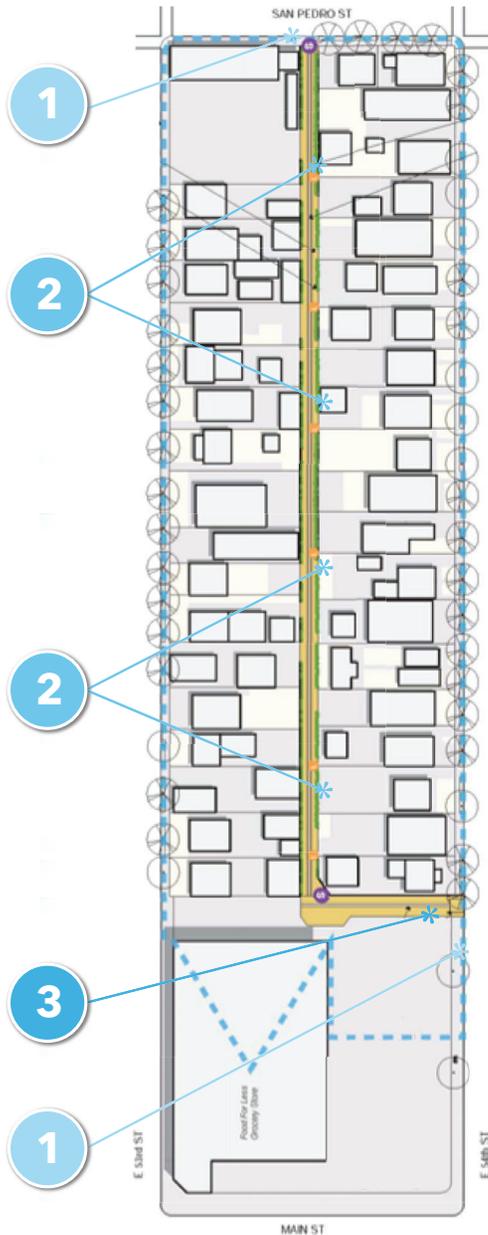


## MAP LEGEND

- Proposed Network Improvements**
  - RMC Green Alleys - stormwater improvements, greening and recreation enhancements
  - New Street Tree
- Improvements Funded by Others**
  - Crosswalk Improvements
  - Traffic Calming Improvements
  - Intersection Improvements
- Existing Conditions**
  - Central-Jefferson High Green Alley Network
  - Alley
  - Alley Width
  - Road
  - Bike Lane
  - School
  - Community Facility
  - Park
  - Church
  - Bus Stop
  - Existing Vegetation



# GREEN ALLEY STORMWATER MANAGEMENT / GESTIÓN DE AGUAS PLUVIALES EN EL CALLEJÓN VERDE



## 1. CATCH BASINS

Water is diverted from San Pedro Street and 54th Street and directed into the alley's stormwater treatment and capture system, allowing us to expand our tributary area beyond the alley's stormwater runoff. The water then enters the infiltration trench.

## 1. SUMIDEROS

El agua es desviada de la calle San Pedro y la calle 54 y dirigido a la sistema de tratamiento de aguas pluviales y la captura del callejón, que nos permite ampliar nuestra área tributaria más allá de las aguas pluviales del callejón. Entonces, el agua entra en la zanja de infiltración.

## 2. INFILTRATION TRENCH

Alley runoff enters the trench through permeable pavers and is cleaned as it passes through a gravel bed. An impermeable liner directs the treated water to the dry well.

## 2. ZANJA DE INFILTRACIÓN

Callejón de la escorrentía entra en la zanja a través de adoquines permeables y se limpia a medida que pasa a través de un lecho de grava. Un revestimiento impermeable dirige la agua tratada al pozo seco.

## 3. DRY WELL

Water enters the shorter, center chamber (30' deep) where trash and oils are trapped. Clean water overflows into the two secondary chambers (60' deep) and recharges the aquifer.

## 3. POZO SECO

El agua entra en el más corto, cámara central (30' de profundidad), donde se atrapan basura y aceites. La agua limpia se desborda en las dos cámaras secundarias (60' de profundidad) y se recarga el acuífero.

July 29, 2019

THE  
TRUST  
FOR  
PUBLIC  
LAND

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tpl.org

Salian Garcia  
Rivers and Mountains Conservancy  
100 N. Old San Gabriel Canyon Road,  
Azusa, CA 91702

Dear Ms. Garcia,

The Central Jefferson High Green Alley Multi-benefit Stormwater Project timeline has experienced a delay in initiating, but is expected to proceed according to the attached timeline. The delay in initiation is due to two factors. One is The Trust for Public Land's (TPL) preference to sign an agreement with the City of Los Angeles prior to signing grant agreements in order to minimize risk. This agreement with the City, would be the grant agreement to be signed by the City, TPL and the State Water Resources Control Board (SWRCB). The second factor is that the grant agreement between the City, TPL and SWRCB has been repeatedly delayed for the past three years. There remains only one last step to execute the SWRCB grant agreement, which is why TPL's legal team has authorized staff to begin signing other grant agreements for the project, including the agreement with the Rivers and Mountains Conservancy.

The attached timeline reflects the new plan for the project's progress, with construction planning to begin at the end of 2020 and to be completed by March 2021. The water quality monitoring, planning document, street tree planting and community art project are being planned to be completed by March 2022. TPL asks for the Rivers and Mountains Conservancy grant agreement's performance period to start May 20, 2019 and end December 2022 to give adequate time for project close-out as well as take into account any unforeseen conditions that may arise.

Do not hesitate to contact me with any questions or comments at [melissa.guerrero@tpl.org](mailto:melissa.guerrero@tpl.org) or (323) 223-0441 x12.

Sincerely,



Melissa Guerrero  
Project Manager

#	Task Name	Task Description	Q1 '20	Q2 '20	Q3 '20	Q4 '20	Q1 '21	Q2 '21	Q3 '21	Q4 '21	Q1 '22	Q2 '22	Q3 '22	Q4 '22
1	Project Management, Planning and Community Design	Project management, project planning activities, community design and construction documents.												
2	Permitting	Plan check review with pertinent jurisdictions.												
3	Construction Administration and Testing	Bidding, construction administration, and testing and inspections occurring during construction.												
4	Construction	Work of the general contractor and LA Conservation Corps (LACC) to implement the design. RMC will fund the construction of stormwater BMP elements, planting material, groundwater monitoring well, construction contingency and general construction costs.												
5	Street Tree Planting	Planting of street trees by LACC in conjunction with community tree care workshops.												
6	Community Mural / Public Art Project	Work with community members to design and paint murals. May include work with a local artist to create multi-functional public art that can double as seating or fitness equipment.												
7	Monitoring and Assessment	Work with City of LA Bureau of Sanitation to monitor water quality metrics established for the project. Also work with community members to evaluate the project before and after construction.												

- *Project and all documentation must be completed by June 30, 2023.*

Project Name: Central-Jefferson High Green Alley Multi-benefit Stormwater Project

Contact and Address: Pamela Soto, c/o The Trust for Public Land, 135 W. Green Street, Pasadena, CA 91105

RMC Total Budget Request: \$645,362

	Work Plan Task Number and Name <i>(insert rows as needed for work plan)</i>	Cost Per Task	RMC Budget (this total amount must be the same as the amount requested in the grant application)	Matching Funds #1 - SWRCB	Matching Funds #2 - SCC	Matching Funds #3 - CDBG#1	Matching Funds #4 - CDBG#2 (Pending)
1	Project Management, Planning, Community Design and Construction Documents	\$ 769,174.00	\$ -	\$ 356,432.00	\$ 252,165.00	\$ 120,000.00	\$ 40,577.00
2	Permitting	\$ 124,519.00	\$ 24,519.00	\$ -	\$ -	\$ -	\$ 100,000.00
3	Construction Administration and Testing	\$ 264,444.00	\$ 105,107.00	\$ 159,337.00	\$ -	\$ -	\$ -
4	Construction	\$ 4,453,498.00	\$ 354,033.00	\$ 1,884,231.00	\$ 927,835.00	\$ 577,532.00	\$ 709,867.00
5	Street Tree Planting	\$ 18,468.00	\$ 16,000.00	\$ -	\$ -	\$ 2,468.00	\$ -
6	Community Mural / Public Art	\$ 80,000.00	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -
7	Contingency	\$ 172,745.00	\$ 65,703.00	\$ -	\$ -	\$ -	\$ 107,042.00
	<b>TOTALS=</b>	<b>\$5,882,848</b>	<b>\$ 645,362.00</b>	<b>\$ 2,400,000.00</b>	<b>\$ 1,180,000.00</b>	<b>\$ 700,000.00</b>	<b>\$ 957,486.00</b>



GREEN ALLEY

THE AILEEN GETTY FOUNDATION

THIS PROJECT IS DEDICATED TO THE PEOPLE OF SOUTH LOS ANGELES  
 CONSERVING LAND FOR PEOPLE



THE TRUST for PUBLIC LAND  
 CONSERVING LAND FOR PEOPLE

WELLS FARGO



NATIONAL FISH

February 3, 2020 – Item 12

RESOLUTION 2020-04

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY (RMC) APPROVING A PROPOSITION 1 GRANT TO THE TRUST FOR PUBLIC LAND FOR THE CENTRAL JEFFERSON HIGH GREEN ALLEY MULTI-BENEFIT STORMWATER PROJECT (RMC 19007)

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 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 February 3, 2020.
- 8 AUTHORIZES a grant of Proposition 1 funds in the amount of \$645,362 to the Trust for Public Land for the Central Jefferson High Green Alley Multi-Benefit Stormwater Project.

~ End of Resolution ~

Passed and Adopted by the Board of the  
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS  
CONSERVANCY on February 3, 2020.

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

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

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

ATTEST: \_\_\_\_\_  
David Edsall, Jr.  
Deputy Attorney General