

**DATE:** April 6, 2020

**TO:** RMC Governing Board

**FROM:** Mark Stanley, Executive Officer

**SUBJECT:** Item 15: Consideration of a resolution approving a Proposition 68 grant to the Watershed Conservation Authority for the Duck Farm River Center Development Project (RMC19013)

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**PROGRAM AREA:** Urban Lands

**PROJECT TYPE:** Development

**JURISDICTION:** County of Los Angeles

**PROJECT MANAGER:** Sally Gee

**RECOMMENDATION:** That the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Governing Board approve a grant in the amount of \$2,024,020 to the Watershed Conservation Authority for the Duck Farm River Center Development Project (RMC19013).

**PROJECT DESCRIPTION:**

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

With the passage of the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018, the RMC established Proposition 68 grant program guidelines which provided for project applications to be submitted for funding consideration (RMC Resolution 2019-06).

In Spring 2019, staff opened a Call for Projects between April 29, 2019 and July 15, 2019. Under Chapter 8 of Proposition 68, \$30,000,000 is allocated for projects throughout all of the RMC territory. Note, projects within the Los Angeles River corridor have a separate RMC urban river funding source.

Projects prioritized for funding recommendations to the Governing Board are subject to multiple factors upon review, including project score and ranking amongst territory-wide submittals, project readiness, and public benefit value. 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 by RMC staff, this grant received a score of 85.5 out of a total 100 points or 85.5% and staff recommends funding of this project.

<b>Project:</b>	Duck Farm River Center Development Project	
<b>Applicant:</b>	Watershed Conservation Authority (WCA)	
<b>Program area:</b>	Urban Lands	
<b>Amount requested:</b>	\$2,000,000	
<b>Amount recommended for funding:</b>	\$2,024,020	
<b>RMC PROP 68 REGIONWIDE GRANT PROGRAM - EVALUATION CRITERIA SUMMARY</b>		
<b>Factor</b>	<b>Project Score</b>	<b>Total Possible Points</b>
1. Access Value	10	11
2. Urban Land Value	8.5	10
3. Water Sustainability/Water Storage/Water Infrastructure	10.25	13
4. Habitat and Restoration Resource Values	9.75	10
5. Environmental Justice and Disadvantaged Communities	23.25	25
6. Matching Funds	4	9
7. Readiness	3.5	5
8. Stakeholders/Partners Resource Value	10.5	11
9. Stewardship and Management Plan Value	5.75	6
<b>TOTAL POINTS</b>	<b>85.5</b>	<b>100</b>

The Duck Farm River Center Development Project will transform a 1929 Spanish colonial revival iconic farmhouse into a waterwise educational resource and visitor center for the public. The Center will include interpretive elements that explore the watershed history of the San Gabriel River, its ecology and the role the river still plays today in providing potable drinking water to adjacent communities. The indoor space will include opportunities for local art, local water resource information, weatherization and low impact development demonstrations and resources.

The project will also include ADA-compliant restrooms, shade structures, and landscape features to mitigate sound and environmental impacts of nearby freeway, rail and industrial areas in this largely underserved equestrian district. The site exterior will provide additional outdoor learning spaces for visitors and organized school groups. The Center will include a platform for educational

outreach and community activities with research materials, interactive features, and multilingual interpretive signage that will demonstrate and highlight practical strategies for water security and climate resilience, as well as the natural history of the river corridor from the historical days of the native Tongva and agrarian Rancho culture to the highly urbanized environment of Los Angeles today. The Center's location within a "jewel" of the Emerald Necklace Park network makes it an ideal environment to educate and provide information to visitors exploring this regional recreational and ecological resource (see project "Background" section for more information).

The Center, if funded, will fully realize the (RMC Prop 1 funded) Duck Farm House Landscape and Water Conservation Project to open a community resource and demonstration center which will incorporate two (2) acres of water-wise residential landscaping demonstrations for visitors to emulate in their own homes. This project gap funding is critical to complete the center and grounds, which together will encourage residents to retrofit high resource consumptive landscapes into functional sites that capture and conserve water using simple and aesthetically pleasing strategies.

If approved by the board, this project will have a timeline of 2 years 11 months from April 2020 to an anticipated completion by March 31, 2023.

**BACKGROUND:** The proposed project is located along the San Gabriel River and is an essential piece of the region's Emerald Necklace Master Plan, which is a 17-mile river greenway trail loop in the upper San Gabriel River Watershed. The Center is also a connection within the San Gabriel River Corridor Master Plan associated with the existing 28-mile San Gabriel River Trail. Together the Duck Farm and adjacent system of trails connect park poor, disadvantaged communities between the recreational and regionally significant San Gabriel Mountains National Monument (SGMNM) all the way down to the ecologically significant Los Cerritos Wetlands which leads towards the coasts of Seal Beach and Long Beach. The native landscape and water conservation center of the Duck Farm House will provide a significant amenity to the adjacent communities of South El Monte, Baldwin Park, and the unincorporated Los Angeles County neighborhoods of Avocado Heights, Bassett and North Whittier.

The Duck Farm River Center project is an expansion of the Duck Farm River Park to include the old farm house location as a community water conservation resource center. Currently, this project is partially funded by an RMC Proposition 1 grant for the water conservation and infrastructure elements of the gardens, leaving a funding gap to complete facility modifications/rebuild and non-water related public amenities including outdoor courtyard/classroom, restrooms, and parking enhancements.

**FISCAL INFORMATION:** This action approves a grant award to Watershed Conservation Authority in the amount of \$2,024,020 for the Duck Farm River Center Development Project. The project has received additional funds of \$891,200 from RMC Prop 1 to construct the Water Conservation Demonstration Garden. Potential matching funding of \$2,000,132 could be funded through County Sanitation Districts SEP program for the garden and other stormwater LID elements.

The funding request is for use towards grant administration, project management, construction and non-construction costs. Project elements include design, permitting, insurance, inspections, administration, and labor compliance estimated to cost \$395,000. House renovations and reconstruction constitutes the bulk of the work, including building interior and exterior renovations, structural work, building systems, solar panels, and interpretive features, estimated to cost

\$1,400,520. Exterior site amenities, including fencing, operational signage, and outdoor classroom, estimated to cost \$188,500.

Funding for this project will be allocated from:

Proposition 68, Chapter 852 Statutes of 2017

California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018 allocations, Chapter 8, under statute:

80110(b)(6): San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, 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 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.

**Exhibit A: Tasklist and Timeline**

Grantee: Watershed Conservation Authority  
 Project Name: Duck Farm River Center Development Project  
 Contact and Address: Ms. Deborah Enos, Deputy Executive Officer, 100 N Old San Gabriel Canyon Rd, Azusa, CA 91702  
 RMC Tasklist and Timeline  
 Performance Begin and End Date: Mar 2020 - Mar 2023

Task Name	2020												2021												2022												2023		
	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	Jan	Feb	Mar		
1 Project Management / Admin	[Shaded]																																						
2 Public Engagement	[Shaded]																																						
3 Design	[Shaded]												[Blank]																										
4 Permitting	[Blank]												[Shaded]												[Blank]														
5 Contract Bid and Award Process	[Blank]												[Shaded]												[Blank]														
6 Construction Duration	[Blank]												[Blank]												[Shaded]														
7 Establishment & Monitoring	[Blank]												[Blank]												[Shaded]														
8 Project Closeout	[Blank]																														[Shaded]								

## Exhibit B: BUDGET

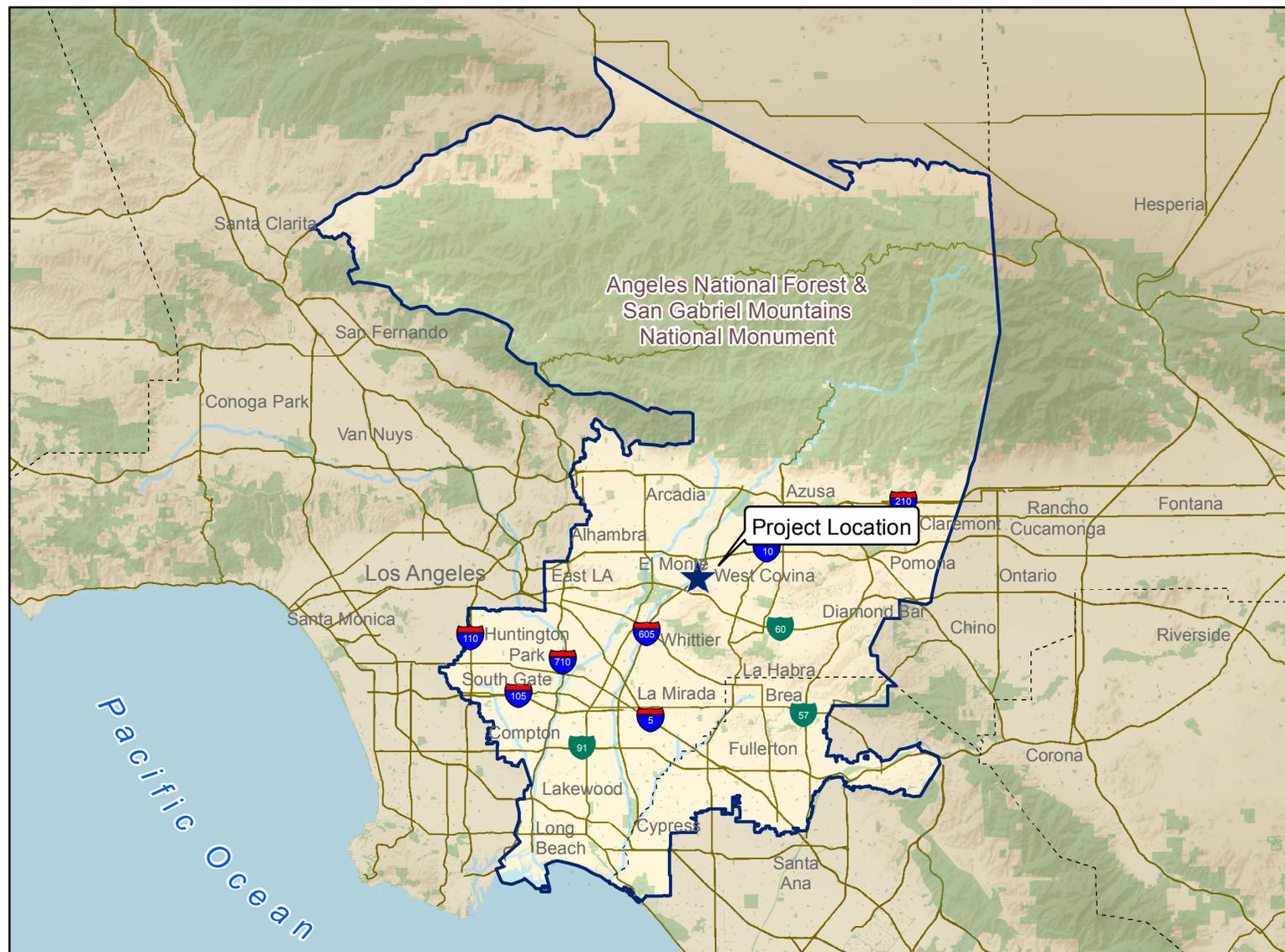
Grantee:	Watershed Conservation Authority
Project Name:	Duck Farm River Center Development
Contact and Address:	100 N Old San Gabriel Canyon Road, Azusa, CA 91702
RMC Total Budget Request	\$2,024,020

Project Element	Proposed RMC Prop 68	RMC Prop 1 Funding (Secured)	MATCHING SEP Funding (Pending)	Measure A /Other (To Apply)	Total Project
<b>Stormwater LID Features and Habitat Enhancement</b>					
Bioswales, Rain Gardens, Infiltration Galleries		\$ 100,000	\$ 285,000		\$ 385,000
Gray Water system		\$ 30,000	\$ 50,000		\$ 80,000
Rain Gutters, Rain Chains, Rain Barrels		\$ 20,000			\$ 20,000
Native Plantings / Edible Landscaping / Habitat Enhancement		\$ 10,000	\$ 420,000		\$ 430,000
Water system installation and water-efficient irrigation		\$ 225,500	\$ 60,000		\$ 285,500
Pervious pavement, walking paths, and parking		\$ 100,000	\$ 415,132		\$ 515,132
<b>Subtotal</b>		<b>\$ 485,500</b>	<b>\$ 1,230,132</b>	<b>\$ -</b>	<b>\$ 1,715,632</b>
<b>Exterior Site Amenities</b>					
Outdoor classroom, seating and picnic areas	\$ 54,300	\$ 105,000		\$ 129,360	\$ 288,660
Sound attenuation / interpretive walls/features	\$ -			\$ 528,000	\$ 528,000
Decorative Fence and Gate	\$ 55,000				\$ 55,000
Shade structures with water capture elements		\$ 40,000	\$ 170,000	\$ 120,000	\$ 330,000
Interpretive displays and related furnishings		\$ 33,580	\$ 135,000		\$ 168,580
Parking Lot Light Fixtures and Operational Signage	\$ 79,200				\$ 79,200
Maintenance Yard and Out Buildings				\$ 118,800	\$ 118,800
<b>Subtotal</b>	<b>\$ 188,500</b>	<b>\$ 178,580</b>	<b>\$ 305,000</b>	<b>\$ 896,160</b>	<b>\$ 1,568,240</b>
<b>House Renovation / Reconstruction</b>					
Demolition/Site Preparation	\$ 79,200				\$ 79,200
Building Foundation/Utilities & Systems	\$ 265,320			\$ 130,680	\$ 396,000
Building Structure, Exterior and Interior	\$ 831,600			\$ 356,400	\$ 1,188,000
Building Interior Finishes/Interpretive Displays and Related Furnishings	\$ 224,400			\$ 897,600	\$ 1,122,000
					\$ -
<b>Subtotal</b>	<b>\$ 1,400,520</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,384,680</b>	<b>\$ 2,785,200</b>
<b>Construction Contingency</b>					
<b>Subtotal</b>	<b>\$ 40,000</b>	<b>\$ 27,000</b>	<b>\$ 85,000</b>	<b>\$ 50,000</b>	<b>\$ 202,000</b>
<b>Soft Costs</b>					
Admin / PM / CM	\$ 75,000	\$ 66,000	\$ 150,000	\$ 100,000	\$ 391,000
A & E / Field A&E / Consultants	\$ 110,000	\$ 45,000	\$ 140,000	\$ 253,000	\$ 548,000
Permitting / Insurance / Labor Compliance / Inspections / Misc	\$ 20,000		\$ 90,000	\$ 79,200	\$ 189,200
Indirect	\$ 190,000	\$ 89,120			\$ 279,120
<b>Subtotal</b>	<b>\$ 395,000</b>	<b>\$ 200,120</b>	<b>\$ 380,000</b>	<b>\$ 432,200</b>	<b>\$ 1,407,320</b>
<b>GRAND TOTAL</b>	<b>\$ 2,024,020</b>	<b>\$ 891,200</b>	<b>\$ 2,000,132</b>	<b>\$ 2,763,040</b>	<b>\$ 7,678,392</b>



# Duck Farm River Center Development RMC Proposition 68 Grant Program

## Exhibit C: Project Location Map

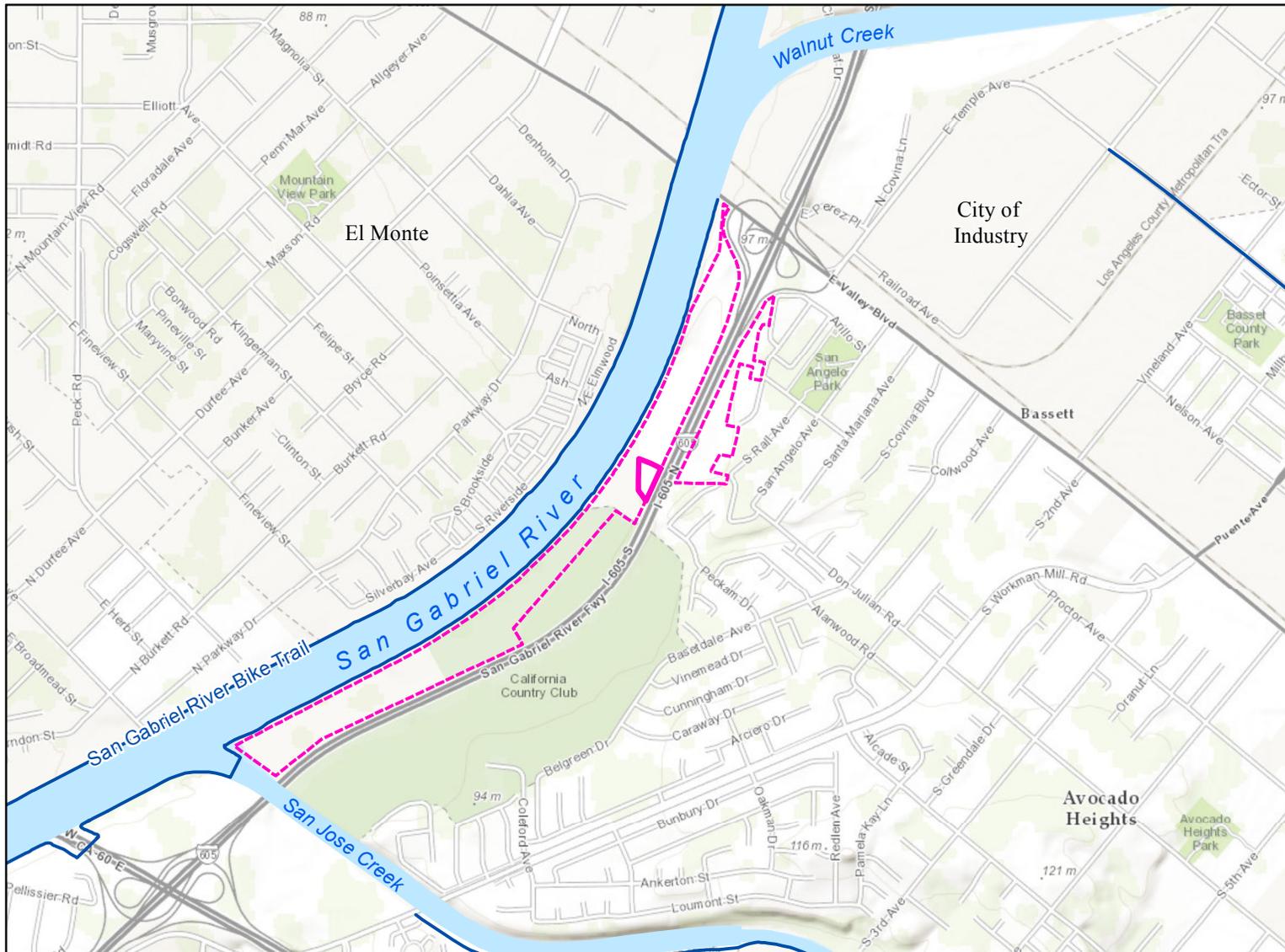


- Legend**
- RMC Territory
  - Protected Open Space
  - Rivers and Water Bodies
  - County Boundary
  - Freeways



# Duck Farm River Center Development

## Project Vicinity Map



### Legend

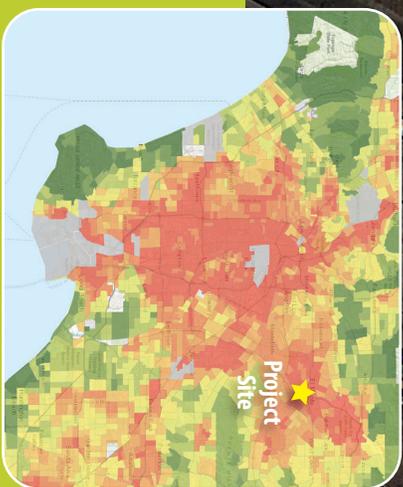
-  Project Area
-  Duck Farm Property
-  Bike Trails
-  Rivers and Water Bodies
-  Protected Open Space

Data: Base Map Service from ESRI. Parcel information provided by the Los Angeles County Assessor's Office. Bike path information provided by Los Angeles County Department of Public Works.





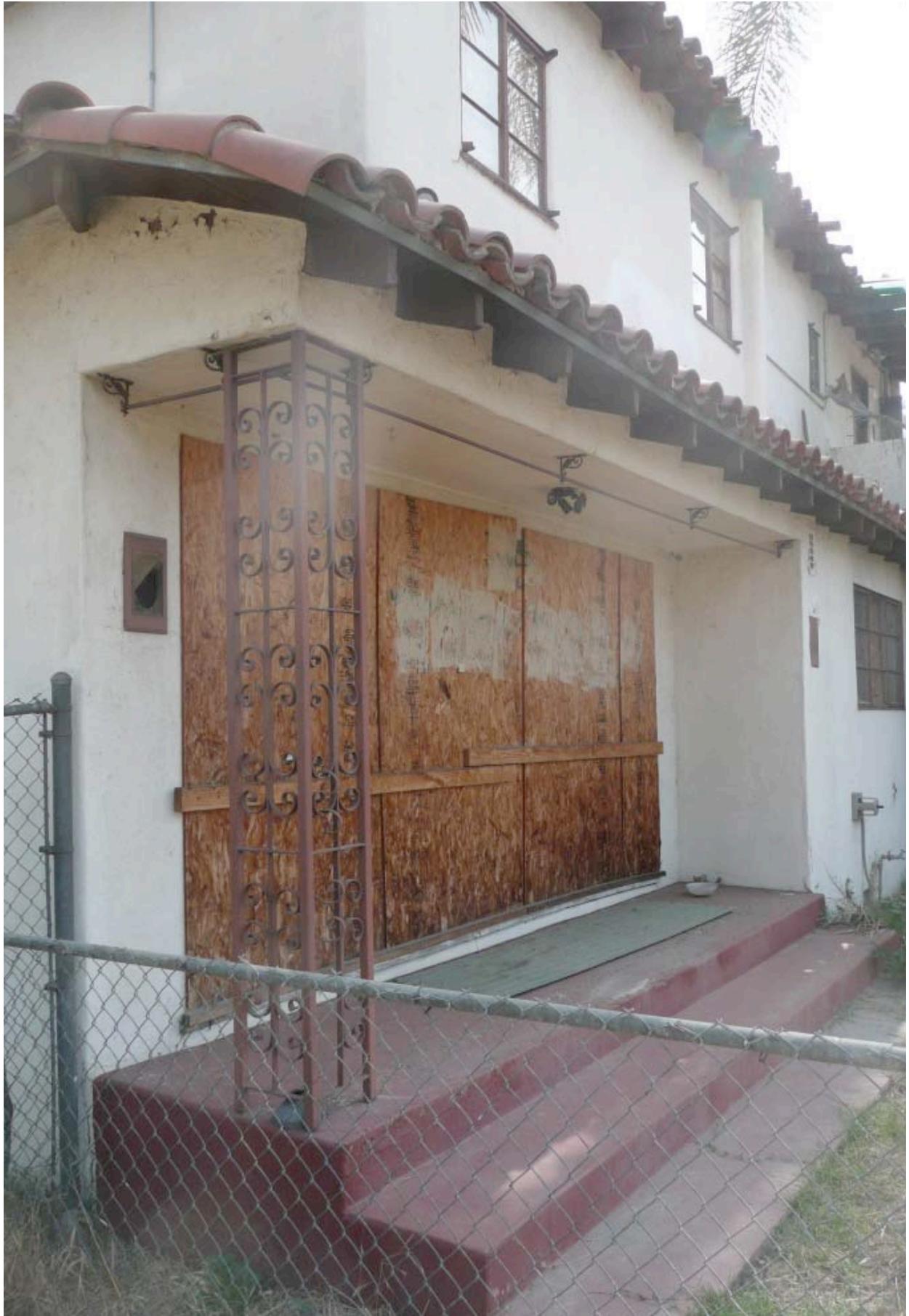
**Note:**  
Second floor to be  
administration space





**DUCK FARM RIVER CENTER DEVELOPMENT**  
**PROP 68 GRANT PROGRAM**  
**SECTION 13 – PROJECT PHOTOS**









April 6, 2020 – Item 15

RESOLUTION 2020-17

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY (RMC) APPROVING A PROPOSITION 68 GRANT TO THE WATERSHED CONSERVATION AUTHORITY FOR THE DUCK FARM RIVER CENTER DEVELOPMENT PROJECT (RMC19013)

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 California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018 (“Proposition 68”); and

WHEREAS, the State of California has authorized an expenditure of funds from Proposition 68, the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018 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 68, Chapter 7, Section 80100(a)(1)(B) or Chapter 8, Section 80110(b)(6) 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.
- 2 FINDS that the Proposition 68 RMC Grant Program is consistent with the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018 (“Proposition 68”), which provides funds for the RMC grant program.
- 3 FINDS the proposed project meets at least one of the purposes of Proposition 68.
- 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 April 6, 2020.
- 8 AUTHORIZES a grant of in the amount of \$2,024,020 to the Watershed Conservation Authority through March 31, 2023 for the Duck Farm River Center Development Project (RMC19013).

~ End of Resolution ~

Passed and Adopted by the Board of the  
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS  
CONSERVANCY on April 6, 2020.

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

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

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

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