

**DATE:** March 21, 2016

**TO:** RMC Governing Board

**FROM:** Mark Stanley, Executive Officer

**SUBJECT:** Item 9: Consideration of a resolution authorizing a grant in the amount of \$282,470 to the Los Angeles Neighborhood Land Trust for the Washington Avenue Park Project (RMC 15113)

**PROGRAM AREA:** Urban Lands

**PROJECT TYPE:** Development

**JURISDICTION:** Supervisorial District 2, East Rancho Dominguez (Unincorporated)

**PROJECT MANAGER:** Marybeth Vergara

**RECOMMENDATION:** That the RMC authorize a grant in the amount of \$282,470 to the Los Angeles Neighborhood Land Trust for the Washington Avenue, East Rancho Dominguez Park Project. The time period for this grant will be from March 21, 2016-September 30, 2016.

<b>Project:</b>	Washington Avenue, East Rancho Dominguez Park	
<b>Applicant:</b>	LA Neighborhood Land Trust (RMC15113)	
<b>Program area:</b>	Urban Lands	
<b>Amount requested:</b>	\$282,470	
<b>Amount recommended for funding:</b>	\$282,470	
<b>URBAN LANDS PROJECT EVALUATION CRITERIA SUMMARY</b>		
<b>Factor</b>	<b>Project Score</b>	<b>Total Possible Points</b>
1. Access Value	6	10
2. Cultural or Historic Resource Value	0	3
3. Educational / Interpretive Value	2	5
4. Habitat Value	4.5	21
5. Matching Funds	5	10
6. Public Health Value	11	12
7. Recreational Resource Value	13	13
8. Restoration Resource Value	1	3
9. Scenic Resource Value	1	2
10. Stakeholders / Partners Resource Value	4	4
11. Stewardship and Management Plan Value	1	5

12. Sustainability Value	3	6
13. Trails / Multi-use Trails	2	5
14. Urban Land Value	18	23
15. Water Resource and Quality Value	3	15
<b><u>TOTAL POINTS</u></b>	<b><u>74.5</u></b>	<b><u>137</u></b>

**PROJECT DESCRIPTION:** The Los Angeles Neighborhood Land Trust (LANLT) is currently developing a first-of-its kind park in East Rancho Dominguez in partnership with the Los Angeles County Department of Parks and Recreation. The 0.38 acre vacant site located within the Lower LA River Watershed will be transformed into a passive recreation park including the county's first splash pad located in a neighborhood park, exercise stations, nature based play area, native drought-tolerant demonstration gardens, and a restroom facility. The reason for this funding request is due to an unexpected delay with permitting due to the time needed to develop new policies and funding for the addition of the splash pad and mandated restroom component. These delays caused construction bids to far exceed the projections by the LANLT. Construction costs will total \$1,131,769.

**BACKGROUND:** The 0.38 acre vacant site in East Compton owned by the Los Angeles County Department of Parks and Recreation will be transformed into a community park with a splash pad, exercise and play equipment, native drought-tolerant demonstration gardens, and a restroom facility. Within a 10-minute walk, the park will expand access to 11,265 people, 42% of who are under 18 years old. LANLT is overseeing the design, development, and construction of the park. Once open, the LA County Department of Parks and Recreation will operate and maintain the park.

The signature feature of the park, a water-conscious splash pad, will be the County's first in a neighborhood park. This means that a top-of-the-line park amenity previously only available in regional park facilities is now within walking distance of the park poor neighborhoods of East Rancho Dominguez. Additionally the park will have drought tolerant and native species of plants to conserve water, as well as a variety of environmentally sustainable strategies to keep water on site and out of the storm drain system. Once complete, Washington Avenue Park will be a major improvement to the neighborhood and a focal point for community gatherings and healthy, active lifestyles.

#### **Park Demographics**

- Current level of park service within a half-mile of project site: 0.48 park acres per 1,000 people
- 32% of residents within a half-mile live below poverty line
- Median household income with a half-mile of project site: \$40,473
- 82.4% of residents identify as Latino, 15.4% identify as Black or African-American within a half-mile of the project site.
- 42% of residents within a half-mile of the project site are under 18 years old.
- 0.3 miles from the LA River

#### **Park Amenities:**

- 2 to 5 year old play area with nature-themed play equipment

- 5 to 12 year old play area with nature-themed play equipment
- 498 square foot splash pad with recirculating system
- Concrete pavilion seating area around the splash pad with seat walls, stationary HDPE Adirondack chairs, and a trash receptacle.
- Seat walls near play areas
- Prefabricated public restroom with one each men's and women's stalls.
- Small concrete pavilion at Washington Ave entrance and restroom with bicycle parking for (4) bicycles and a trash receptacle.
- Gently rolling turf grass area.
- Nature garden area with stone path.
- Decorative steel fencing and gates at Washington Avenue and Atlantic Avenue entrances.
- Decomposed granite meandering path connecting both park entrances.
- (3) Outdoor fitness equipment units located along main path.
- Maintenance vehicle parking spot inside Atlantic Avenue entrance.
- Improved perimeter chain link fencing with vines along the north and south property lines
- Landscape boulders through to enhance natural aesthetic
- California-friendly, low-water-use, low-height ornamental grass and shrubs planted throughout to create safe sightlines and minimize usage
- Tree canopy throughout provided by oaks and sycamores except for low-maintenance Geijera species closest to splash pad.
- (2) Solar-powered pole lights.
- Park signage at both entrances.
- Low mounding in planted areas to enhance natural aesthetic.
- Vegetated swales treat storm water onsite before conveyance to storm drain system to comply with LID standards.

**URGENCY CRITERIA:** The Urgency Criteria as adopted on January 22, 2007 requires approval if one or more of the following is satisfied:

1. A delay in recommending the action will result in loss of a matching funds opportunity.
2. A delay in recommending the action will result in a lost opportunity for projects which are already part of a RMC programmatic objective.
3. A delay in recommending the action will result in a lost opportunity to apply for other funds to promote RMCs' programmatic and policy objectives.

This project meets the criteria of an urgency item as a result of the applicant securing matching funds which would be lost without the RMC matching funds. The matching funds include an excess of a 75% match (\$849,299) from various project partners including First 5 LA, Proposition A and the private organization Women Helping Youth. More importantly this project has obtained all permitting approvals and has obtained regulatory permits from Los Angeles County. Furthermore, the Notice to Proceed has been given by the LANLT for construction. The request to the RMC would provide the necessary funds to begin the construction for this project and take it through completion. Project completion must take place by June 30, 2016 to avoid losing the funds from First 5 LA in the amount of \$731,482.

Upon approval by the RMC Board, this work will begin immediately and is anticipated to be completed by June 2016. However, RMC Staff is recommending that the grant period end by September 30, 2016 to allow enough time to close out the grant, to process reimbursements and for administrative close out. Tasks 1- 4 (Provide General contractor with Notice to Proceed,

Groundbreaking, Park Development, and Project Management) will take place between March – June 30, 2016. Task 5 Notice of Acceptance by Los Angeles County will be completed in June 2016. The Grand opening for this park project is anticipated for June 2016 as well. A complete schedule of construction activities will be produced by the contractor as soon as the Notice to Proceed is given by the LANLT.

See the attached Exhibit A: Tasklist and Timeline; Exhibit B: Budget; Exhibit C: Project Design; Exhibit D: Project Location Map; and Exhibit E: LANLT Grant Request

**FISCAL INFORMATION:** The LANLT is requesting a grant in the amount of \$282,470. The total construction cost for this park project will be \$1,131,769. There is a funding gap of \$262,470 with the addition of \$20,000 to pay for labor to manage the project to completion, for a total grant request of \$282,470. The remaining balance of necessary funds have been leveraged with other public and private sources including funding from First 5 LA in the amount of \$731,482; Proposition A (Regional Parks & Open Space District) in the amount of \$100,000; and a private foundation called Women Helping Youth in the amount of \$17,817. This request is being submitted as an urgency request due to the fact that the funding from First 5 LA, in the amount of \$731,482 is set to expire on June 30, 2016 if the project is not complete. With this additional funding from the RMC, the LANLT will be able to complete the project by June 30, 2016 to avoid losing the remainder of the project costs. RMC Funds will contribute to 25% of the project's overall budget. It is recommended that funds be used from the RMC's Proposition 84 remaining allocation.

Funding for this project will be allocated from the following Proposition 84 allocations.

75050. The sum of nine hundred twenty eight million dollars (\$928,000,000) shall be available for the protection and restoration of rivers, lakes and streams, their watersheds and associated land, water, and other natural resources in accordance with the following schedule:...

(g) The sum of seventy two million dollars (\$72,000,000) shall be available for projects within the watersheds of the Los Angeles and San Gabriel Rivers according to the following schedule:

(1) \$36,000,000 to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy pursuant to Division 22.8 (commencing with Section 32600).....

75060. The sum of five hundred forty million dollars (\$540,000,000) shall be available for the protection of beaches, bays and coastal waters and watersheds, including projects to prevent contamination and degradation of coastal waters and watersheds, projects to protect and restore the natural habitat values of coastal waters and lands, and projects and expenditures to promote access to and enjoyment of the coastal resources of the state, in accordance with the following schedule:.... (3) To the Rivers and Mountains Conservancy.....\$15,000,000.

**LEGISLATIVE AUTHORITY AND RMC ADOPTED POLICIES/AUTHORITIES:** 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.
- (c) Approve conservancy funded projects that advance the policies and priorities set forth in Section 32602.

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 executory interest or right of entry on the part of the state.

**Exhibit A: Task List & Timeline**

**Washington Avenue Tot Lot, East Rancho Dominguez**

<b>Task</b>	<b>Deliverables</b>	<b>Approximate Completion Date</b>
1	Provide General Contractor with Notice to Proceed	March 2016
2	Break ground, mobilize restroom and splash pad contractors for delivery and installation	March 2016
3	Park development (dg, exercise equipment, landscaping, irrigation, etc.,)	June 30, 2016
4	Project Management	March- June 30, 2016
5	Notice of Acceptance by LA County	June 2016
6	Grand Opening	June 2016
7	Grant Close out	September 2016

*The project is currently ready to break ground. A complete schedule of construction activities will be produced by contractor at time of Notice to Proceed.*

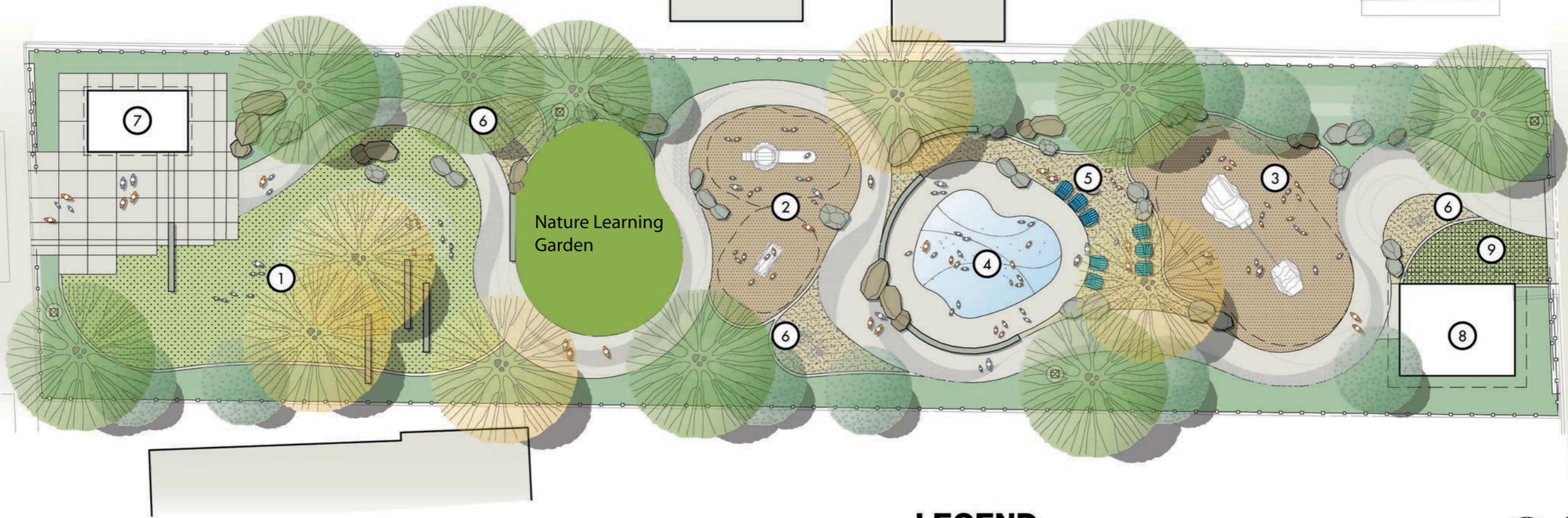
Exhibit B\_ Budget

			First 5 LA	Prop A	Women Helping Youth	RMC Funding Request
			\$695,181.00	\$100,000.00	\$17,817.00	
<b>PRE-CONSTRUCTION AND LABOR COSTS</b>						
<b>TOTAL</b>		\$146,709	\$122,890	\$3,819		\$20,000
<b>CONSTRUCTION COSTS (based on executed contracts and bids)</b>						
1	Bond/Mobilization/General Conditions	\$25,716	\$25,716			
2	Demolition and Site Work	\$183,479	\$183,479			
3	DG, Exercise Equipment, and Landscape Features	\$77,497	\$77,497			
4	Site Concrete	\$60,088	\$60,088			
5	Permeable Pavers	\$5,768				\$5,768
6	Play Area Sufacing	\$17,021	\$17,021			
7	Irrigation	\$61,600	\$37,608			\$23,992
8	Site Furnishing and Play Equipment	\$36,300	\$18,483		\$17,817	
8.1	Play Equipment Installation	\$24,200	\$24,200			
9	Planting	\$46,118				\$46,118
10	Landscape Metalwork and Fence	\$104,841				\$104,841
11	Restroom (Contractor 2)	\$96,181		\$96,181		
12	Splash Pad (Contractor 3)	\$131,500	\$131,500			
12	Utilities	\$33,000	\$33,000			
	<b>Construction Sub-Total (All 3 contractors)</b>	<b>\$903,309</b>				
13	Contingency	\$81,751				\$81,751
<b>TOTAL - DIRECT CONSTRUCTION COSTS</b>		<b>\$985,059</b>	<b>\$608,592</b>	<b>\$96,181</b>	<b>\$17,817</b>	
<b>TOTAL</b>		<b>\$1,131,769</b>	<b>\$731,482</b>	<b>\$100,000</b>	<b>\$17,817</b>	<b>\$282,470</b>

Washington Ave

Atlantic Ave

Item 9



### Schematic Plan

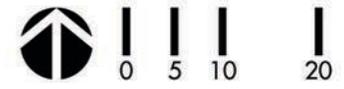
Washington Ave Tot Lot  
Schematic Design  
East Rancho Dominguez, CA

Prepared for:  
Los Angeles County DPR



### LEGEND

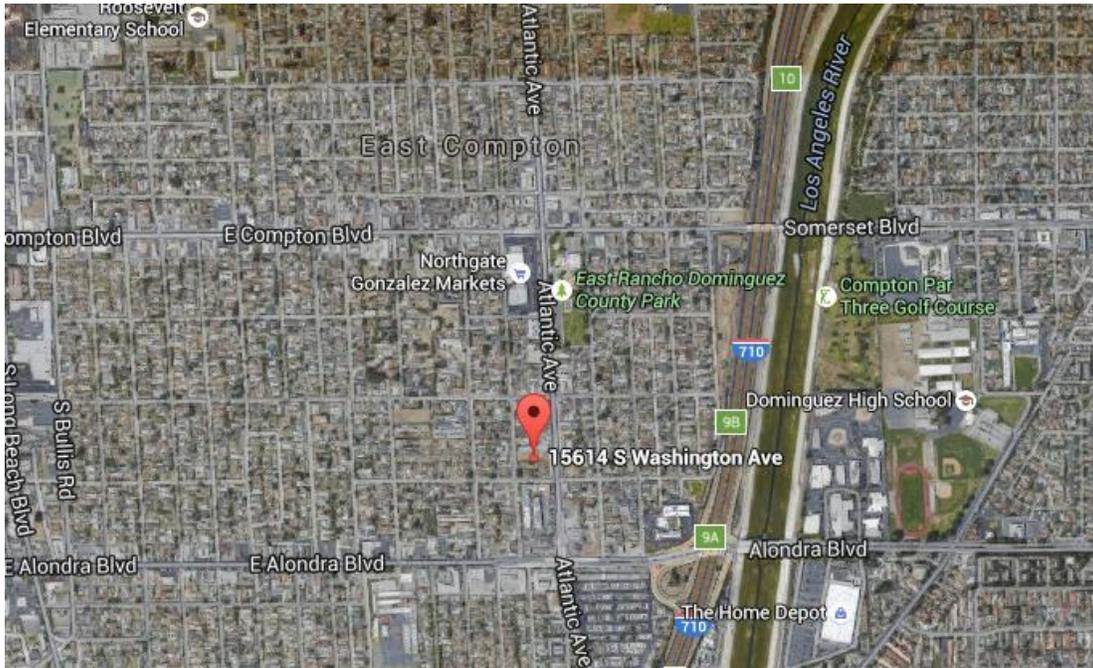
- ① Reading Lawn
- ② 0-5 Year Play Area
- ③ 5-12 Year Play Area
- ④ Splash Pad
- ⑤ Seating Area
- ⑥ Fitness Area
- ⑦ Restroom Building
- ⑧ Splash Pad Recirculation Equip.
- ⑨ Maintenance Vehicle Parking



### Exhibit D: Project Location Map

Washington Ave Tot Lot

15614 S Washington Ave, East Rancho Dominguez, LA County





March 1, 2016

Mark Stanley  
 Executive Officer  
 Rivers and Mountains Conservancy  
 100 N Old San Gabriel Canyon Road  
 Azusa, CA 91702  
[mstanley@rmc.ca.gov](mailto:mstanley@rmc.ca.gov)

**RE: Emergency Funding Request for Washington Ave Park, East Rancho Dominguez**

Dear Mr. Stanley,

The Los Angeles Neighborhood Land Trust (LANLT) is currently developing a first-of-its-kind park in East Rancho Dominguez in partnership with the Los Angeles County Department of Parks and Recreation. The 0.38 acre vacant site located within the Lower LA River Watershed will be transformed into a passive recreation park with regional significance. LANLT is poised to break ground on the project, but lacks critical funding to complete the project. With this letter, LANLT formally requests \$282,470 of emergency funding support from the Rivers and Mountains Conservancy.

The proposed project is in a high-need area, located in a severely park-poor neighborhood and will only be the second in the entire East Rancho Dominguez community. Within a 10-minute walk, the park will expand access to 11,265 people, 42% of who are under 18 years old. The park will include the County's first splash pad in a neighborhood park, exercise and play equipment, native drought-tolerant demonstration gardens, and a restroom facility. Additionally the park will have drought tolerant and native species of plants to conserve water, as well as a variety of environmentally sustainable strategies to keep water on site and out of the storm drain system. Once complete, Washington Avenue Park will be a major improvement to the neighborhood and a focal point for community gatherings and healthy, active lifestyles.

The project timeline was met with unexpected permitting delays due to the time needed to develop new policies and funding for the addition of the splash pad and mandated restroom complement. These delays caused construction bids to far exceed our projections. We received four general contractor bids for the project ranging from \$639,327 to \$722,293. The total cost of construction for the project is \$948,759 including two additional contracts for the splash pad, restroom, and play equipment. We currently have a \$262,470 funding gap for construction (including a 9.4% contingency) and request \$20,000 to pay for labor to manage the project to completion. A complete summary of the cost and income allocation can be found in Exhibit 1. The requested funds from RMC will be significantly leveraged by committed funding from First 5 LA, Proposition A, and a private foundation called Women Helping Youth. The First 5 LA commitment making up nearly 65% of our total funding is set to expire on June 30, 2016 if the project is not complete. With additional funding from RMC, LANLT will be able to complete the project by June 30, 2016 so that no additional project funds are lost. RMC funding will contribute to 25% of the project's overall budget.

Thank you for your consideration of this important community project. We eagerly await your response. Should you have any questions please do not hesitate to contact me directly at 213-572-0191.

Respectfully submitted,

Alina Bokde

315 West 9<sup>th</sup> Street, Suite 950 • Los Angeles, CA 90015  
 Phone: 213-572-0188 • Fax: 213-572-0192 • Email: [info@lanlt.org](mailto:info@lanlt.org)  
[www.lanlt.org](http://www.lanlt.org)

March 21, 2016 – Item 9

RESOLUTION 2016-06

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY (RMC) AUTHORIZING A GRANT TO THE LOS ANGELES NEIGHBORHOOD LAND TRUST FOR THE WASHINGTON AVENUE PARK PROJECT (RMC15113)

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 Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40), the Water, Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002 (Proposition 50), and the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84), which provides funds for the RMC grant program; and

WHEREAS, The San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Board authorizes a grant agreement in the amount of \$282,470 to the Los Angeles Neighborhood Land Trust for the Washington Avenue Park Project located in the East Rancho Dominguez Community, within Unincorporated Los Angeles County, supervisorial District 2; 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, 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 grant is consistent with the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40), the Water, Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002 (Proposition 50), and the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84), which provides funds for the RMC grant program.
3. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.

- 4. APPROVES a project timeline for the Washington Avenue Park Project from March 2016 through September 30, 2016.
- 5. AUTHORIZES a grant in the amount of \$282,470 to the Los Angeles Neighborhood Land Trust for the Washington Avenue Park Project located in the East Rancho Dominguez Community, within Unincorporated Los Angeles County, Supervisorial District 2.
- 6. ADOPTS the staff report dated March 21, 2016.

~ End of Resolution ~

Passed and Adopted by the Board of the  
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS  
CONSERVANCY on March 21, 2016.

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

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

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

ATTEST: \_\_\_\_\_  
Terry Fujimoto  
Deputy Attorney General