State of California – The Resources Agency

RIVERS AND MOUNTAINS CONSERVANCY

CALIFORNIA CLEAN WATER, CLEAN AIR, SAFE NEIGHBORHOOD PARKS, AND COASTAL PROTECTION ACT OF 2002

GRANTPROJECT APPLICATION

This Form and Required Attachments Must Be Submitted for Each Project Site

PROJECT NAME **West Covina Sportsplex/ BLD/BKK Acquisition Project**	AMOUNT OF GRANT REQUESTED **$1.5 Million** Estimated TOTAL PROJECT COST *(State Grant and other funds)* **$7 Million**
Grant Applicant *(Agency/Organization and Address)* **CITY OF WEST COVINA** **COMMUNITY SERVICES DEPARTMENT** **1444 W. GARVEY AVE., P.O. BOX 1440** **WEST COVINA, CALIFORNIA 91793**	COUNTY **LA County** / NEAREST CITY **See Below** PROJECT ADDRESS **BKK Landfill property located at Amar Rd.** NEAREST CROSS STREET **Azusa Ave.** SENATE DISTRICT NO. **29th District** / ASSEMBLY DISTRICT NO. **60th District**

Grant Applicant's Representative Authorized in Resolution

Name	Title	Phone
STEVEN L. SAMANIEGO	**INTERIM, COMMUNITY SERVICES DIRECTOR**	**626-939-8430**

Person with day-to-day responsibility for Project *(if different from authorized representative)*

Name	Title	Phone
ARMINE CHAPARYAN	**ANALYST**	**626-939-8489**

Brief description of Project

Funding from this grant will be used to help finance a portion of the acquisition needed for conservancy efforts at the West Covina Sportsplex/BLD/BKK project site. West Covina borders the cities of Walnut, Valinda, La Puente, Baldwin Park, and Covina.

For Development Projects	For Acquisition Projects
Land Tenure – Project is: _____ acres:	Project land will be **231** acres
_____Acres owned in fee simple by Applicant	_____Acres acquired in fee simple by Applicant
_____Acres available under a _____ year lease	_____Acres in other than fee simple *(explain)*
_____Acres other interest *(explain)* _____	_____
_____	_____

I certify that the information contained in this Project Application form and Application requirements is accurate.

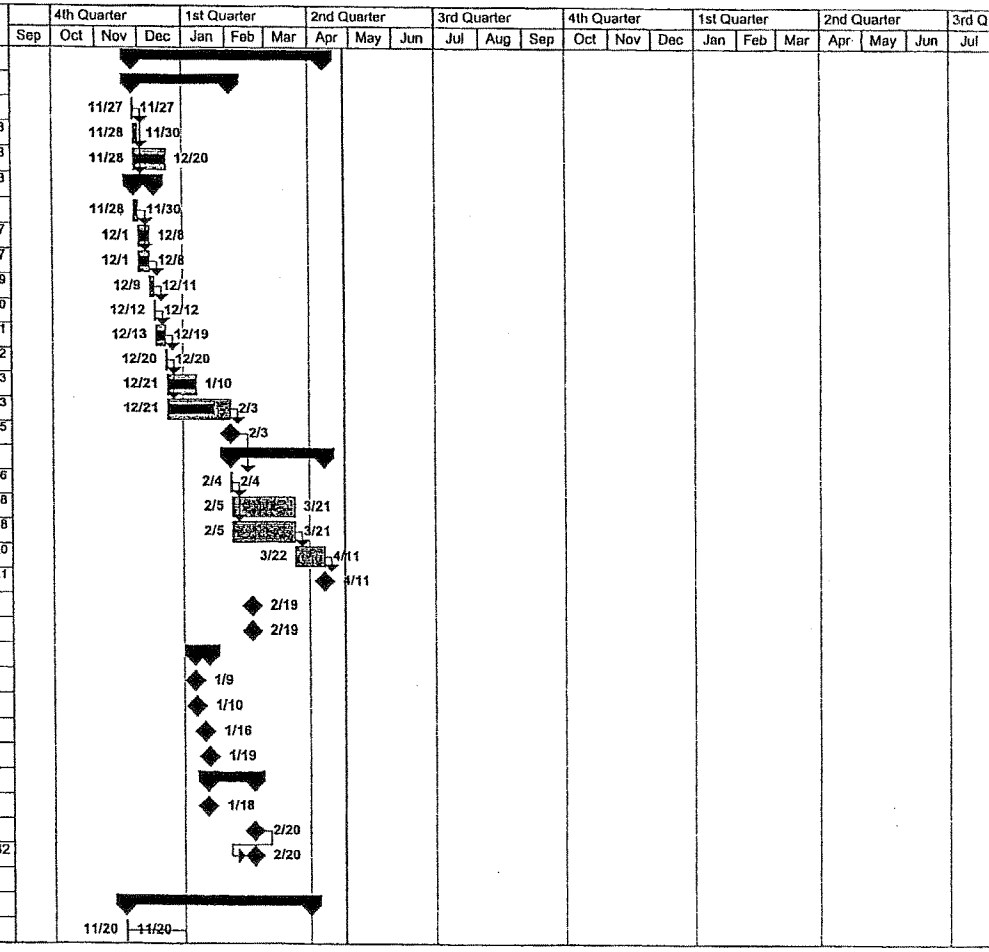
Signed _____ **2-27-03**

Grant Applicant's Authorized Representative as shown in Resolution — Date

DRAFT

BIG LEAGUE DREAMS SPORTS PARK PROJECT
WEST COVINA, CALIFORNIA

ID	% Complete	Task Name	Duration	Start	Finish	Predecessors
1	48%	ENVIRONMENTAL APPROVAL	136 days	Tue 11/27/01	Thu 4/11/02	
2	91%	EPA approval (Region IX)	69 days	Tue 11/27/01	Sun 2/3/02	
3	100%	Begin EPA (Region IX) approval process	1 day	Tue 11/27/01	Tue 11/27/01	
4	100%	Retain CDM environmental consultant	3 days	Wed 11/28/01	Fri 11/30/01	3
5	100%	State lobbying efforts	23 days	Wed 11/28/01	Thu 12/20/01	3
6	100%	Draft report to EPA	14 days	Wed 11/28/01	Tue 12/11/01	3
7	100%	Draft fact sheet	3 days	Wed 11/28/01	Fri 11/30/01	
8	100%	Prepare overlay	8 days	Sat 12/1/01	Sat 12/8/01	7
9	100%	Prepare technical report	8 days	Sat 12/1/01	Sat 12/8/01	7
10	100%	Review and finalize technical report	3 days	Sun 12/9/01	Tue 12/11/01	9
11	100%	Meet with EPA staff (San Francisco)	1 day	Wed 12/12/01	Wed 12/12/01	10
12	100%	Prepare for meeting with EPA Region IX administrator	7 days	Thu 12/13/01	Wed 12/19/01	11
13	100%	Meet EPA Region IX administrator (San Francisco)	1 day	Thu 12/20/01	Thu 12/20/01	12
14	100%	Drafting agreement to Amend Deed restriction	21 days	Fri 12/21/01	Thu 1/10/02	13
15	75%	Amend Deed restrictions	45 days	Fri 12/21/01	Sun 2/3/02	13
16	0%	EPA/DTSC approval obtained	0 days	Sun 2/3/02	Sun 2/3/02	15
17	0%	EPA approval (Washington D.C.) if needed	67 days	Mon 2/4/02	Thu 4/11/02	
18	0%	Begin EPA (Washington D.C.) approval	1 day	Mon 2/4/02	Mon 2/4/02	16
19	0%	EPA lobbying	45 days	Tue 2/5/02	Thu 3/21/02	18
20	0%	Meet with EPA to resolve issue	45 days	Tue 2/5/02	Thu 3/21/02	18
21	0%	Amend deed restrictions	21 days	Fri 3/22/02	Thu 4/11/02	20
22	0%	EPA approval obtained	0 days	Thu 4/11/02	Thu 4/11/02	21
23	100%	Insolvency & Indemnification	0 days	Tue 2/19/02	Tue 2/19/02	
24	100%	Apprise City Council of Insolvency/indemnification issue	0 days	Tue 2/19/02	Tue 2/19/02	
25	100%	Community Meetings	10 days	Wed 1/9/02	Sat 1/19/02	
26	100%	1st meeting (Shadow Oak Park)	0 days	Wed 1/9/02	Wed 1/9/02	
27	100%	2nd meeting (City Hall)	0 days	Thu 1/10/02	Thu 1/10/02	
28	100%	3rd meeting (Shadow Oak Park)	0 days	Wed 1/16/02	Wed 1/16/02	
29	100%	4th meeting (City Hall)	0 days	Sat 1/19/02	Sat 1/19/02	
30	100%	EPA/DTSC Public Review and Comment Period	33 days	Fri 1/18/02	Wed 2/20/02	
31	100%	Begin EPA/DTSC Public Review and Comment Period	0 days	Fri 1/18/02	Fri 1/18/02	
32	100%	EPA/DTSC Joint Public Hearing	0 days	Wed 2/20/02	Wed 2/20/02	
33	100%	End EPA/DTSC Public Review and Comment Period	0 days	Wed 2/20/02	Wed 2/20/02	32
34						
35	51%	EXCLUSIVE NEGOTIATING AGREEMENT	132 days	Tue 11/20/01	Sun 3/31/02	
36	100%	ENA approved by Agency Board	1 day	Tue 11/20/01	Tue 11/20/01	



Project:BLDproject2
Date: Fri 4/26/02

Task | Progress | Milestone | Summary | Rolled Up Task | Rolled Up Milestone | Rolled Up Progress | Split | External Tasks | Project Summary | External Milestone | External Milestone | External Milestone | Deadline

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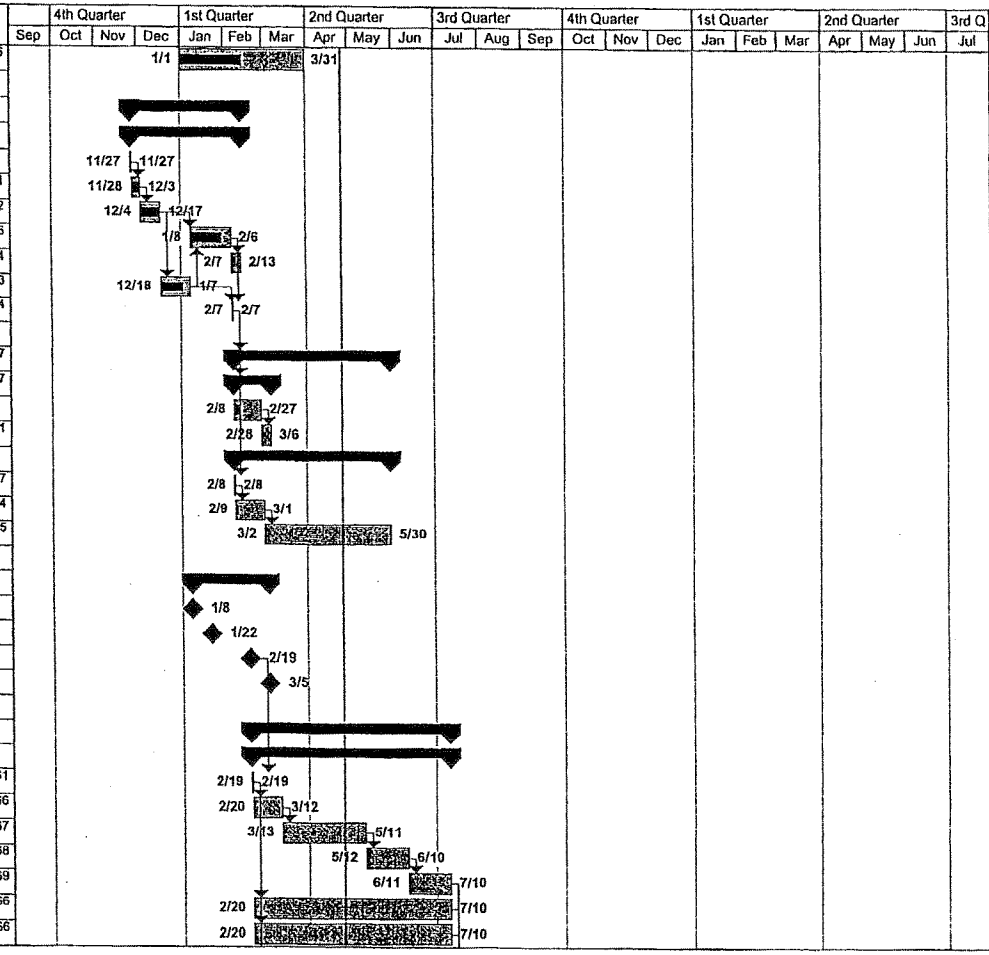
BIG LEAGUE DREAMS SPORTS PARK PROJECT
WEST COVINA, CALIFORNIA

ID	% Complete	Task Name	Duration	Start	Finish	Predecessors
37	50%	ENA Period Begins	90 days	Tue 1/1/02	Sun 3/31/02	36
38						
39	74%	PRELIMINARY PROJECT DESIGN	79 days	Tue 11/27/01	Wed 2/13/02	
40	74%	Project Development	79 days	Tue 11/27/01	Wed 2/13/02	
41	100%	Project development begins	1 day	Tue 11/27/01	Tue 11/27/01	
42	100%	Obtain digital map from BKK	6 days	Wed 11/28/01	Mon 12/3/01	41
43	100%	Hire master planner/architect/engineer/sub consultant	14 days	Tue 12/4/01	Mon 12/17/01	42
44	75%	Master plan preliminary design	30 days	Tue 1/8/02	Wed 2/6/02	43,46
45	0%	Master plan design review	7 days	Thu 2/7/02	Wed 2/13/02	44
46	75%	Design and calculation grading/infrastructure cost	21 days	Tue 12/18/01	Mon 1/7/02	43
47	0%	Obtain estimated grading and infrastructure cost	1 day	Thu 2/7/02	Thu 2/7/02	46,44
48						
49	4%	PROJECT COST	112 days	Fri 2/8/02	Thu 5/30/02	47
50	19%	Property Negotiations	27 days	Fri 2/8/02	Wed 3/6/02	47
51	25%	Negotiate land lease/purchase with BKK	20 days	Fri 2/8/02	Wed 2/27/02	
52	0%	Draft and review lease/purchase agreement	7 days	Thu 2/28/02	Wed 3/6/02	51
53	1%	Project Financing	112 days	Fri 2/8/02	Thu 5/30/02	
54	0%	Estimate project cost (grading, infrastructure, land)	1 day	Fri 2/8/02	Fri 2/8/02	47
55	5%	Review financing options	21 days	Sat 2/9/02	Fri 3/1/02	54
56	0%	Prepare financing documents (bonds, grants)	90 days	Sat 3/2/02	Thu 5/30/02	55
57						
58	0%	CITY COUNCIL MEETING	56 days	Tue 1/8/02	Tue 3/5/02	
59	100%	Closed session briefing	0 days	Tue 1/8/02	Tue 1/8/02	
60	100%	Closed session briefing	0 days	Tue 1/22/02	Tue 1/22/02	
61	100%	Closed session briefing on project status and cost	0 days	Tue 2/19/02	Tue 2/19/02	
62	0%	Closed session briefing on project status and cost	0 days	Tue 3/5/02	Tue 3/5/02	
63						
64	0%	PLANNING APPROVAL	142 days	Tue 2/19/02	Wed 7/10/02	
65	0%	Planning process	142 days	Tue 2/19/02	Wed 7/10/02	
66	0%	Begin Planning review and approval process	1 day	Tue 2/19/02	Tue 2/19/02	61
67	0%	Procure EIR consultant	21 days	Wed 2/20/02	Tue 3/12/02	66
68	0%	Conduct new, traffic, noise, parking, light studies	60 days	Wed 3/13/02	Sat 5/11/02	67
69	0%	Circulate EIR study for review	30 days	Sun 5/12/02	Mon 6/10/02	68
70	0%	Prepare EIR study for approval	30 days	Tue 6/11/02	Wed 7/10/02	69
71	0%	Prepare and obtain zone change	141 days	Wed 2/20/02	Wed 7/10/02	66
72	0%	Prepare and obtain precise plan and CUP approvals	141 days	Wed 2/20/02	Wed 7/10/02	66



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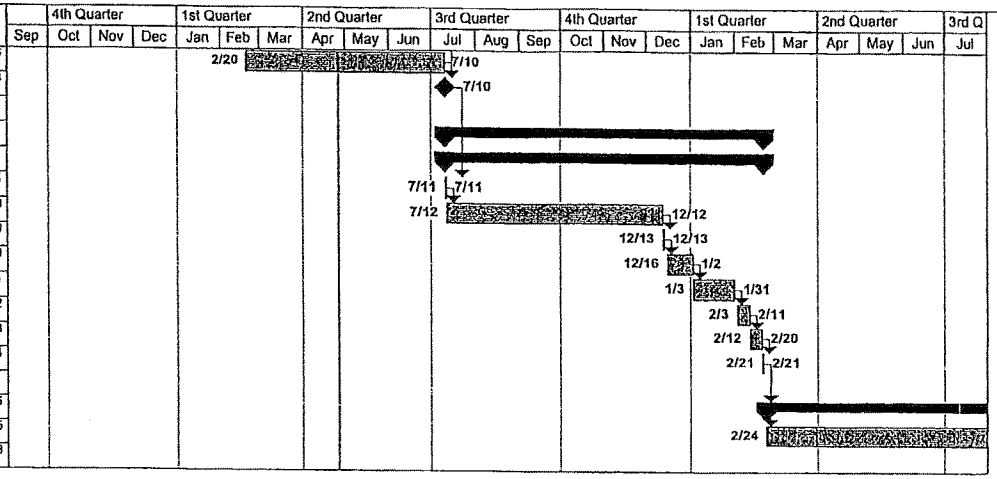
Progress		Rolled Up Task		Split		External Milestone		Deadline	
Milestone		Rolled Up Milestone		External Tasks		External Milestone			

BIG LEAGUE DREAMS SPORTS PARK PROJECT
WEST COVINA, CALIFORNIA

ID	% Complete	Task Name	Duration	Start	Finish	Predecessors
73	0%	Prepare specific plan amendments	141 days	Wed 2/20/02	Wed 7/10/02	66
74	0%	Planning entitlements approved	0 days	Wed 7/10/02	Wed 7/10/02	70,71,72,73
75						
76	0%	BUILDING APPROVAL	202 days	Thu 7/11/02	Fri 2/21/03	
77	0%	Building approval process	202 days	Thu 7/11/02	Fri 2/21/03	
78	0%	Begin building permit process	1 day	Thu 7/11/02	Thu 7/11/02	74
79	0%	Draw construction and grading plan	150 days	Fri 7/12/02	Thu 12/12/02	78
80	0%	Construction and grading plan submittal	1 day	Fri 12/13/02	Fri 12/13/02	79
81	0%	Construction and grading plan check #1	14 days	Mon 12/16/02	Thu 1/2/03	80
82	0%	Revision	21 days	Fri 1/3/03	Fri 1/31/03	81
83	0%	Construction and grading plan check #2	7 days	Mon 2/3/03	Tue 2/11/03	82
84	0%	Revision	7 days	Wed 2/12/03	Thu 2/20/03	83
85	0%	Final building and grading permit issued	1 day	Fri 2/21/03	Fri 2/21/03	84
86						
87	0%	BLD CONSTRUCTION	262 days	Mon 2/24/03	Tue 2/24/04	85
88	0%	BLD Construction Phase (12 mo.)	262 days	Mon 2/24/03	Tue 2/24/04	85
89	0%	Grand Opening	0 days	Tue 2/24/04	Tue 2/24/04	88



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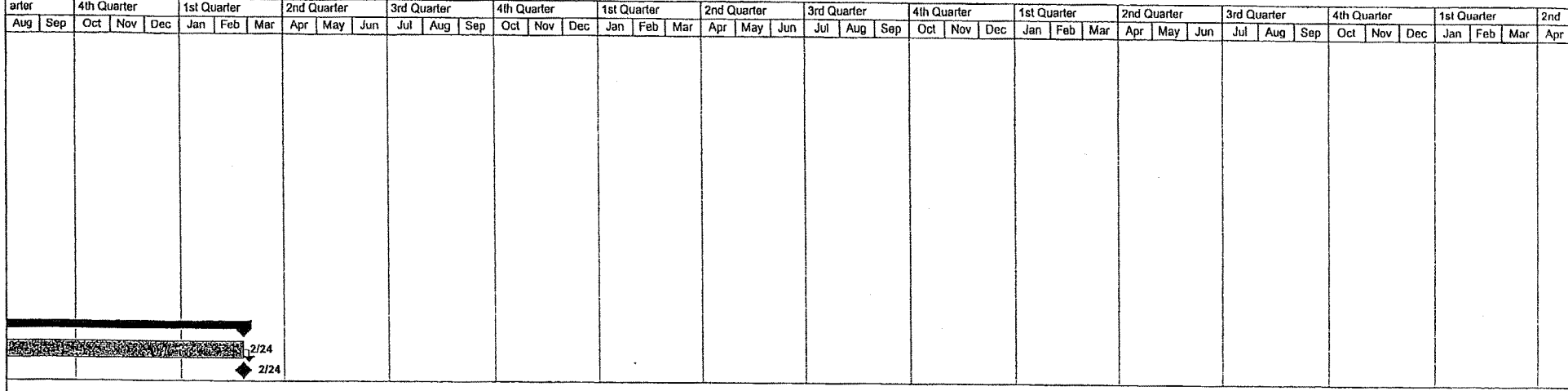
WEST COVINA, CALIFORNIA



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Milestone		Rolled Up Milestone		External Tasks		External Milestone	

West Covina Sportsplex/BLD/BKK Acquisition Project Budget

TASK	Unit Price	Quantity	Agency Grant $	In-Kind $	Other Funding		Total Amount $
					$	sources	
1. Parcels							
• Parcel 1 Of this land, a combination of approximately 19.5 acres would be avoided, replanted and preserved Coastal Sage Scrub	39,526	101.2	4,000,000		3,230,000	*	770,000
• Parcel 2	23,077	130	3,000,000		2,270,000	*	730,000
Of this land, a combination of approximately 27.5 would be avoided, replanted and preserved Coastal Sage Scrub, Cactus Scrub, Black Walnut Woodland and Coast Live Oak Woodland							
Subtotal—Task 1			**7,000,000**				**1,500,000**
Total Project Cost							**$7,000,000**
Total RMC Grant Request							**$1,500,000**

* The City of West Covina plans to issue bonds from the General Fund to help pay for parts of the costs associated with the acquisition of the West Covina Sportsplex Complex/BLD/BKK project site.