



Watershed Conservation Authority



Board Reports January 23, 2006

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NOTICE OF PUBLIC MEETING

The public meeting of the
Watershed Conservation Authority (WCA)
will be held on
Monday, January 23, 2006 at 1:00 p.m.
at the following location:

El Encanto, Azusa River Wilderness Park
100 Old San Gabriel Canyon Road
Azusa, CA 91702

JOINT MEETING ITEMS WITH THE RIVERS AND MOUNTAINS CONSERVANCY (RMC) ARE NOTED AS A (JOINT ITEM) ON THIS AGENDA, EACH ENTITY WILL TAKE A SEPARATE VOTE ON THE NOTICED ITEM WITH THE RMC ACTION TAKEN FIRST AND THE WCA ACTION TAKEN SECOND. QUESTIONS REGARDING THESE PROCEDURES SHOULD BE ADDRESSED TO BELINDA V. FAUSTINOS AT (626) 458-4315

AGENDA

1. Call to Order (Joint Item)
2. Public Comment (Joint Item)
Individuals wishing to comment must fill out a comment card at the meeting for the official record and will be allowed two minutes to speak, and representatives of organizations/agencies will be allowed three minutes to speak. Speaker time may be reduced depending on the number of speakers
3. Approval of the November 21, 2005 meeting minutes (Joint Item)
4. Chair's Report (Joint Item)
5. Deputy Attorney General's Report (Joint Item)
6. Executive Officer's Reports (Joint Item)
7. Presentation on the Watershed Education in Multilingual Communities Project (Joint Item)
8. Regular Calendar (Joint Items)
 - A. Consideration of resolution approving an augmentation to the improvements budget for the El Encanto Azusa River Wilderness Park project (RMC3260).
 - B. Consideration of resolution authorizing the release of a request for proposals to develop a site plan for the El Encanto property.
 - C. Consideration of resolution authorizing an interim property management services contract for the El Encanto property.
9. Statements, responses, questions or directions to staff pursuant to Section 54954.2(a) of the Government Code (Joint Item)
10. Announcement of next meeting date – March 20, 2006 (Joint Item)
11. Adjournment

Public participation is welcome on any agenda item. Members of the public wishing to address the Governing Body on any item should address the Chair. During the meeting the governing board may hold a

Agenda

closed session on any item pursuant to Government Code sections 54956.8 and 54956.9. In advance of the meeting, questions about the agenda items should be addressed to Belinda Faustinos at (626) 458-4315.

Note: In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in the meeting, including auxiliary aids or services, please contact the Board Secretary at (626) 458-4315 at least 48 hours prior to the meeting.

Directions: Take the 210 Freeway, exit on Azusa Road and go north until it becomes San Gabriel Canyon Road, turn right at Old San Gabriel Canyon Road before crossing the San Gabriel River bridge.

**MINUTES
BOARD MEETING
WATERSHED CONSERVATION AUTHORITY (WCA)
November 21, 2005**

1. Call to Order: 1:03 pm – City of Seal Beach, City Council Chambers, 211 Eighth Street, Seal Beach, CA 90740.

Members Present: Mr. Dan Arrighi, Chair Frank Colonna, Ms. Connie Sziebl (for Supervisor Knabe), Vice Chair Rick Ruiz, Ms. Cristina Madrid (for Supervisor Molina), Dr. Paul Yost, Mr. Chuck Bookhammer (for Supervisor Burke), and Mr. Brian Sasaki (Mr. Wolfe).

Members Absent: Mr. J. Gomez (for Supervisor Antonovich)

Staff Present: Belinda Faustinos, Executive Officer
Terry Fujimoto, Deputy Attorney General
Valerie Thompson, Executive Secretary

Terry Fujimoto swore in Connie Sziebl as a designee for Supervisor Knabe.

2. PUBLIC COMMENT

No public comments were forthcoming.

3. APPROVAL OF THE OCTOBER 17, 2005 MINUTES

No corrections were noted.

Mr. Arrighi moved to approve the minutes; Dr. Yost seconded the motion. Unanimously passed. Vice Chair Ruiz and Ms. Sziebl abstained.

4. CHAIR'S REPORT

There was no report given.

5. DEPUTY ATTORNEY GENERAL'S REPORT

There was no report given.

6. EXECUTIVE OFFICER'S REPORT

No discussion as the staff report was self explanatory.

Ms. Madrid arrived at approximately 1:24pm.

Item 7 was heard prior to the public comments (Item 2 on the agenda).

7. PRESENTATION TO RICK RUIZ FOR HIS SERVICE AS A WCA MEMBER.

On behalf of the RMC and WCA Board, Chair Colonna thanked Rick Ruiz for his years of services as a Board member and presented him with a plaque. Mr. Ruiz thanked the Board and spoke fondly of his experience as a Board member.

8. REGULAR CALENDAR

A. CONSIDERATION OF RESOLUTION: 1) ACCEPTING ASSIGNMENT OF GRANT AGREEMENTS FROM THE RIVERS AND MOUNTAINS CONSERVANCY FOR THE AZUSA RIVER WILDERNESS PARK PROJECT (RMC3260) AND RESOURCES AGENCY AZUSA RIVER WILDERNESS PARK PROJECT GRANT (10616002), 2) ACCEPTING ASSIGNMENT OF A PROPOSITION 12 GRANT (12701-01) FROM THE RESOURCES AGENCY FOR THIS PROJECT, 3) APPROVING ACQUISITION OF THE EL ENCANTO PROPERTY WITHIN THE AZUSA RIVER WILDERNESS PARK (RMC3260), ASSESSORS PARCEL NUMBERS 8684-027-001, 8684-027-002 IN THE CITY OF AZUSA. NEGOTIATORS: BELINDA V. FAUSTINOS, WCA AND BRADY MOSS, TRUST FOR PUBLIC LANDS. UNDER CONSIDERATION: PRICE AND TERMS AND 4) APPROVAL OF SUCH BUDGET ITEMS THAT MAY BE NECESSARY TO ACQUIRE, MAKE MINOR ALTERATIONS AND MANAGE THE EL ENCANTO PROPERTY IF APPROVED FOR ACQUISITION. (THIS ITEM MAY BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 11126(C)(7)(A)].

The Executive Officer recommended that the item be heard in open session.

The minutes for this Item were transcribed in verbatim.

Executive Officer - As the Board will recall at our last meeting this project was brought before the Board for consideration and authorization to the WCA to enter into those negotiations. At the time that the authority was given we already knew that the appraisal for the property had been approved by the DGS. We were in the process of having the Trust for Public Land (TPL), based on the Board's approval; essentially amend their existing purchase agreement that was negotiated with the City of Azusa to substitute the WCA. We have since had discussions with the landowner regarding a couple of additional items that I will go into a little more detail about regarding the property and we feel that this project is now ready for moving ahead. I am a little concerned that Mr. Fujimoto isn't here because he's had the direct responsibility for personally reviewing all of the environmental documentation the title report and the purchase agreement and based on my last conversation with him on Friday.

Chair Colonna - I know that I have to sign the resolution with him so we go no where without him signing anything.

Mr. Fujimoto arrived at approximately 1:36pm.

Executive Officer - As soon as he gets settled in I'm sure if he has anything to add he can do so. Essentially, the documentation had already been fully reviewed and documented by the city attorney for the City of Azusa and the city council had actually reviewed all of the documentation previously and there was nothing that came to our attention as a result of Terry's review that was anything new or unusual. Essentially, there was a phase one environmental report done on the property and there are no known toxins on the site. There is a need to daily test the water quality for the property because it is off of ground water and there is a well that pumps water to service both the restaurant and the adjacent buildings and the trailers on the property. There has not been any kind of water quality issue there that we have been aware of and we are at this point in a good position to actually move ahead and if we are actually able to move ahead on this property by Dec. 30, 2005, we can do so under the existing option agreement held by the TPL and if it were to slip beyond Dec. 30th, then the TPL would be required to purchase an extension of the option which could cause from \$5,000 to \$10,000. So, the reason that we are trying to move this ahead fairly quickly is because of course we want to try to close the property before Dec. 30th. The funding, as we have reviewed in the past, is all in place and there are grants that were previously authorized by the RMC to the City of Azusa and by the Resources Agency to the City of Azusa. The city council has already, in previous sessions, given their indication of their support for the reallocation of these funds. However, at tonight's city council meeting they will actually take an action to ask the Resources Agency to re-grant the funds to the WCA. So, if this Board approves a transaction that recommends approval to the WCA and the WCA approves, and the city council approves their action this evening we will actually be ready to move ahead fairly quickly.

Visual was displayed.

Executive Officer - Now the one additional item that has come up since this was brought to you last month is that in reviewing the opportunities at this site and what we have explored at least in the preliminary bases with the National Forest Service (NFS) is that this particular venue provides some very unusual and some highly desirable amenities for access to the forest. There is a 125 car parking lot and the opportunity for actually creating a shuttle system to get folks up into the forest because of the tremendous traffic impacts, both to the east fork and Crystal Lake are just enormous, and weekend visitors. I happened to have gone out to the site yesterday and just in the time that I was there I actually counted 25 cars that visited the site and stayed for awhile to enjoy the view of the river and all. It is a very heavily used site and I think all of the people come in there because they think that the restaurant is still opened because of the signs on the highway; but it is a very desirable place and what we are currently proposing is that we do allocate some of this grant funding to do some minimal improvements to the site so that it can be used to support administrative functions associated with managing the property and as you all know the Duck Farm, in terms of utilization for RMC offices, is probably going to take some time and I am thinking maybe at least 10 to 12 months. In the meantime, we are in a position at DPW that our lease runs out at the end of Dec. We are going to have to go on a month to month extension until we can

get ourselves relocated and it does not appear that the Duck Farm will be available, again for at least 12 months. So, being able to immediately move into the El Encanto facility is very desirable and ultimately those improvements that would be completed with this funding are ones that if the property is turned over to another entity such as the NFS or someone else, the money is well worth the investment that we would be putting into it. Another thing that we are requesting, as a part of this authorization and in addition to the office remodeling, is actually gutting all of the kitchens within the restaurant. Those kitchens do not meet current health codes and for public safety reason and because there are several walk-in refrigerators that are apart of the restaurant facility we were looking to demolish all of that so that we don't have a public safety hazard and also removing all of the interior furnishings for the restaurant as well. So, there is an approximate budget of \$200,000, for that. We do not have all of the details on what the exact costs will be. The contractor is currently putting that together, but we are asking for approval for this to be done at the close of escrow. I guess what Matt is showing to you there is the area that we are actually considering. For those of you that actually went to the facility, as you walked into the restaurant on the right side is where the bar area was and that is the empty bar area and the cost that would be involved would be basically removing the mirrors, painting, putting in additional electrical and phone conduit to use this area as office space. So, that remodeling cost, oh also ripping out the carpeting and replacing it with new carpeting, is what we would be looking at and we have more detailed budgets; but what we would like to do is to be able to go ahead with this work with your authorization because frankly that would help to expedite getting the work done prior to the time that we take title. This particular area here is one of the interior rooms to the site that we might use for instance, as a conference room area for our offices. There is also a very large banquet room at the back of the restaurant that could potentially be used for future meetings, etc. I think I could actually accommodate an RMC meeting without any problems at all.

Vice Chair Clark - It seems like, have we thought about having this be the headquarters instead of the Duck Farm? I mean if we are putting in \$200,000, for one year that sounds exorbitant.

Executive Officer - If in fact the headquarters were to move over to the Duck Farm, if we think that's the feasible way to go once we look at the improvements that need to be done to the Duck Farm, I think that these improvements regardless of whether it is the RMC, the NFS, or some other public entity that would ultimately have an office there to support the operation of the facility, I think that money is a good investment regardless. It may be that RMC has a permanent office space there is something to consider. The Duck Farm, obviously, because of it's central location, some of the opportunities there in terms of it being in the heart of the territory, still make it a very attractive location for our operations. The challenge is of course public access. So, in the interim, El Encanto makes a lot of sense because of the public access issues the remodeling that is necessary here are fairly minimal and it's minor alterations, the Duck Farm because it requires the water line and more extensive work is going to take some extra time. So, it is definitely something to consider and something we would like to come back to the Board with once we

have analyzed what some of the various alternatives are; but again, what we are ultimately looking at makes more sense for this property as a partnership with the NFS and right now the property is outside of the forest service boundaries and it would take an act of congress to change that if the NFS is interested. This particular property happens to be in half of Congresswoman Solis and half in Congressman Drier's district so there might be some synergies here in terms of getting something like that done and there is also an opportunity through a memorandum of understanding or some other agreement, and maybe Mr. Lagrosa can speak to this better, to develop something with the NFS to operate this property through that kind of an agreement where there is not really an ownership issue because the NFS can not own land.

Vice Chair Clark - Now, is this the property that you said has 125 parking spaces?

Executive Officer - Yes it is.

Vice Chair Clark - That is very attractive. As far as the Duck Farm having access problems and we can't have meetings at the Duck Farm and at this one at least we could. This is still an option then? We are not locked into having the Duck Farm become the headquarters?

Executive Officer - Correct. I think that we still want to keep the work on the table, in terms of moving ahead with planning for the site, doing preliminary investigations of what it is going to take to make that house accessible, and we have some real challenges with that house and that is a separate item on the agenda that we can go into a bit more; but right now the house is boarded up and therefore, it is not insured so we need to start working on that house so number one; we can get it insured and not have a lost and it is actually a wonderful venue for having a facility there it is just again, making sure that we are sensitive to the needs of the City of Industry, the needs of the community and all of those considerations. It is something that we want to keep moving on the same track and again, whether or not we end up having a satellite office at El Encanto and the main headquarters down at Duck Farm is something that is too premature to address right now. The other thing that I do want to make sure and mention, as I look over here at former Mayor Madrid, is that this is going to be a cooperative relationship with the City of Azusa and to the extent that there are any city priorities that we can try to meet at this site in terms of providing access for local use by community groups and such, that is also is a tremendous opportunity. The historical society is very interested in this particular property and using it as a possible venue as well. Again, there are many, many different things to consider that this property can be useful for.

Mr. Bertone - Who is going to own this 39 acres?

Executive Officer - The WCA pending the RMC recommendation to the WCA. Mr. Bertone. Will there be other territory around that own by the City of Azusa that is a part of a park?

Executive Officer - The City of Azusa owns a small parcel on the north side of the river closest to the bridge.

Mr. Bertone - You eluded that maybe we would hand this over to someone at sometime?

Executive Officer - It is possible that this is something that the WCA may want to consider in the future if the NFS is interested in this particular venue and if the boundary could move there is that possibility; but again, that is something that is preliminary at this point. Based on the budget and the financing reported in the staff report clearly the WCA, based on the current revenues from the site, could sustain it without any financial problems.

Mr. Bertone - If this were worked out would it be given to the forest service or would they purchase it?

Executive Officer - Again, that is very preliminary. We have not gone down that road at all and at this point because it is not in the forest service boundary, and Mr. Lagrosa can correct me if I am wrong, I do not believe that the forest service could purchase the property because it is outside of their boundaries. We would first have to deal with that issue and then if the forest service should ever have that kind of funding that is available to acquire additional land, I would bet that they probably have some other priorities that are probably stacked up in terms of other in holdings within the forest that might be on the high priority list.

Mr. Bertone - I think that this is a great project; but I think that there is a big problem here that we have to make up your mind where you want your executive offices. As Margaret pointed out to spend \$200,000, for twelve months and it is going to probably take six months to make that place habitable you are doing a tremendous waste of money I think and I think it should be our responsibility or your responsibility to come back to us and say, hey the Duck Farm is going to be our offices let's go here, I wouldn't want to waste \$200,000, here for that or the Duck Farm is not possible let's make this. We don't have that kind of money; \$200,000 is a lot of money that we could use for other purposes. Can't you make a decision on where you want the executive office? Isn't that a possibility?

Mr. Bertone - Again, if the Board directs that that should be our location, then of course, that would be the consideration; but I think that the point that I was trying to make earlier is that an investment of improving this site that would be used by the RMC over the next 12 months, if there is a decision to move our offices to the Duck Farm would only be made if there is another public entity that would be taking over the operations of that site and that investment of public funds for a public use would remain. So, it is not that we would abandon the El Encanto and that it would not be used for the same purposes because the WCA would have to, in using bond funds, maintain the same uses for the site. It might just be another entity that would be using that.

Mr. Bertone - I don't think that this conservancy needs a sub-office. I think that you talked about sub-office. We don't have that many meetings and we are not that big that we need to have a satellite office. I think that one office should be sufficient and I would certainly go with whatever you recommend, I just think that something needs to come from staff recommending where we want it and let's go there and put the money to better use to buy more property in Azusa or anywhere else. That would be my opinion.

Chair Colonna - Thank you.

Mr. Schafer - Frank, if I could make a quick comment? If there is an adaptive use for this building it is going to carry on after the period of time that we would need it for offices, I think \$200,000 is a drop in the bucket, especially compared with the rent that we would likely pay. It may not be \$200,000, but it may be close and if the Duck Farm isn't available in 12 months which it could be longer, we might need a place to stay for a little bit longer. I think that \$200,000 isn't a great deal of money.

Mr. Arrighi - If we don't spend the \$200,000 for the RMC, wouldn't it stand to reason that another agency or entity took over the El Encanto they would come back to the agency and ask for the \$200,000 to make those improvements? So, you're still out of the \$200,000 no matter if you use it for RMC or another entity if they come back to the RMC and asks for a grant to renovate the facility so you are still out \$200,000.

Executive Officer- That is definitely possible and the funds for this particular project and earmarked to the Azusa River Wilderness Park. Now, could those funds be disencumbered and reallocated to another project at the discretion of this Board? Absolutely, that is your discretion; but the vision in terms of the San Gabriel River Master Plan, the RMC's goals and objectives, this property being a center piece of that vision, if you will, for the Azusa River Wilderness Park is fairly essential and it would be used by one entity or another for public purposes and hopefully eventually being able to incorporate some kind of interpretive facilities that would help be able to interpret the forest and some of the reasons and value of that and an educational facility. There is definitely enough square footage there to be able to do that. I can only state that the investment of these monies in upgrading at least a portion of the building will definitely be something that is a good investment and will be used if not in the future by the RMC it would be used by whatever entity is going to be maintaining that site and operating it.

Chair Colonna- Thank you.

Dr. Yost - Just having watched some of the political entities involved with the Duck Farm, it just seems as though this is a pretty good investment and it is much more likely location. My only concern is the distance from some of the other jurisdictions in the areas of the RMC. Like where we are sitting right now. I don't have a big problem spending the money on the facility given its value.

Mr. Bertone - Well, can we have some kind of decision made about where the executive offices are going to be? Or do we have to wait on it?

Chair Colonna - I'd like to comment if I could. I think what would be a good idea as it seems that the consensus is to move along. I feel, first of all, it is bringing in \$84,000 a year with the existing income there and the other is and I agree with some of the comments that if we don't do it maybe someone else will do it. But the third, which is kind of important for us in terms of our role, is that when we get into acquisitions like this that we should do what it needs in order to establish a reasonable standard by which we are holding property like this, so that if in the event any other agency wants to step in, and I was very surprised to see that there wasn't any vandalism there and that the property is in good condition, I think that what we would want to do is move into that transition and Belinda what I would suggest is that because it seems that what we may want to do is maybe have one of our meeting there in the spring so that we could take a look at it and see how logistically it works. I kind of agree that maybe in the end that maybe strategically a better location; but we don't even own it yet. So, it would be for us to get an understanding of the city that is our sponsor there which is Azusa and where they might want to be in the future. Maybe this new \$5 million bond may come up and provide some money for Azusa and they may want to take over the project again. I would like to move the item forward because it establishes a standard and I remember when we had Secretary Nichols on the Board and she always indicated how the charter of the conservancy is to move forward and establish a positive reputation for whether we own or not; but that we need to do something or we are not going to validate the fact that we should stay as a conservancy. So, with that I would like to have a meeting or two there and we can make a decision because I like that idea, and if it is appropriate and it meets with the needs of us here then we could always take the Duck Farm as a fall back; but if it is twelve months anyway and knowing contractors twelve goes to eighteen, it seems that the notion is good and I think that the opportunity is certainly there and with Azusa rolling back the funds that we already approved them I think that the time is right. Terry, don't we have to wrap this thing up. Actually, you said tonight is Azusa's meeting and I'd like to forward a decision to them if it is the will of the Board today.

Mr. Bertone - I agree with you and I will vote in favor; but I just don't think we should be going on two parallel lines of the executive office here and the executive office there. Let's make the decision and I am perfectly happy with you making the decision; but let's make the decision, because in the City of San Dimas \$200,000 is a lot of money. I don't know about some of these other cities but especially if one dollar is tax payer's dollar. It is an extreme amount of money.

Ms. Sziebl - I'd just like to say that it is wonderful to be here and when is escrow supposed to close?

Executive Officer - December 30th.

Chair Colonna - The funds are there and this again is another demonstration of the well of the conservancy to continue to function and operate and it is apart of the boarder scope which is going out there and taking advantage of the offering and always being flexible in terms of what jurisdiction they want to come in work with us and eventually take it over. I would like to see if whether the Resources or any of the other agencies would eventually be reimbursed for our expenditures in the event we have let go of the site. Any other comments?

Ms. Madrid - I would just like to say that having been on the RMC Board, I am glad to be back here and I am here today as the designee for Norma who is the designee for Supervisor Molina; but it is wonderful to be here and to be here on this vote because this is apart of what I tried to create in Azusa. With a change in election, there is a change in priorities and the city got frightened by the prospect of an undertaking of this nature and this size; but I am glad to be here as a part of the motion to approve this and to make this a reality on the ground and for posterity. Thank you for your leg work.

Chair Colonna - Very good. Is there any other discussion from the Board? Terry, do we have to take each resolution A, B, & C and do them individually or do we do them all as one?

Mr. Fujimoto - You need to do each one individually.

Ms. Madrid motioned to adopt resolution 8a 1, 2, & 3; Vice Chair Ruiz seconded the motion. Unanimously passed.

Ms. Madrid left the meeting at approximately 2:02pm.

Mr. Bookhammer arrived at approximately 2:02pm.

B. CONSIDERATION OF RESOLUTION AUTHORIZING AN APPLICATION FOR WATERSHED PLANNING FUNDS FROM THE CALFED AND CONSOLIDATED GRANTS PROGRAMS.

A map and description of the watersheds were presented by the Executive Officer and she explained that it is possible that the Consolidated Grants program application deadline may be subsequent to the RMC's and WCA's January Board meeting; however, their guidelines will not be made available until mid-December. It was noted that the upper portion of the watershed for the San Gabriel River, which was completed by the San Gabriel Mountains Regional Conservancy, under a Proposition 13 grant for the Upper San Gabriel Watershed, the Walnut Creek Watershed, and the San Jose Creek Watershed had been submitted for approval. Other planning efforts by the San Gabriel Valley Council of Governments and Rivers and Mountains Conservancy, Orange County Watershed Division, and the Los Angeles County Department of Public Works were discussed. Further discussion included other funding sources. It was proposed that the WCA focus on the technical planning.

Dr. Yost moved to adopt the resolution; Mr. Arrighi seconded. Unanimously passed.

Mr. Arrighi left the meeting at approximately 2:04pm.

The Executive Officer noted that there was a strong opinion from both the Department of Water Resources and the State Board that a multitude of small grant applications was not favorable; however, they would prefer a coordination of various entities to submit applications for watershed planning.

Mr. Arrighi returned to the meeting at approximately 2:07pm.

Item 8c was transcribed in verbatim.

C. CONSIDERATION OF RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR OVERALL SITE PLANNING FOR THE DUCK FARM PROJECT AND ACCEPTANCE OF A GRANT AUGMENTATION FROM THE RIVERS AND MOUNTAINS CONSERVANCY TO THE PROP 40 PLANNING GRANT FOR THE PROJECT.

The Executive Officer noted that interviews were held with four different consultant teams with very competitive proposal submissions. It was also noted that EDAW is a very well known firm that has done substantive projects in the greater Los Angeles area, most recently the Taylor Yards for State Parks. It was further noted that the CEQA component to this phase of the program and that the cost did increase; however, will still go through negotiations with the consultant team for a reduction of some of their costs as submitted in their proposal.

Chair Colonna – What is the financial impact? \$150,000?

Executive Officer – Correct.

Chair Colonna – Any questions from any of the RMC Board members?

Mr. Bertone – There is no construction involved here?

Executive Officer – No.

Mr. Bertone – Only planning?

Executive Officer – That is correct; only planning.

Mr. Bertone – Is this to help us make a decision about how to use the property?

Executive Officer – No, actually that was a separate authorization that was done at the last meeting. This is for the overall site planning which includes access to the house and looking at some of the more global issues in terms of access to the property in general, some amenities that we might look at incorporating within the site. So, it is the overall planning effort.

Chair Colonna – Thank you.

Vice Chair Clark – I have a question. If we decided to not have that be the main headquarters how much are we..?

Executive Officer – There will be no impact to the site planning. The site planning will look at what the uses of that house should be in addition to the uses that have already been approved as part of our CEQA for acquiring the site and the acquisition included using that site for support purposes. So, if we wanted to intensify that use that would be apart of this planning process and the CEQA associated with this plan. That would be, not only use of the house; but use and access of the entire site.

Vice Chair Clark – And support purposes, say that again.

Executive Officer – Basically, support for operations of the site. In order to manage a property of that size it is desirable to have on site administration and the CEQA that was done originally for the acquisition included use of that house for that on site operations and administration.

Vice Chair Clark – So, whatever it was used for it would have to be brought up to code or whatever?

Executive Officer – Correct. This is a separate issue in terms of making sure that you can actually use the building.

Vice Chair Clark – Okay.

Mr. Grajeda – Belinda, my only question and I think I understand it; but if you do this plan you are going to be looking at a plan for what you are hoping to do right now. But, if you decide to expand that wouldn't you have to do another CEQA process?

Executive Officer – No, the overall site plan would look at the widest possible envelope, so to speak. That, based on the constraints that there might be to the site having to do with access so that the site plan might say, okay, if you are able to provide access from Valley Blvd. or if you are able to provide access via a new bridge that would connect the property from the El Monte side of the river then you could have a certain capacity; but without those things there might be a limitation on what you could do with the site if the only access is through Proctor for instance. That is what the overall site planning will determine and I would assume that there would be a range that they will give us of our alternatives in terms of phasing those improvements given the amount of available dollars to do plan A, B or C. So, those are the kinds of things that we will get, at least on a conceptual basis, and this is very conceptual and we are not talking about them having drawings that we can go out and do an implementation. This would just be large bubbles of potential uses on the site. There will definitely be some more specific work done on the possibilities of using portions of the site, for instance, groundwater recharge, bio remediation, and this is one of the items that we have next on the agenda in terms of the

funding that is available from EPA from the fund site. All of these things are going to be apart of that site planning process and the CEQA associated with it.

Chair Colonna – Thank you.

Vice Chair Clark – I would like to request something. Could we have this discussion coupled with the one on the use of the El Encanto verbatim on the minutes so that we could remember what was said?

Chair Colonna – We will know once we work in there where we finally land and it seems that our access issue is our biggest issue over there, right?

Executive Officer – Right, anything could be done if you have enough money.

Chair Colonna – Anything is possible. Any other Board members wishing to comment? Seeing none the Chair will entertain a motion to approve.

Dr. Yost moved to adopt the resolution; Chair Colonna seconded. Ms. Sziebl abstained.

D. CONSIDERATION OF RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE TRUST FOR PUBLIC LAND FOR A SUPPLEMENTAL ENVIRONMENTAL PROJECT FOR THE DUCK FARM.

The Executive Officer noted that while the funding is available to the RMC for the purposes that were specified in the agreement for constructing a wetlands for bio-remediation, this project can not move forward until there is an overall site concept plan approved and the associated CEQA and even further before this goes into the ground for this specific project there would have to be a CEQA for implementation along with construction drawings. This would allow the WCA to enter into the agreement with TPL and nothing further.

Ms. Michele Vadon, City Attorney for the City of Industry, stated “that she understood why there is no CEQA at this time based on the representations in the staff report and the statement by Ms. Faustinos that nothing will be done unless a proper CEQA occurs down the line and we are happy about that, needless to say; but when I’ve worked on contracts before they were contingent on something else occurring. For the contracts to be effective you usually write that into the contract. I would just suggest that this Board may want to consider instructing their counsel and Executive Director that in the agreement there be a contingency that the contract will not go further if the proper CEQA has not been done or if the proper CEQA is not approved”. In response, the Executive Officer noted that she would make sure that a clause would be included in the agreement.

Dr. Yost moved to adopt the resolution as amended; Mr. Bookhammer seconded. Unanimously passed.

E. CONSIDERATION OF RESOLUTION AUTHORIZING RELEASE OF A REQUEST FOR PROPOSALS FOR PROPERTY MANAGEMENT SERVICES.

The Executive Officer explained that because the RMC is moving ahead with the El Encanto property acquisition and given the significant amount of time that staff has spent on the Duck Farm property management issues, staff will be looking at the cost effectiveness of hiring a property manager. It was noted that there is a current manager for the El Encanto site who is taking care of all of the day to day operations. Mr. Bertone requested clarification regarding the Duck Farm rents. The Executive Officer explained that there are four residences, a nursery operator which is apart of the Duck Farm budget that the RMC receives receipts from, and two bill boards which are approximately \$70,000 worth of revenue.

Mr. Bookhammer moved to adopt the resolution; Dr. Yost seconded. Unanimously passed.

Mr. Ruiz left the meeting at approximately 2:23pm.

9. STATEMENTS, RESPONSES, QUESTIONS OR DIRECTIONS TO STAFF PURSUANT TO SECTION 54954.2(a) OF THE GOVERNMENT CODE.

No statements, responses, questions or directions to staff were forthcoming.

10. ANNOUNCEMENT OF NEXT BOARD MEETING DATE

The next meeting will be held in the City of Rosemead in January 2006. Date to be determined.

11. ADJOURNMENT

Chair Colonna adjourned the meeting at approximately 2:30pm.

DATE: January 23, 2006

TO: WCA Governing Board

FROM: Belinda V. Faustinos, Executive Officer

SUBJECT: Item 6A: Executive Officer's Report- Legislation and Initiatives

For full text and history of bills and initiatives, please visit these web sites:

Federal Bills	http://thomas.loc.gov
State Bills	http://www.leginfo.ca.gov
Initiative Measures	http://www.caag.state.ca.us/initiatives/activeindex.htm

Current as of 11/14/2005

Executive Orders

President Bush announced an executive order that would allow Governors 18 months to submit petitions to either stop or allow road building and other construction on land where it will now be permitted. Congresswoman Hilda Solis (El Monte) issued a strongly worded statement opposing this reversal of the Clinton policy. In response, Governor Schwarzenegger announced an agreement with the US Forest Service to protect 4.4 million California acres left vulnerable to construction under the new administration rules.

Federal Legislation

1. H.R. 280 Miller: Brownfields Redevelopment Enhancement Act to facilitate the provision of assistance by the Department of Housing and Urban Development for the cleanup and economic redevelopment of brownfields. Grants may be made by the Secretary of HUD, with procedures to be established. Grant funds are to be appropriated. Pilot program shall be developed. Amendment would de-link Section 108 loan program, as criteria to access these funds. Latest Major Action: 12/13/2005 Passed/agreed to in House: On motion to suspend the rules and pass the bill, as amended Agreed to by voice vote. 12/14/2005 Referred to Senate committee: Received in the Senate and Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.
2. H.R. 355 Schiff (S153 Feinstein): Rim of the Valley Corridor Study Act -- A bill to direct the Secretary of the Interior and the Secretary of Agriculture to conduct a joint special resources study to evaluate the suitability and feasibility of establishing the Rim of the Valley Corridor as a unit of the Santa Monica Mountains National Recreation Area, and for other purposes. Latest Major Action: 2/10/2005: Referred to the Subcommittee on National Parks.
3. H.R. 427 Udall: Environmental Justice Act of 2005, would require Federal agencies to develop and implement policies and practices that promote

environmental justice. Expected outcome is for Federal agencies to develop strategies that identify and address disproportionately high and adverse human health or environmental effects or disproportionately low benefits of its programs, politics and activities with respect to minority, low income and Native American populations. Calls for creating an Interagency Working Group comprised of the heads of executive agencies, offices and departments, and an 25-member citizen advisory committee both appointed by the President. Latest Major Action: 2/25/2005 Referred to House Subcommittee on Environment and Hazardous Materials.

4. S153 Feinstein: Rim of the Valley Corridor Study Act, sister bill of HR355. A bill to direct the Secretary of the Interior to conduct a resource study of the Rim of the Valley Corridor in the State of California to evaluate alternatives for protecting the resources of the Corridor, and for other purposes. Last Major Action: 7/26/2005 Passed/agreed to in Senate: Passed Senate without amendment by Unanimous Consent. 8/1/2005 Referred to House subcommittee. Status: Referred to the Subcommittee on National Parks.

State Legislation

1. ACA 13 Harman, Jones, and Mullin: Proposal intended to provide exemptions for direct assessments that relate to sewer, water, and refuse collection services upon the approval by a majority vote of the property owners. This measure would exclude from these voter approval requirements, a fee or charge related to flood control, storm water drainage, or surface water drainage. This bill, in its current form, would not include costs associated with maintenance, of flood control district owned property used for a multiple use (such as bikeways or passive parks and flood control). Last Major Action: 05/04/2005 In committee: Set, first hearing. Hearing canceled at the request of author.
2. AB 17 Koretz: This bill would add to the Public Resource Code, regarding solid waste. The bill states what types of public areas must have litter receptacles, and the proper use of those receptacles. Last Major Action: 05/26/2005, referred to Committee on Environmental Quality.
3. AB 371 Goldberg: Known as the Water Recycling Act of 2005 , this bill would amend various sections of the state's Health and Safety Code, and the Water Code relating to water. This bill would exclude defining recycled water as waste and require that the state water board provide incentives for recycling water. This bill would make the reclamation requirements applicable to recycled water. The bill would further allow and authorize the regional water board to allow recycled water to be used by fire agencies to prevent the destruction of life, property or the environment in a catastrophic fire. Last Major Action: 8/30/2005 Read second time, amended, and to third reading. To inactive file on motion of Senator Torlakson.
4. AB 715 Levine: This bill would require the Governor, prior to making a decision regarding any state action to be taken with respect to inventoried roadless areas in the state, and in response to a proposed change in specified federal laws

governing those inventoried roadless areas, to consult with the members and staff of the appropriate legislative committees, and to prepare and submit to the Legislature a report containing information on any proposed state action affecting the management of those inventoried roadless areas. Last Major Action: 9/8/2005 From committee: With recommendation: That Senate amendments be concurred in. (Ayes 6. Noes 2.) (September 8). Assembly refused to concur in Senate amendments. (Ayes 35. Noes 42.) Motion to reconsider on next legislative day made by Assembly Member Levine.

5. AB 1200 Laird: This bill would require the Department of Water Resources to evaluate the potential impacts on water supplies derived from the Sacramento-San Joaquin Delta resulting from subsidence, earthquakes, floods, and climate change, changes in precipitation, temperature, and ocean levels, and a combination of those impacts. The bill would require the department and the Department of Fish and Game to identify, evaluate and comparatively rate the principal options available to implement certain objectives that relate to the delta or the Sacramento and San Joaquin river systems. The bill would require the departments to jointly report to the Legislature and the Governor the results of their evaluations and comparative ratings, as specified, no later than January 1, 2008. Last Major Action: 10/6/2005 Approved by the Governor, Chaptered by Secretary of State - Chapter 573, Statutes of 2005.
6. AB 1201 Laird: This bill would revise the description of the Sierra Nevada Region for purposes of the conservancy. This bill would specify that the conservancy may not acquire a fee interest in real property by purchase. The bill would also authorize the conservancy to receive bequests and devises. Last Major Action: 9/6/2005 Approved by the Governor, Chaptered by Secretary of State - Chapter 227, Statutes of 2005.
7. AB 1269 Pavley: Clean Air, Clean Water, Coastal Protection and Parks Act (2007). If adopted, would authorize financing and issuance of state obligation bonds. Amounts are not specified. There are four main sections of this bill: Clean Air which includes as yet unspecified amounts of funds for the reduction of pollution caused by diesel trucks, school buses, and agricultural sources. Under the Clean Water Chapter, there are subsections that specify that amounts shall be set aside for the Santa Monica Bay, State Coastal Conservancy, SF Bay, San Diego River Conservancy and the Lower Los Angeles and San Gabriel Conservancy (RMC) but no actual numbers are included. The final section is for parks and wildlife, and it mentions other statewide conservancies by name, as well as urban park programs that would be replenished with new bond funds, should this be approved by the legislature. Last Major Action: 05/24/2005 In committee (of appropriations): Hearing postponed by committee.
8. AB 1524 Laird and Nava. This bill would require the California Coastal Commission to establish a system to track an offer to dedicate property or an easement that occurs as a result of mitigations for coastal development that reduces coastal access, habitat, or views. Last Major Action: 10/7/2005 Vetoed by Governor. **1/4/06 Consideration of Governor's veto pending.**

9. **AB 1783 Nunez**: This bill would state the intent of the Legislature, in enacting the California Infrastructure, Improvement, Smart Growth, Economic Reinvestment, and Emergency Preparedness Financing Act of 2006, to provide for the financing of state and local government infrastructure through various funding sources, including bonds, fees, assessments, and other sources. The financing would be used to fund purposes such as transportation, flood control, safe water systems, environmental improvement, housing, hospital seismic safety repair, and emergency public safety communications equipment, among others. **Last Major Action**: 1/4/06: Read first time. To print. 1/5/06: From printer. May be heard in committee February 4.

10. SB 153 Chesbro: California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2006. This bill would propose to enact the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2006, which, if adopted, would authorize the issuance, pursuant to the State General Obligation Bond Law, of bonds in the amount of \$3,945,000,000. \$40,000,000 would go to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy. **Last Major Action**: 9/2/2005 From committee with author's amendments. Read second time. Amended. Re-referred to committee.

DATE: January 23, 2006
TO: RMC Governing Board
FROM: Belinda V. Faustinos, Executive Officer
SUBJECT: Item 6B: Executive Officer's Report- RMC Budget Expenditure & Status Report

The following RMC report is provided for information purposes only

BACKGROUND: Please refer to the attached reports on expenditures and encumbrances for Operations and Support and Capital Outlay Programs. There are no significant issues to report.

Fiscal Year 2005/06 Support Expenditures Report: The "Fiscal Year 2005/06 Support Expenditures" report assists the RMC in tracking allocated income and expenditures for the fiscal year. The appropriated operating budget for the RMC is \$ 518,000. The revenue section of the report delineates the three fund sources for operations, the Environmental License Plate Fund, Proposition 40 and Proposition 50.

The expense section displays and tracks the administrative and operation expenses for the RMC. This section is separated into two (2) sections: Personnel Services and Operating Expenses/Equipment. The information is further detailed to allow the RMC to track monthly and cumulative expenditures, and the balances.

Proposition 40 and 50 Reports: These reports are generated to provide a status of Proposition Capital Outlay funding. The reports provide a comparison of the total allocated funds of previous board actions against Proposition Capital Outlay funding allocations. For a detailed report on each approved grant and associated funding level, please see Item 8D.

**RMC FISCAL YEAR 2005/06 SUPPORT EXPENDITURES REPORT
AS OF NOVEMBER 30, 2005**

INCOME	Budget	Funds	Remaining Funds
<i>ENVIRONMENTAL LICENSE PLATES</i>	\$ 286,000.00	01400	\$221,906.39
<i>PROPOSITION 40</i>	\$ 132,000.00	60290	\$99,965.11
<i>PROPOSITION 50</i>	\$ 100,000.00	60310	\$26,542.39
INCOME TOTAL	\$ 518,000.00		\$348,413.89

EXPENSES	Budget	Expenditures to Date	Balance
<i>PERSONNEL SERVICES</i>			
State Employees	\$ 268,800.00	\$81,290.34	\$ 187,509.66
RMC Board	\$ 7,200.00	\$449.60	\$ 6,750.40
	\$ 276,000.00	\$130,927.60	\$ 145,072.40
<i>OPERATING EXPENSE & EQUIPMENT</i>			
General Expense	\$ 39,302.00	\$ 18,747.55	\$20,554.45
Miscellaneous Office Expense	\$15,000.00	\$ 13,170.55	\$1,829.45
Library Purch Subscrip	\$ 500.00	\$ 360.60	\$139.40
Noc-Goods-Gen Exp (PIA)	\$ 700.00	\$ 529.00	\$171.00
Office Copier Exp	\$ 2,000.00	\$ 976.25	\$1,023.75
Office Copier Supp	\$ 3,000.00	\$ 1,506.15	\$1,493.85
Mtg/Conf/Exh/Sho	\$ 2,500.00	\$ 2,205.00	\$295.00
Not Otherwise Classified (Partitions)	\$ 15,602.00	\$0.00	\$15,602.00
Communications	\$ 43,200.00	\$ 2,428.61	\$40,771.39
Telephone	\$ 2,400.00	\$ 894.17	\$1,505.83
NOC Communications	\$ 1,100.00	\$ 553.86	\$546.14
Postage Meter Expenses	\$ 4,000.00	\$ 1,298.02	\$2,701.98
Travel In-State	\$ 4,100.00	\$ 980.58	\$3,119.42
Pro Rata	\$ 31,600.00	\$ 0.00	\$31,600.00
Facilities Operation	\$ 19,516.00	\$ 4,921.07	\$ 14,594.93
Rent-Bldg/Grnd	\$ 19,166.00	\$ 4,823.81	\$ 14,342.19
Facility Plng-DGS (Real Estate)	\$ 350.00	\$ 97.26	\$ 252.74
Consultants Professional Service Internal	\$ 39,549.00	\$12,561.28	\$ 26,987.72
Accounting - Interdept (CFS)	\$ 35,000.00	\$8,750.00	\$ 26,250.00
Other Interdept (Transit-Storage - Purchasing)	\$ 2,500.00	\$2,364.45	\$ 135.55
Other External Svs	\$ 800.00	\$409.08	\$ 390.92
Consolidated Data (HHSDC)	\$ 1,099.00	\$1,037.75	\$ 61.25
Admin- Interdept (HHDC)	\$ 150.00	\$0.00	\$ 150.00
Consultants Professional Service External	\$ 100,433.00	\$ 0.00	\$ 100,433.00
MRCA	\$ 62,933.00	\$0.00	\$ 62,933.00
WCA Administrative	\$ 25,000.00	\$0.00	\$ 25,000.00
Community Conservancy International	\$ 5,000.00	\$0.00	\$ 5,000.00
Indvd/Blnt Surety	\$ 7,500.00	\$0.00	\$ 7,500.00
	\$ 242,000.00	\$38,658.51	\$203,341.49
EXPENSE TOTALS	\$ 518,000.00	\$169,586.11	\$348,413.89

**PROPOSITION 40 CAPITAL OUTLAY FUNDING SUMMARY
AS OF NOVEMBER 30, 2005**

Funding Allocation	
FY 02/03	\$18,000,000.00
FY 03/04	\$12,400,000.00
FY 04/05	<u>\$ 6,200,000.00</u>
TOTAL	\$36,600,000.00
Approved Projects	\$31,980,522.00
Unallocated Funds	\$4,619,478.00

**PROPOSITION 50 CAPITAL OUTLAY FUNDING SUMMARY
AS OF NOVEMBER 30, 2005**

Funding Allocation	
FY 03/04	\$4,500,000.00
FY 04/05	\$6,200,000.00
FY 05/06	<u>\$ 4,500,000.00</u>
TOTAL	\$15,200,000.00
Approved Projects	\$14,530,082.00
Unallocated Funds	\$669,918.00

DATE: January 23, 2005

TO: WCA Governing Board

FROM: Belinda V. Faustinos, Executive Officer

SUBJECT: Item 6C: Executive Officer's Report- Project and Liaison Activities

Due to the holidays many of the regular stakeholders meetings did not take place.

Los Angeles River Master Plan: Upcoming Los Angeles River Master Plan (LARMP) Advisory Committee efforts will focus on the development of Artwork Guidelines, a revamping of the existing Adopt-A-Riverbank program, and continued review of adopted LARMP supplemental guidelines. The Winter edition of the LARMP newsletter will be out soon. Updates on County-led LARMP projects are as follows. Project construction for Dominguez Gap is expected to begin in Spring 2006. One hundred percent plans for the Los Angeles River – Riverfront project (formerly Bell & Cudahy Riverfront projects) are complete. The project is expected to be advertised in March 2006.

San Gabriel River Master Plan: Work continues on facilitating adoption of the San Gabriel River Corridor Master Plan, the Plan will not yet be adopted by the County of Los Angeles Board of Supervisors in time for the next scheduled Steering Committee meeting date of January 30, 2006. Although this process is nearly complete, we are striving to achieve this major milestone in advance of our next full session. For this reason, the Steering Committee meeting is being tentatively rescheduled to March 13, 2006.

Los Angeles and San Gabriel Rivers Watershed Council (Watershed Council): The January meeting of the stakeholders was rescheduled for February 1 in order to host the greater LA County IRWM Plan strategy kick off meeting. Of particular note, the Governing Board is considering amendments to the By-Laws in order to increase the capacity of the Board to include a broader range of representatives, both geographically and from certain executive policy backgrounds.

Habitat and Science Panel: The Panel met on January 17, 2006 to discuss the projects under development by the Southern California Coastal Water Research Project. These projects include the Historical Ecology of the RMC territory and Riparian and Wetland Mapping.

San Gabriel River Discovery Center Authority: The first meeting of the Authority will be on January 26, 2006. The final conceptual design is scheduled to be released for comments by on the same date. Comments will be due in 30 days with board adoption tentatively scheduled for March.

Chapter 8, Integrated Regional Water Management (IRWM) Plan: The first greater LA County meeting on the IRWM Plan Strategy is scheduled for February 1 at 9am at MWD. The consultant team has schedule meetings at both the sub regional and countywide level for the next year. There will be stakeholder focus group meetings in addition to the sub regional steering committee meetings on a monthly basis.

DATE: January 23, 2006
TO: RMC Governing Board
FROM: Belinda V. Faustinos, Executive Officer
SUBJECT: Item 6D: Review and Status Discussion of Approved RMC & WCA Grant Projects

The purpose of this report is to provide a monthly update as to the status of each approved project under Proposition 40 and Proposition 50. The information contained in the reports is project name, applicant name, allocated amount, and the project status. The report is also sorted in alphabetical order by project name. The status section for each grant has been updated to provide additional detail on the grantees' current activities and progress toward project completion.

Attached are three separate reports as follows:

1. Completed RMC Projects: These grantees have submitted final payment requests and all work products have been completed. There are twelve such projects.
2. Active RMC Projects: There are 103 active projects; of that total number 11 are in the process of being completed and are highlighted in yellow in the report.
3. Active WCA grant projects from the RMC.

WCA Projects

Project ID	Applicant	Project Name	Funds Allocated	Project Status Monthly Report for Board Report by Project Manager
RMC3240	Watershed Conservation Authority	Green Visions- Habitat, Trail and Recreational Access Plan	\$500,000	Grantee has completed Phase I and received an extension on the Bridge Funding Phase. They have released the both a Target Species Report and Recreational Assessment planning reports. Work on the development of GIS and related tools is on-going.
RMC3243	Watershed Conservation Authority	Duck Farm Planning	\$330,000	Contract negotiations are now complete and work and the consultant has begin to gather data for the initial stage of the planning. Stakeholder meetings will being in the coming weeks.
RMC3248	Watershed Conservation Authority	Rivers and Tributary Access Improvements	\$510,000	The RMC has authorized four specific projects from this grant primarily for signage improvements. The four sites are the Bosque del Rio Hondo (MRCA), SG River Thienes Ave. (Hollywood Beautification), LA River Bike Path at Golden Shore (Long Beach) and the Lower Los Angeles River Bike Path Signage (LA-DPW). Staff is working on three additional projects: SG River at Irwindale; Compton and Coyote Creeks. A status report will be made by DPW at this meeting.
RMC3255	Watershed Conservation Authority	Woodland Duck Farm Acquisition	\$1,443,575	Response to a request for bids for improvements to the main house were received and are under review by staff.
RMC3260	Watershed Conservation Authority	Azusa River Wilderness Park Acquisition	\$2,025,000	The Azusa River Wilderness Park is an project to create a park at the north end of the City of Azusa at the beginning of San Gabriel Canyon. A parcel has been purchased by the City. The purchase is underway of the El Encanto property, with some minor refurbishments to allow for the offices of the RMC & WCA to be housed on the property.
RMC3562	Watershed Conservation Authority	Integrated Regional Water Management Plan	\$100,000	Work has been completed and final work products submitted. Close out of the grant is expected in the next 30 days.
RMC3568	Watershed Conservation Authority	Green Visions Phase II	\$500,000	This grant provides funding for Phase II of Green Visions which will include the development and release of specific GIS tools related to target species, park and open space data, hydrological modeling information, and other essential planning tools.

Completed RMC Projects

Project ID	Applicant	Project Name	Funds Allocated	Project Status Monthly Report for Board Report by Project Manager
RMC3256	Aquarium of the Pacific	Aquarium of the Pacific Educational Programs	\$12,000	Project is complete and was closed August 2004. Services provided under the scope of work included watershed education materials for elementary school teachers.
RMC3202	City of Claremont	Claremont Hills Wilderness Park	\$1,073,000	The grant for this project provided for acquisition of land for completion of the Wilderness Preserve; the project has been completed and the property is now owned by the City of Claremont and is part of the Claremont Hills Wilderness Preserve.
RMC3266	City of Lynwood	Lynwood Nature Park	\$5,000	Soils investigation complete. See RMC 3237 South Gate Riparian Habitat Restoration Project file for the Soils report.
RMC3561	City of Paramount	Ralph C. Dills Project	\$72,000	Project is complete. The deliverable for this grant was demolition of structures required to convert this property to park and open space purposes.
RMC3212	County of Los Angeles Department of Public Works	Economic Value for Watershed Management Techniques Study	\$50,000	There are additional changes being made to the program which will make the tool user friendly. A Board meeting demonstration of the tool will be scheduled for the November meeting.
RMC3236	County of Los Angeles Department of Public Works	San Gabriel River Environmental Graphic Design Services Program	\$17,500	This project is the design of graphic elements for signage and interpretive projects along the San Gabriel River. The project is complete, with the County of Los Angeles Department of Public Works, Watershed Division and the RMC holding the graphic designs on site.
RMC3249	Media and Policy Center Foundation of California	Educational Program on Urban Forestry and Creation of Sustainable Ecosystems	\$100,000	The Media and Policy Center Foundation's project is a film for PBS on sustainable projects across the United States, RMC funding was for the Los Angeles segment of the film. Project is complete and was closed October 2004. Copies of the video footage is on file at the RMC.
RMC3200	Mountains Recreation and Conservation Authority	Park Bond Project Management Services	\$360,487	Services under this grant have been completed. Services provided under this grant included project management for RMC workprogram grants.
RMC3253	Orange County Division, League of Cities	Orange County Open Space and Multi-purpose Opportunities	\$125,000	The Orange County Division, League of Cities project was to outreach the cities within the RMC territory and gather information on project opportunities in that portion of our region. The Grantee has completed their research and outreach into the region and submitted a final report on the outreach that OCCOG completed, the report is on file. Final payments have been made, file closed.
RMC3217	Rancho Santa Ana Botanic Garden	Children's Native Plant Garden	\$55,000	this grant provided for planning of the Children's garden at Rancho Santa Ana Botanic Garden. The Plan focuses on the use and interpretation of native plants. All work for this grant is complete. Construction has not commenced.
RMC3218	San Gabriel Mountains Regional Conservancy	THINK RIVER!	\$46,440	Think River is a curriculum for K-12 students with an ongoing Teacher training component. Project is complete. The final version of Think River! curriculum is on file.
RMC3286	San Gabriel Mountains Regional Conservancy	Azusa Open Space and Access Plan	\$86,400	The Azusa Open Space Access Plan is a project that will do two things, allow the City of Azusa to hire a consultant to work on the creation of an access plan as well as the open space projects that the City is actively pursuing. The consultant has completed work on the strategic plan for the City of Azusa and its open space. The consultant completed her research tasks with the city. Work is completed, final payment has been made by the state.
RMC3271	San Gabriel Valley Council of Governments	Rio Hondo Watershed Plan	\$37,455	This project is complete.
RMC3562	Watershed Conservation Authority	Integrated Regional Water Management Plan	\$100,000	Work has been completed and final work products submitted. Close out of the grant is expected in the next 30 days.

Active RMC Projects

Project ID	Applicant	Project Name	Funds Allocated	Project Status Monthly Report for Board Report by Project Manager
RMC3264	Amigos de los Rios	Alhambra Wash Naturalization	\$40,750	Staff has provided comment for the draft report for this project and a revision is currently underway.
RMC3576	City of Anaheim	Anaheim Coves/ Burris Pit Park Development	\$841,000	The Burris Pit/Anaheim Coves project is the development of a trail with landscaping and interpretive elements around a recharging pond in the City of Anaheim. It is a collaborative project between the City and the Water District. The City has begun the design work on the improvements in conjunction with the Water District.
RMC3257	Aquarium of the Pacific	Aquarium of the Pacific Education Center Expansion	\$390,000	The Watershed Fountain is complete with its Rios de la Vida Mural. The planning for the new classroom with its watershed exhibits is ongoing.
RMC3268	Amigos de los Rios	Arcadia Wash Restoration Feasibility Study	\$152,523	comments on the draft report have been provided to the grantee and a revision is underway.
RMC3260	Watershed Conservation Authority	Azusa River Wilderness Park Acquisition	\$2,025,000	The Azusa River Wilderness Park is an project to create a park at the north end of the City of Azusa at the beginning of San Gabriel Canyon. A parcel has been purchased by the City. The City asked for the RMC and the WCA to become the lead agencies on the project. There are current negotiations for the El Encanto parcels. The purchase will be complete by mid January of '06, opening this area to the public for passive recreational use.
RMC3238	City of Bellflower	Bellflower Riverview Park	\$300,000	Acquisition of the tax-default parcel for the project is expected to be completed in December, 2005. CEQA for the project is scheduled to be presented to the City Council in December, 2005. Final revisions to the conceptual budget for construction is pending
RMC3252	Gateway Cities Council of Governments	Bikeway Plan-Gateway Cities	\$250,000	Project is moving forward but will require a revised timeline. The project consultant has been selected and a kick off meeting has been scheduled for 9/15/05.
RMC3251	San Gabriel Valley Council of Governments	Brownfield Study-San Gabriel Valley	\$250,000	Inventory of Brownfield sites is complete but yielded a smaller number of sites than anticipated. Staff is working with the grantee to identify the most beneficial adjustment to the scope of the remaining work. No further work has been completed since the previous report.
RMC3305	City of Signal Hill	Cha'wot Nature Preserve (Appraisal)	\$20,000	An appraisal for the property has been completed. Staff has met with the grantee and the appraiser to clarify some questions. The appraiser is conducting revisions to the report. The city is hosting a series of workshops with interested parties to review the possible scenarios for the subject property.
RMC3211	City of Signal Hill	Cha'wot Nature Preserve (Geotechnical Studies)	\$20,000	This studies have been completed and has proceeded to the next stage, preparation of an appraisal for the property.
RMC3246	City of Compton	Compton Creek Regional Garden Park	\$100,000	The grant to the City of Compton will assist in identifying recreation opportunities in Compton. The Consultant will utilize the Compton Creek Watershed Plan and GIS mapping software to analyze the urban landscape. The consultant has begun work on the early tasks.
RMC3213	County of Orange	Coyote and Carbon Creeks Watershed Management Plan	\$100,000	This project is a watershed plan for the Coyote and Carbon Creek watershed, a tributary of the San Gabriel River. A draft of the first technical memo on current conditions is completed. The series of existing conditions maps is nearly complete. The team is beginning work on the Opportunities and Constraints Memo which will include watershed assessment and mapping of opportunities.
RMC3584	City of Cerritos	Coyote Creek Bike Trail Connection to Cerritos Regional Park	\$250,000	The Coyote Creek Bike Trail Connection to Cerritos Regional Park is a project that will enhance the two accesses to the Coyote Creek Bike Path. RMC staff has been working successfully with the City of Cerritos in defining the gateway/access area to Coyote Creek. The City is working with the RMC and the County of Los Angeles Watershed division as well.

Active RMC Projects

Project ID	Applicant	Project Name	Funds Allocated	Project Status Monthly Report for Board Report by Project Manager
RMC3580	Trails 4 All	Coyote Creek Regional Trail System Improvements	\$250,000	The Coyote Creek Regional Trail System project is an assessment of the Coyote Creek Bike Trail as well as signage and some greening projects. The Trails 4 All organization has been doing waterway clean-ups and trail work throughout the County of Orange. The grantee is beginning the scoping work which includes trail connections, trail conditions and constraints. There have been two planning committee meetings with representation from many of the cities, agencies, business and organizations along Coyote Creek. The assessment of the trail has begun.
RMC3318	City of Los Alamitos	Coyote Creek-Los Alamitos Improvement Project	\$1,440,000	The Coyote Creek-Los Alamitos Improvement project is the creation of a park out of an underused space along Coyote Creek. The City has been working with the RMC staff and SCE staff, negotiations produced a short term lease. The parties are working together to go forward to the PUC to negotiate a long term lease. The City will go forward with the design and construction documents.
RMC3232	County of Los Angeles Department of Public Works	Dominguez Gap Wetlands Restoration Multi-use Project	\$200,000	Plans are at 100% completion and work has begun on design of interpretive signage for the Project. Environmental review under CEQA is underway by means of a draft EIR. A request for bids will be released and work is scheduled to commence in September, 2006.
RMC3583	Los Angeles County Flood Control District	Dominguez Gap/De Forest Park Restoration	\$100,000	This project is pending an agreement between Los Angeles County Flood control District. and the City of Long Beach. 30% plans have already been completed and will continue once the agreement is in place.
RMC3273	Mountains Recreation and Conservation Authority	Duck Farm Geotechnical Studies	\$146,756	A draft report is complete and has been submitted to staff for review. Further analysis of the results of study will be subject to discussion with Los Angeles County Department of Public Works staff once the review is complete.
RMC3243	Watershed Conservation Authority	Duck Farm Planning	\$330,000	Contract negotiations are now complete and work and the consultant has begin to gather data for the initial stage of the planning. Stakeholder meetings will being in the coming weeks.
RMC3274	Mountains Recreation and Conservation Authority	Duck Farm Traffic Studies	\$80,000	This grant has been redirected to planning and/or improvements for the project.
RMC3259	County of Los Angeles	East Los Angeles Civic Center Improvements	\$500,000	The BOS has approved the budget for this project. Final design of the fountain is pending approvals by the Health Dept. and other permitting agencies.
RMC3587	Media and Policy Center Foundation of California	Edens Lost and Found: Emerald Necklace	\$74,500	The RMC approved this grant at the September meeting. The grantee has finalized plans for filming, is beginning the filming and work on the Teacher's Curriculum for the video portion on the Emerald Necklace.
RMC3263	City of Long Beach	El Dorado Nature Center Renewal	\$327,000	The El Dorado Nature Center Renewal is a revitalization of the acreage not utilized currently by the nature center. Grantee has executed its grant agreement and choose a consultant from the RFP process. The chosen Consultant informed the City that the key personnel are no longer available for this project and have requested a substitution of personnel. City Staff is evaluating this request and will make a decision in November wither to remain with this consultant or go through another RFP process.
RMC3208	City of Long Beach	El Dorado Regional Park Wetlands Feasibility Study	\$100,000	The El Dorado Regional Park Wetlands Feasibility Study is study to see if wetlands could be constructed within the park that could act as a biofilter and wetlands for increased habitat. The initial feasibility study is complete and the City staff has reviewed and commented on the draft. The final report is completed and the final minor edits are being completed prior to the printing of the final report and presentation to the RMC.
RMC3566	City of Glendora	Ferguson and Wildwood Pre-Acquisition Expenses	\$50,000	The Ferguson and Wildwood pre-acquisition expenses is a grant to fund the appraisals for these two properties. The appraisals of Ferguson and Wildwood Canyons are complete. The state review of the appraisals for Wildwood and Ferguson are complete and supported. The work for this grant is now completed, with the request for payment and a final report the final tasks to be completed.

Active RMC Projects

Project ID	Applicant	Project Name	Funds Allocated	Project Status Monthly Report for Board Report by Project Manager
RMC3229	City of West Covina	Galster Park Project	\$476,000	Follow up with the City to implement the amendments approved by the RMC on May 16 are in process.
RMC3337	City of El Monte and Amigos de los Rios	Gibson Park Habitat Plantings	\$433,500	No further work has been reported.
RMC3223	City of Glendora	Gordon-Mull	\$2,500,000	The Gordon-Mull project is an acquisition of Gordon-Mull Canyon in the City of Glendora. The appraisal and the state review of the appraisal are complete. The plans for the alternative waterline have been reviewed by the City and RMC staff. The City of Glendora is planning to take the agreement of sale to the City Council in December. The City plans to have the agreement and escrow in place by the end of the year.
RMC3339	North East Trees	Graham Elementary School Watershed Education Trail Phase I	\$5,000	Design concept and budget has been completed and the implementation phase, Phase 2, has been approved.
RMC3340	North East Trees	Graham Elementary School Watershed Education Trail Phase II	\$50,920	The Grantee has initiated work with Los Angeles County Department of Public Works and the school administration.
RMC3240	Watershed Conservation Authority	Green Visions- Habitat, Trail and Recreational Access Plan	\$500,000	Grantee has completed Phase I and received an extension on the Bridge Funding Phase. They have released the both a Target Species Report and Recreational Assessment planning reports. Work on the development of GIS and related tools is on-going.
RMC3568	Watershed Conservation Authority	Green Visions Phase II	\$500,000	This grant provides funding for Phase II of Green Visions which will include the development and release of specific GIS tools related to target species, park and open space data, hydrological modeling information, and other essential planning tools.
RMC3233	California Native Habitat Endowment Fund	Habitat Authority Community Outreach & Education	\$46,000	Grantee has submitted an approved Workplan and commenced work on the project.
RMC3556	Southern California Coastal Water Research Project	Historical Ecology of the RMC Territory	\$148,000	Grant agreement has been transmitted for signature. No work on this project has been reported to date. Recommendations on the scope of the project were made by the RMC Habitat and science Panel and have been transmitted to the grantee.
RMC3359	Los Angeles & San Gabriel Rivers Watershed Council	Invasive Weed Control in Riparian Habitat of San Gabriel Valley	\$36,000	Work continues on treatment of the invasive weeds in the project area.
RMC3225	City of La Mirada	La Mirada Creek Restoration Planning	\$150,000	A request for an extension to the performance period for this grant is currently being processed. An agreement between Los Angeles County Department of Public Works and the City of La Mirada to conduct the planning is pending.
RMC3367	La Verne Land Conservancy	La Verne Open Space ANF Connection (Project 1)	\$208,000	The La Verne Open Space project is an enhancement of open space being purchased by the City of La Verne and will be operated by the La Verne Land Conservancy. There will be trailhead signage, improvements and interpretation to the local students and community groups. The La Verne Land Conservancy has executed its grant agreement. The City of La Verne will be accepting the open space as it is purchased, agreeing to work with the La Verne Land Conservancy in completing this project. The RMC project is awaiting the completion of the property purchase to move forward with its assessment and trail improvements.
RMC3222	City of Fullerton	Laguna Lake Park Master Plan	\$500,000	The Laguna Lake project in the City of Fullerton is a restoration of a park designed and utilized since the 1950's. The Coastal Conservancy and the RMC are working on reviving the fishing lake, the pathways and landscaping along the lakeside. The lake has been drained, the build up of silt taken out and new filtration system is in place. The master plan is completed, with City and RMC staff prioritizing the phases and beginning refurbishment of the trail and landscape in the next quarter.
RMC3231	County of Los Angeles Department of Public Works	Lario Creek Enhancement Project	\$125,000	The planning consultant has developed two concept alternatives for the re alignment of Lario Creek. Review of the two alternatives by Los Angeles County Department of Public Works is in progress is still in progress.

Active RMC Projects

Project ID	Applicant	Project Name	Funds Allocated	Project Status Monthly Report for Board Report by Project Manager
RMC3372	City of El Monte	Lashbrook Park	\$71,000	Lashbrook Park is a creation of a park out of unused land along the Rio Hondo River. Amigos de los Rios has completed several elements of the park construction. The bio swale zone has been completed, the trail construction is complete along with the watering system and some plantings. The RMC staff has reviewed and commented on the drafts of the interpretive signage. Completion of the first section will be complete by early January with an opening set for January 28th, 2006.
RMC3373	County of Los Angeles Department of Parks and Recreation	Legg Lake Fishing Pier)	\$500,000	Grant agreement has been executed. A revision to the budget was completed and a Notice to Proceed on the Project was issued to the consultant. No further progress has been reported.
RMC3374	City of Walnut	Lemon Creek	\$225,000	Comments have been provided to the grantee on the draft concept plan for the project. No further progress has been reported.
RMC3570	Aquarium of the Pacific	Long Beach Aquarium Watershed Exhibit Expansion Project	\$1,322,000	The Long Beach Aquarium expansion project is a creation of a classroom and interpretive exhibits that are focused on the San Gabriel and Los Angeles River Watersheds. The Aquarium has ongoing fundraising and grant applications for further funding due to construction cost increases. The Aquarium has joined the City of Long Beach's Green Building Team to help implement green building policies. The permit process and land swap with the City of Long Beach is moving forward. The exhibit planning is moving forward in the next quarter with a stakeholders meeting, utilizing the new exhibit designer on the Aquarium's staff.
RMC3559	Mountains Recreation and Conservation Authority	Long Canyon, Santa Clara River	\$100,000	MRCA has completed the acquisition of the property and will manage the property for conservation purposes.
RMC3380	City of Bell	Los Angeles River Bikeway Path Enhancement and Rehabilitation	\$200,000	The Los Angeles River Bikeway Path Enhancement and rehabilitation project is in conjunction with a Resources Agency Grant. The City of Bell will be greening two city blocks along the Los Angeles River in the City of Bell. The RMC funds allows for doubling the length of the greening. The City of Bell is working on the design, they are about 50% complete with plans for going out to bid early in 2006.
RMC3226	City of Lynwood	Lynwood Meadows	\$562,379	The grantee is in the process of completing the planning process. A comprehensive Workplan is in place for the development of the park. Grantee has indicated that there may be a delay in the project schedule due to road work on the adjacent street. A time extension will be required for this project.
RMC3394	North East Trees	Maywood Bikeway Access	\$208,254	The project kick off meeting was held on December 6 and a survey is being conducted to create a base map for the project. Once the base map is complete, the grantee will begin work on concept development.
RMC3395	City of Maywood	Maywood Riverfront Park	\$250,000	Grant agreement has been executed and work has begun on the project. Expected completion date is June 30, 2006.
RMC3269	City of Pico Rivera	Mines Avenue Bike Lane Improvement Project	\$280,118	Due to staffing changes with the City and RMC the timeline for this project has been impacted. Staff will follow up with further action within the next 30 days.
RMC3204	City of Monrovia	Monrovia Hillside Wilderness Preserve- Butcher	\$810,000	The City of Monrovia has a Wilderness Preserve of over 800 acres that it is actively expanding, this project is for acquisition of more acreage for the preserve. The City of Monrovia has three appraisals ongoing for three of the top priority properties that they have identified for acquisition for the Hillside Wilderness Preserve. Once the appraisals are completed and reviewed the City will negotiate for purchase.
RMC3419	City of Downey	NASA Park	\$250,000	Work has begun on this project. Geotech work has been completed. The grantee is working with the landscape architect on a schedule for completion of construction documents. No further progress has been reported.
RMC3585	Rancho Santa Ana Botanic Garden	Native Landscape Workshop	\$5,212	Registration for the workshop is currently underway and a small number of available places remain to be filled.

Active RMC Projects

Project ID	Applicant	Project Name	Funds Allocated	Project Status Monthly Report for Board Report by Project Manager
RMC3571	Friends of the Seal Beach National Wildlife Refuge	Native Plant Garden Trail Restoration	\$25,000	The project with the Friends of Seal Beach National Wildlife Refuge will restore their native plant walk trail on site. The grant agreement has been executed, the plans are complete, the grantee is awaiting an advance of funds from the state to begin work.
RMC3422	Rancho Santa Ana Botanic Garden	Native Plant Palettes for the San Gabriel River	\$52,788	Commencement of work has been delayed but is scheduled to begin in January, 2006.
RMC3425	City of Anaheim	Oak Canyon Nature Center	\$6,050	The improvements to the Oak Canyon Nature Center are small but critical to implementing the Interpretive Plan for the park. The installations are in process and will be complete in the next quarter.
RMC3207	City of Brea	Olinda Historic Trail	\$98,050	The Olinda Historic Trail is a trail from the historic oil production area of the City up into the dedicated open space in the hillsides adjacent to Chino Hills State Park. The City of Brea has construction documents has gone out to bid, the draft of City's Trail Use Policies are being commented on by RMC staff, the signs are being fabricated, The City has a contractor on board and has begun construction of the trail.
RMC3426	City of Brea	Olinda Historic Trail Phase II	\$45,000	The Olinda Historic Trail II is the extension of the Olinda Trail funded by the RMC, allowing for the City to create a loop trail that takes advantage of the conservation easement. The City of Brea has completed the design and has a contractor in place. The early stages of trail construction are underway.
RMC3429	City of Duarte	Pacific Communities Project	\$3,500,000	The Pacific Communities project in the City of Duarte is an acquisition of 329 acres of open space. Acquisition was complete in December of 2005.
RMC3270	Mountains Recreation and Conservation Authority	Park Bond Project Management Services II (Capital Projects)	\$589,139	Services under this grant have been completed. Services provided under this grant included project management for RMC workprogram grants
RMC3242	City of Baldwin Park	Park Master Plan- Baldwin Park	\$50,000	Selected consultant withdrew, citing inadequate experience for additional scope requested by Baldwin Park Councilmember's. Tree People contract will augment outreach and survey resources.
RMC3214	Friends of the Angeles Chapter Foundation	Peck Water Conservation Park	\$25,000	This project intends to survey the Rio Hondo from Alhambra Wash to Peck Road Water Conservation Park, and develop a Master Plan for habitat restoration, a native garden, and irrigation improvements. Grantee presented final recommendations to RMC staff in March, 2005 however due to the personal leave of the EON the final report has not been submitted. RMC Project Manager met with the grantee to discuss the project closing procedure and documents and submittal of the final payment request.
RMC3235	Friends of Pio Pico	Pio Pico State Historic Park Improvements	\$5,000	This grant is funding the production of native plant and habitat educational materials that will inform visitors of the existing native gardens at the Pio Pico State Historic Park. The brochures are expected to be printed by December 22 so the project will be completed by the end of the year/performance period.
RMC3254	City of Long Beach	Project Management Services Related to Acquisition Projects	\$12,347,754	Services provided under this grant will include project management assistance on technical matters involving acquisition projects.
RMC3224	City of La Puente	Puente Creek Nature Education Center	\$400,000	The City of La Puente will acquire a vacant parcel along Puente Creek to locate a Nature Center, which will provide local students and the community the opportunity to learn about current, relevant environmental issues. The land area has been expanded resulting in a higher cost estimate which will require additional funding. A joint use agreement is being worked out to provide maximum flexibility for site to provide adequate amenities such as parking. Grantee is submitting request to extend the performance period to December 31, 2006.
RMC3241	City of Paramount	Ralph C. Dills Park Expansion	\$200,000	This project has been delayed due to RMC staffing changes. A new project manager has been assigned and follow up will take place within the next 30 days

Active RMC Projects

Project ID	Applicant	Project Name	Funds Allocated	Project Status Monthly Report for Board Report by Project Manager
RMC3234	Rancho Los Alamitos Foundation	Rancho Los Alamitos Native Garden Restoration	\$63,546	No further progress has been reported for this project.
RMC3216	Rancho Los Cerritos Foundation	Rancho Los Cerritos Landscape Restoration	\$55,230	this grant provided funds for restoration plans for the Ranch Los Cerritos facility. Final construction plans are complete and cost estimates based on final concept are being finalized. A meeting with the grantee to discuss early phase of implementation is pending.
RMC3458	City of Montebello	Rio Hondo - Roosevelt Avenue River Trail Entry	\$200,000	The City of Montebello's Roosevelt Avenue trailhead is the enhancement of a basic trailhead on the Rio Hondo bike path. This project will dovetail into a project that the City is working on with the Resources Agency. The City has design concepts, the RMC staff has reviewed and commented on them. The City is working on construction documents for the trailhead improvements.
RMC3465	City of El Monte and Amigos de los Rios	Rio Vista Nature Trail	\$567,000	This grant will provide for Work has begun on the initial phases of the project. Amigos de Los Rios is working on planting plans and an interpretive program for the project. Permitting for the project is in progress. No further progress has been reported.
RMC3221	City of El Monte	Rio Vista Park Restoration and Conservation Project	\$375,200	The Rio Vista Park Restoration project is a reviving of one of the City of El Monte's Parks. Demolition of the restoration areas is underway, the project has been supplemented with two grants from other agencies. It will be moving forward to completion in the Spring of 2006.
RMC3557	Southern California Coastal Water research Project	Riparian and Wetland Mapping	\$104,000	Grant agreement has been executed and certified. No work on this project has been reported to date. Recommendations on the scope of the project were made by the RMC Habitat and science Panel and have been transmitted to the grantee.
RMC3248	Watershed Conservation Authority	Rivers and Tributary Access Improvements	\$510,000	The RMC has authorized four specific projects from this grant primarily for signage improvements. The four sites are the Bosque del Rio Hondo (MRCA), SG River Thienes Ave. (Hollywood Beautification), LA River Bike Path at Golden Shore (Long Beach) and the Lower Los Angeles River Bike Path Signage (LA-DPW). Staff is working on three additional projects: SG River at Irwindale; Compton and Coyote Creeks. A status report will be made by DPW at this meeting.
RMC3272	Mountains Recreation and Conservation Authority	RMC Grant Guidelines	\$148,422	The grant guidelines have been completed and updated. The consultant completed the workshops and provided all relevant materials. Final close of out grant shall be completed within the next 60 days.
RMC3590	Mountains Recreation and Conservation Authority	RMC Project Management Services (Technical Assistance)	\$62,933	Technical services are provided by the contracts specialist, information technology specialist, and web master
RMC3477	Upper San Gabriel MWD (To be changed to San Gabriel River Discovery Center Authority upon approval of JPA by County)	San Gabriel River Discovery Center	\$60,000	Staff recently met with the Thomas Hacker Associates to identify the steps needed to restart the project. A list of tasks has been prepared and is currently under review. A schedule for completion is being finalized. The RMC authorized a grant of \$3m in Prop 50 funds for the project. Phase 1 planning is expected to be completed by May, 2006.
RMC3228	City of Pico Rivera	San Gabriel River Spreading Grounds	\$479,882	This project is being administered by LAC DPW. The bids received in response to the 1st request were extremely high; the project is being re-bid. The timeline will have to be extended.
RMC3567	City of Whittier	San Gabriel River Trail Connector to Pio Pico State Historic Park	\$500,000	Grant funds will allow for the development of construction drawings and construction of a new bike trail, with possible trailhead, connecting the Pio Pico State Historic Park to the existing San Gabriel River Bikeway. Grant agreement just completed and sent to Whittier for signature. Grant agreement to be approved by Whittier City Council in January, and then consultant Kimley Horn is to begin work.

Active RMC Projects

Project ID	Applicant	Project Name	Funds Allocated	Project Status Monthly Report for Board Report by Project Manager
RMC3239	City of Seal Beach	San Gabriel River Trail Enhancement	\$160,000	The San Gabriel River Trail Enhancement is in the planning phase of the improvements to the City of Seal Beach terminus for the bike trail along the San Gabriel River. The City of Seal Beach has concept plans as well as construction documents that are at 60%. The City is working with the various permitting agencies to receive the necessary permits. The city applied for a Rivers and Parkways Grant to supplement the RMC grant and fully complete the proposed design.
RMC3573	City of Seal Beach	San Gabriel River Trail Enhancement Development Project	\$500,000	The San Gabriel River Trail project is the development phase from the previous planning grant the City of Seal Beach received from RMC. The RMC approved this grant at the September 19, 2005 meeting that will pay for about half of the proposed improvements. The City is currently putting together a Prop 50 grant application for more funding. The RMC staff has written a support letter and helped to review and gather the requisite paperwork.
RMC3481	City of Long Beach	San Gabriel River Walk	\$622,600	The San Gabriel River Walk is a project that takes an unused open space next to the western levee of the San Gabriel River and turns it into a passive park. At the first public meeting the City met with negative comments regarding the termination of the trail at the southerly end through a residential development. The City Staff has utilized this input from the community and did further research on alternative southerly access points. There will be another public meeting in this quarter to present these additional access alternatives and to select a preferred southerly access point to the trail.
RMC3247	San Gabriel Mountains Regional Conservancy	San Gabriel River Watershed Habitat Restoration Assessment Project	\$86,895	The San Gabriel River Watershed Habitat Assessment project is a collection of research and data on the river with an analysis. The search of previous studies and data collection is complete. The RMC staff has made comments on the draft version of the report. The final report will be complete by December 31, 2005.
RMC3230	County of Los Angeles Department of Public Works	San Jose Creek Bike Trail Planning	\$200,000	This project is for the construction of 0.7 miles of a Class 1 bicycle trail, including two bridges (over San Jose Creek and the San Gabriel River). The trail is part of a larger regional park plan to link cities as far east as Claremont to downtown Los Angeles. An extension was approved, extending the performance period to July 31, 2006. The preliminary plans are currently being developed.
RMC3215	North East Trees	San Jose Creek Greenway Improvements, Phase II	\$48,975	North East Trees will use this grant to provide additional plantings, interpretive signage, and educational materials for the current San Jose Greenway project. The Grantee has completed the planting and community outreach phases of the project and the signage is being produced. The project was completed at the end of December, and NET is beginning to prepare the final closing documents and invoice.
RMC3210	City of Santa Fe Springs	Santa Fe Springs Park Master Plan & Nature Sanctuary Feasibility Study	\$100,000	This project is to develop a Master Plan for Santa Fe Springs Park and to assess the feasibility of expanding the park to create a Nature Park on the northern end. City Council is expected to authorize the consultant to develop construction documents in January 2006. City expects to begin construction late 2006 or early 2007. Grant was amended to extend performance period to June 30, 2006.
RMC3244	City of Seal Beach	Seal Beach Open Space Opportunities	\$100,000	The Seal Beach Open Space Opportunities project is a review of the open space within the City of Seal Beach and an assessment of its potential for public open space. The City of Seal Beach has received the draft report produced by RBF after their extensive survey of the City. The final report has been received, final payment requests are in process.

Active RMC Projects

Project ID	Applicant	Project Name	Funds Allocated	Project Status Monthly Report for Board Report by Project Manager
RMC3262	Puente Hills Landfill Native Habitat Preservation Authority	Seventh Avenue Trailhead Improvements	\$231,739	Seventh Avenue Trailhead is a project working with the Habitat Authority in the northern Puente Hills creating a bioswale as well as access to the trails in the hills. The Habitat Authority has completed the project that included a trailhead, interpretive signage, a bioswale and connection to the Skyline Trail, they also hosted a trail opening event. RMC staff are awaiting the final report and payment request as the final tasks on this grant to be completed.
RMC3588	City of South Gate	South Gate LA River Parkway Access Improvements	\$250,000	This project will provide access improvements to the Los Angeles River Parkway, at Southern Avenue and Hollydale Park. Improvements will feature new gates, fencing, native landscaping, and interpretive signage. The project manager is currently working with other City departments and LA Watershed Management District to finalize the design ideas, and create an RFP.
RMC3237	North East Trees	South Gate Riparian Habitat Restoration	\$500,000	NET is executing an agreement with the City of South Gate to begin with the design plans for the site. They will be coordinating with Cal Trans, City of Lynwood and other relevant stakeholders.
RMC3220	City of Diamond Bar	Sycamore Canyon Park Trail Development Project- Diamond Bar	\$124,081	Sycamore Canyon Park Trail is a trail within the City of Diamond Bar's open space that will allow connection from the top of the canyon down to an established park. Construction is underway, all grading and filling is complete, irrigation, concrete, fencing, deck and steps are complete. Completion of the project is slated for mid-January.
RMC3582	City of Diamond Bar	Sycamore Canyon Trail Phase II	\$140,000	Sycamore Canyon Trail II is a project that adds a length along the trail previously funded by the RMC. Construction is underway, all grading and filling is complete, irrigation, concrete, fencing, deck and steps are complete. Completion of the project is slated for mid-January.
RMC3227	City of Palmdale	Tejon Park Expansion and Una Lake Equestrian Park	\$265,000	Since the grant was improved the property was sold to a developer. The Grantee has had early indications that development of the property will include a set aside of Una Lake for open space. The RMC approved an extension to the performance period based on the above scenario. No further progress has been reported since the previous report.
RMC3291	City of Bellflower	Train Depot Staging Area	\$250,000	Historical report and assessment of the train station has been completed. Concept design is complete construction drawings are at the 45% complete stage.
RMC3209	City of San Gabriel	Vincent Lugo Park Renovation	\$75,000	The concept plan for Vincent Lugo Park is now complete and a phasing recommendation and conceptual budget is under review. The Plan will be submitted to the U.S. Army Corps of Engineers for review as part of the park lies within their jurisdiction at Alhambra Wash. Staff is working with the City to review funding options for the next phase.
RMC3205	City of Pasadena	Washington Park Implementation- Pasadena	\$331,544	The planning for this project is continuing on schedule. Plans are at the 100% complete stage. Design of interpretive signage is in the final review stage. Construction is scheduled to begin in Jan 2006
RMC3591	Mountains Recreation and Conservation Authority	Water Bond Project Management Services (Capital Projects)	\$294,375.00	
RMC3589	Los Angeles and San Gabriel Rivers Watershed Council	Watershed Assessment and Planning Opportunities	\$9,240	The grantee shall develop a project proposal for Proposition 50, Ch. 7 grant programs, host a project workshop and coordinate regional interests in the program.
RMC3219	Regents of the University of California	Watershed Education in Multi-lingual Communities	\$32,094	Grantee has completed the draft curriculum with the ELLA College ESL program.
RMC3267	TreePeople	Watershed Education Outreach	\$188,750	Grantee working with RMC staff to refine scope of work for Baldwin Park and Paramount. SFS scope may be redirected, pending meeting with grantee.
RMC3250	Los Angeles Conservation Corps	Watershed Improvement Projects- LACC	\$150,000	No further progress has been reported for this project.

Active RMC Projects

Project ID	Applicant	Project Name	Funds Allocated	Project Status Monthly Report for Board Report by Project Manager
RMC3543	City of Lakewood	West San Gabriel River Open Space Project Phase II	\$300,000	Planning is continuing for this project and the grantee is working with Los Angeles County Department of Public Works for use of a section of Right O Way along the river adjacent to the project area.
RMC3245	City of Whittier	Whittier Greenway Extension	\$150,000	Project is completed and final billing has been submitted. Staff with work with the city to identify funding for further work on this project. . City will contract next phase: Construction Drawings.
RMC3255	Watershed Conservation Authority	Woodland Duck Farm Acquisition	\$1,443,575	Response to a request for bids for improvements to the main house were received and are under review by staff.
RMC3203	City of Long Beach	Wrigley Heights Acquisition	\$5,000,000	The property owner is seeking approval for a storage unit facility while city staff is pursuing other funding opportunities for the site as the asking price is considerably more than the grant amount.

DATE: January 23, 2006

TO: WCA Governing Board

FROM: Belinda V. Faustinos, Executive Officer

SUBJECT: Item 8A: Consideration of resolution approving an augmentation to the improvements budget for the El Encanto Azusa River Wilderness Park project. (RMC3260)

RECOMMENDATION: That the WCA approve a resolution approving an augmentation to the improvements budget for the El Encanto property in the amount of \$75,000 for a total of \$275,000.

PROJECT DESCRIPTION: The funds approved by this amendment will be consistent with the scope of work approved for minor alterations to the restaurant building on the El Encanto property at the November 21, 2005 meeting. These minor alterations will be ancillary to operation of the property.

BACKGROUND: The RMC recommended to the WCA the approval of a proposed budget for the minor alterations and management of the El Encanto property on November 21, 2006. Since that time contractors have made a more in-depth assessment the building and spoken with the City of Azusa regarding the necessary permitting process. The original budgeted amount for the minor alterations of \$200,000 will be inadequate to complete these minor alterations and meet the permitting requirements (see attached budget). The scope of work will include: Upgrade of the electrical system and replace the heating and air conditioning unit; remodel the existing structure so that it complies with accessibility requirements of the American with Disabilities Act (ADA), including the installation of an ADA compliant ramp on the exterior of the building; refurbishment of certain areas of the existing structure so that such areas can be used for office space; remodel existing bathrooms for ADA compliance and office use; replacement of garage doors and openers and. engineering and architectural services as required by the permitting process. The work will also include those repairs, renovations and replacements and treatments recommended in the Wood Destroying Pests and Organisms Reinspection Reports #14835 and #14836, dated November 30, 2005, prepared by Bottom Line Termite Control Inc. Apply for and obtain any permits and approvals which may be required to lawfully perform the work.

The WCA is not proposing any physical alterations to the property; only some very minor alterations to the interior of the buildings. There is a parking lot on the developed portion of the property that can be used immediately by park users to access the open space of the property. The open space of the property is the largest attraction of the property with its views of the river and the San Gabriel Mountains as well as its access to the trails of the Angeles Forest and the San Gabriel River Bike Path.

In regards to CEQA the El Encanto project is exempt under several categories of exemption, including Class 13, "Acquisition of land ... to preserve the land in its

natural condition;” and Class 25, “transfers of interests in land in order to preserve open space...”; Class 61(b) (3) “there is no possibility that the activity in question may have a significant effect on the environment,...”; and Class 1 “minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination;”

Other existing uses on the property, including a mobile home park, three apartments, horse training ring and a parking lot, would continue to operate under existing leases until such time that there is a specific site plan.

The current tenants will remain until there is a final management plan for the site and funds for its implementation.

FISCAL INFORMATION: The funds that had been granted to the Azusa River Wilderness Park were in total of \$5,042,000. Out of these funds \$4,175,804 has been paid out for acquisition, relocation report and associated fees along with the budgeted minor alterations; leaving a balance of \$866,196 in grant funds available for relocation, planning and other fees and costs as shown in the attached budget detail.

Revised Azusa River Wilderness Park Budget 1/23/06

Tasks	Funding Source			Total Expended	Total Grant Funds
	Prop 12	Prop 13	Prop 40		
Funded Amounts	\$2,017,000	\$1,000,000	\$2,025,000		\$5,042,000
Acquisition					
Taylor Parcel		\$418,000		\$418,000	
El Encanto Parcels	\$2,007,000	\$546,580	\$932,534	\$3,486,114	
Appraisal Fees		\$2,500		\$2,500	
Transaction Review		\$3,268	\$0	\$3,268	
Misc Fees (CEQA, TITLE, FILING, ETC)		\$9,803	\$10,000	\$19,803	
Legal Fees		\$9,849		\$9,849	
Relocation Report			\$3,000	\$3,000	
Funding Signage	\$10,000	\$10,000		\$20,000	
Relocation					
Taylor Parcel				\$0	
Estimated Costs for El Encanto			\$300,000	\$300,000	
Repairs					
Taylor House				\$0	
El Encanto			\$275,000	\$275,000	
Reserve					
Planning & Implementation			\$504,466	\$504,466	
Total Expended	\$2,017,000	\$1,000,000	\$2,025,000	\$5,042,000	

January 23, 2006 – Item 8A
RESOLUTION 2006-01

RESOLUTION OF THE WATERSHED CONSERVATION AUTHORITY AUTHORIZING APPROVING AN AUGMENTATION TO THE IMPROVEMENTS BUDGET FOR THE EL ENCANTO PROPERTY IN THE AZUSA RIVER WILDERNESS PARK PROJECT (WCA 3260).

WHEREAS, the Watershed Conservation Authority has been established to facilitate joint projects between the Rivers and Mountains Conservancy and Los Angeles County Flood Control District; and

WHEREAS, the Watershed Conservation Authority (WCA) has been established to focus on projects which will provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

WHEREAS, the El Encanto property in the Azusa River Wilderness Park is a project that supports the RMC goals and objectives and the RMC has authorized a grant to the WCA for such project; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA) pursuant to CCR, tit, 14, section 15301 (a)(d)(n); 15061 (b)(3); 153213; and 15325; and NOW

Therefore be it resolved, that the WCA hereby:

1. FINDS that this action is consistent with the purposes and objectives of the WCA.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act pursuant to CCR, tit, 14, section 15301 (a)(d)(n); 15061 (b)(3); 15313; 15325.
3. AUTHORIZES the augmentation of \$75,000 to the improvements budget for the El Encanto property in the Azusa River Wilderness Park (WCA 3260).
4. APPROVES such WCA budget amendments as may be necessary to complete this project.
5. ADOPTS the staff report dated January 23, 2006.

~ End of Resolution ~

Passed and Adopted by the Board of the
WATERSHED CONSERVATION AUTHORITY on January 23, 2006.

Margaret Clark, Vice-Chairperson

ATTEST: _____
Terry Fujimoto,
Deputy Attorney General

DATE: January 23, 2006
TO: WCA Governing Board
FROM: Belinda V. Faustinos, Executive Officer
SUBJECT: Item 8B: Consideration of resolution authorizing the release of a request for proposals to develop a site plan for the El Encanto property. (RMC3260)

RECOMMENDATION: That the WCA approve a resolution authorizing the release of a request for proposals to develop a site plan for the El Encanto property. (RMC3260)

BACKGROUND: On November 21, 2005 the RMC recommended that the Watershed Conservation Authority (WCA) move forward with the purchase of El Encanto, including accepting the City of Azusa's Prop 12 grant for acquisition of land for the Azusa River Wilderness Park and complete some minor alterations on the property necessary to operate the site. The WCA agreed with the recommendation of the RMC and amended the Prop 12 and Prop 13 grants from the Resources Agency, moved forward with the purchase of the El Encanto property, and had some initial assessment done on the buildings.

Now that the WCA has completed the purchase, it is looking to develop a Site Plan for the El Encanto property. The El Encanto property is a property that has a mobile home park, with 12 spaces, an old restaurant building and three apartments. It is located in a place that is easily accessed by the majority of visitors to San Gabriel Canyon. The next step in the planning process would be to release a Request for Proposals (RFP) for a Site Plan for El Encanto.

The planning will involve input from a full spectrum of stakeholders including representatives from the surrounding jurisdictions and community, City of Azusa, Caltrans, the Azusa Light and Water Company, Department of Fish and Game, the Army Corps of Engineers, the Forest Service, San Gabriel Valley Watermaster, adjoining landowners and the Los Angeles County Department of Public Works. A number of opportunities for public input will be included in the schedule. The final deliverable, the concept plan, will be presented to the RMC and WCA upon completion. As part of the contract, the consultant will address CEQA compliance for the project and a recommendation regarding CEQA will be presented to the RMC and WCA at the appropriate time.

FISCAL INFORMATION: The funds that had been granted to the Azusa River Wilderness Park were in total of \$5,042,000. Out of these funds \$4,175,804 has been paid out for acquisition and associated fees, the relocation report and the minor alterations; leaving a balance of \$866,196 in grant funds available for relocation, planning and other fees and costs.

As negotiations proceed for the planning tasks staff will be better able to define the extent of the additional costs and will provide a report on this matter to the RMC and WCA. With regards to the CEQA component of the consultant's Workplan, a

determination on the most appropriate filing and therefore associated consultant work will not become apparent until the planning is underway. At such time as a determination can be made, staff will bring a recommendation with an associated revised budget to the RMC and the WCA for approval. If the full amount is not required, staff will report back with a further recommendation for re-allocation of the excess funds.

EL ENCANTO PROJECT
REQUEST FOR PROPOSALS
for

A
SITE CONCEPT PLAN

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ATTACHMENT

Sample Contract F

EXHIBITS

Project Description A

Vicinity Map B

Site Map C

Bibliography D

Sample Workplan format E

1 **INTRODUCTION AND OVERVIEW:**

The Watershed Conservation Authority (WCA) is requesting proposals from qualified firms to provide consultant services for the site planning of the El Encanto property within the Azusa River Wilderness Park located in the City of Azusa in Los Angeles County. The WCA is a joint powers authority of San Gabriel and Lower Los Angeles Rivers and Mountains (RMC) and the Los Angeles County Flood Control District whose mission is to provide for a comprehensive program to expand and improve the open space and recreational opportunities for the conservation, restoration, and environmental enhancement of the San Gabriel and Lower Los Angeles Rivers Watershed area consistent with the goals of flood protection, water supply, groundwater recharge and water conservation. The objective of this solicitation is to select a firm that is best qualified to provide the requested services.

The 39-acre El Encanto Project grants a unique opportunity to provide a much needed open space and recreation area in a densely urbanized portion of the San Gabriel Valley. The site had a developed area that currently includes a 12 space mobile home park, a duplex with two rental apartments, a restaurant building that will have limited alterations for office use, a garage with an apartment over it, an extensive paved parking lot and approximately 36 acres of undeveloped open space.

In addition to offering increased area for passive recreation such as bike and pedestrian trails, bird watching and rest areas, the project has the potential to incorporate design elements such as water quality improvements, flood management, camping facilities, interpretive educational signage, exhibits, displays, as well as the reintroduction of native habitat. It is our goal to create a project that will be a model for sustainable, multi-benefit watershed project that addresses the open space recreation and watershed needs of the San Gabriel Valley. By connecting the surrounding communities to the San Gabriel River, the El Encanto project will establish local and regional connectivity to other sustainable open space watershed projects and will contribute to a network of open space throughout the San Gabriel River Watershed. The planning of the El Encanto property will be overseen by a Steering Committee established by the WCA to ensure that program and final site concept plan reflects both the needs of the stakeholders and the mission of the WCA to the best possible extent.

2 PROPOSALS:

- 2.1 Proposers are requested to submit proposals offering services in accordance with Section 2, and in a format specified in Section 7 of this Request for Proposals (RFP).
- 2.2 This RFP is a solicitation for proposals only, and is neither intended, nor to be construed as, an offer to enter into an agreement or engage in any formal competitive bidding or negotiation pursuant to any statute, ordinance, rule, or regulation. Thus, the WCA reserves the unqualified right to reject any or all proposals for any reason. WCA is responsible only for that which is expressly stated in this RFP.
- 2.3 WCA is not responsible for, and shall not be bound by, any representations otherwise made by any individual acting or purporting to act on its behalf.
- 2.4 WCA shall not in any way be liable or responsible for any costs incurred in connection with the preparation, submittal, or presentation of any RFP submitted in response to this request. Responses to this RFP shall be made according to the specifications and instructions contained herein. Failure to adhere to RFP instructions may be cause for rejection of any proposal.
- 2.5 WCA reserves the right to interpret or change any provisions of this RFP at any time prior to the proposal submittal date. Such interpretations or changes shall be in the form of addenda to this RFP. Such addenda will become part of this RFP and may become part of the resultant contract. Such addenda shall be made available to each person or organization which has received an RFP. Should such addenda require additional information not previously requested, a Proposer's failure to address the requirements of such addenda may result in the WCA's disregard of the Proposer.
- 2.6 WCA, at its sole discretion, may determine that a time extension is required for submittal of proposals, in which case an addendum shall indicate the new proposal submittal date.
- 2.7 No changes to the proposals shall be allowed after submittal to WCA.
- 2.8 Any agreement entered into by the Proposer shall be consistent with applicable federal, state, and local laws.
- 2.9 Proposers understand and agree that submittal of a proposal will constitute acknowledgment and acceptance of, and a willingness to comply with, all of the terms, conditions, and criteria contained in this RFP, including attachments thereto, except as otherwise specified in the proposal. Any and all parts of the submitted proposal may become part of any resultant contract between the selected Consultant and the WCA.

- 2.10 WCA will select a successful Proposer based on qualifications that represent the best service, regardless of race, creed, color, or gender. The successful Proposer is also referred to as the Consultant in this document.
- 2.11 The Consultant shall take all formal direction from the WCA Project Manager assigned the responsibility for the project. All activities related to administration of the Consultant's agreement will be managed by the WCA Project Manager.
- 2.12 The project shall be overseen by the Project Management Team made up of appointed WCA representatives and the Consultant team.
- 2.13 All services provided by the Consultant, and all materials, documents, reports, and other information of all types, including computer models developed by the Consultant for the project, and all works based thereon, incorporated therein, or derived there from, shall be the sole and exclusive property of the WCA.

3 **WORK PLAN:**

- 3.1 Develop a site concept with three distinct conceptual plans for the design and layout at the El Encanto property. Generally, the site program consists of site analysis and a site plan which establish the operational and design criteria relative to development of the El Encanto facility. These documents define the basic functional and spatial needs, placement of proposed elements, projected costs, design standards, and/or other pertinent technical criteria and guidelines to be considered when designing an open space facility that is to be efficient, effective and responsive to the present and future operational requirements of the proposed users. The scope of work for the Consultant shall include community planning process that will engage the surrounding communities in a visioning process for the El Encanto property. The purpose of the community visioning process is to identify the passive recreational needs of the surrounding communities and to guide the development of the site program that will ultimately be reflected in the selected alternative concept design for the El Encanto property within the Azusa River Wilderness Park.
- 3.2 The Consultant shall base the site program and all alternatives on information gathered from existing site data, field studies and contributions from the community and stakeholders. Consultant should be prepared to conduct a comprehensive site program based upon a thorough site inventory and analysis **including but not limited to the following:**
- 3.2.1 Review of existing data related but not limited to the El Encanto and adjacent projects (see attached bibliography – Exhibit D)

- 3.2.2 Review and incorporate all statutory requirements and grant requirements related to Propositions 12, 13, 40, and 50.
 - 3.2.3 Conduct field reconnaissance, including a topographic survey.
 - 3.2.4 Meet with agencies and other entities with regulatory, zoning, easement, utility, access, land use jurisdiction, or other interests in the property to identify opportunities and constraints of potential program elements. This should include dialogue with City of Azusa, Los Angeles County Public Works Watershed Division, Department of Fish and Game, US Forest Service, local non profits, and others identified in the reconnaissance
 - 3.2.5 Conduct a community visioning and involvement program The Proposer shall identify procedures for establishing the composition and tasks for this group or groups. The information collected should assist in identifying program elements desired by the local community and other potential facility users consistent with the mission of the WCA.
 - 3.2.6 Identify critical adjacencies for existing and proposed program elements and features.
 - 3.2.7 The Consultant shall become familiar with all watershed improvement projects in the area adjacent to the El Encanto site, including those identified in the San Gabriel River Corridor Master Plan and incorporate connectivity to these projects into the planning process.
 - 3.2.8 In conjunction with the WCA the Consultant shall coordinate with identified stakeholders, coordinate with the Project Management Committee for the El Encanto Site Concept Plan. The Consultant shall be responsible for scheduling and coordination of all meetings related to the project.
 - 3.2.9 The Consultant shall review the existing data on circulation, access and traffic issues and shall develop additional data to support an access and circulation plan for the project.
 - 3.2.10 The consultant shall provide specific recommendations regarding CEQA and identify a clear process for overseeing the project's compliance with CEQA.
- 3.3 Upon approval of the Site Program by WCA Project Management Committee, the Consultant shall develop three unique concept site plans.
 - 3.4 Abbreviated deliverable list:
 - 3.4.1 Report outlining the results of project data collection and a detailed analysis of opportunities and constraints

- 3.4.2 Community involvement program in coordination with WCA
 - 3.4.3 Stakeholder presentations
 - 3.4.4 Draft program
 - 3.4.5 Final program incorporating design objectives and thematic approach to the planning for the El Encanto site
 - 3.4.6 Three distinct concept alternatives
 - 3.4.7 Final program and selected alternative. Furnish to WCA two mounted and framed (without glass) renderings of the selected final alternative, in color; 4-hardcopies of the final program and digital copies in a format specified by the WCA project manager.
 - 3.4.8 Recommendations for phasing development and implementation of the selected alternative
- 4 **SURVEY:** Consultant will be responsible for conducting a survey of the property to establish a base map.
- 5 **FEASIBILITY:** The Consultant will be responsible for determining the feasibility of planning elements proposed in the program and selected alternative.
- 6 **PROJECT DESCRIPTION:** See Exhibit A
- 7 **SCHEDULE OF SERVICES:** After successful negotiations, award of contract, and contract execution, a Notice to Proceed will be issued for scope of services as required in this RFP.
- 8 **COMPENSATION:**
- 8.1 The consultant shall be compensated based upon the completion of agreed milestones. WCA will reimburse the Consultant for additional copies of reports and any other written requests outside the Scope of Services. (Mileage and per diem expenses are not reimbursable.)
 - 8.2 Invoices shall be submitted consistent with the provisions of the workplan outlined in the contract agreement. (see sample contract)
- 9 **SERVICES PROVIDED BY THE WATERSHED CONSERVATION AUTHORITY:**

9.1 WCA will provide access to all relevant data in its possession. However, WCA assumes no responsibility whatsoever with respect to the sufficiency or accuracy of any information supplied. The Consultant shall be responsible for evaluation of all information supplied by WCA.

9.2 The Consultant will have access to materials relate the El Encanto Project in possession of WCA including aerial imagery; environmental studies phases 1; map of easements and related property survey data.

10 **PROJECT MANAGER:** is the person assigned by the WCA Executive Officer to oversee, direct, and coordinate this project and act as liaison to the other governmental departments and agencies.

11 **GENERAL CONDITIONS:**

11.1 Responses to this RFP shall be made according to the specifications and instructions contained herein.

11.2 Proposers understand and agree that submittal of a proposal will constitute acknowledgment and acceptance of, and a willingness to comply with, all of the terms, conditions and criteria contained in this RFP, including attachments thereto, except as otherwise specified in the proposal. (See attached sample contract) Any and all parts of the submitted proposal may become part of any resultant contract between the selected Consultant and WCA.

12 **FORMAT OF PROPOSAL:**

12.1 The response to this RFP must be made according to the requirements set forth in this Section, both for content and for sequence. Submittals should be received by Watershed Conservation Authority by 3pm on March 1, 2005. Attention Frank Simpson.

12.2 Submittal of five complete copies (four copies bound and one unbound) and five digital copies of the proposal and related information to:

Watershed Conservation Authority
900 S. Fremont Avenue,
Annex 2nd Floor,
Alhambra, CA 91803
Attention Jane Beesley

12.3 Proposal submittals shall be paginated and organized as indicated below. Specific requirements for each of the Consultant's proposal sections are included hereinafter.

13 **MANDATORY CONTENTS:**

- 13.1 Section 1 - Cover Letter
- 13.2 Section 2 – Table of Contents
- 13.3 Section 3-Corporate Documentation and Statement of Qualifications and Experience
- 13.4 Section 4 - Standard Services and Work Plan, and project schedule using the format in the attached Exhibit E
- 13.5 Section 5-Acceptance of Terms and Conditions
- 13.6 Section 6– Portfolio cut sheets, project references and project team resumes

14 SPECIFIC REQUIREMENTS FOR EACH SECTION OF THE PROPOSAL:

- 14.1 Section 1: "Cover Letter" shall be a maximum two-page letter including the name and address of the organization submitting the proposal; whether the proposing firm is an individual, partnership, corporation, or joint venture; and the name, address, and telephone number of the contact person who will be authorized to make representations for the organization.
- 14.2 Section 2: "Table of Contents" shall provide a clear overview of proposal content using page numbering
- 14.3 Section 3: "Corporate Documentation" shall include relevant information regarding organizational stability and strength, including a description/statement of the organization (e.g.), sole proprietorship, partnership, corporation, joint venture, etc.
- 14.4 Section 4 "Qualification and Experience." shall include, but not be limited to, the following information:
 - 14.4.1 Designation of an experienced senior individual as the supervisor/administrator of the Consultant's staff who will be responsible for the delivery of services in accordance with the established Scope of Services and consistent with section 14.6 below. A list of projects which indicates related experience. Include a list of references and respective phone numbers.
- 14.5 Section 5 "Standard Services" shall include the Proposer's approach to providing the service deliverables described in Section 2, Scope of Services, of this RFP.
- 14.6 Section 6 "Work Plan" Provide a Work Plan for all services as outlined in Article 2 for the whole project. The typical Work Plan shall indicate

activities in support of the services requested, including quality control reviews and participation of sub-consultants.

14.6.1 Provide a schedule of staffing and resources management plan for Consultant and each sub-consultant which identifies specific tasks and the level of effort and the number of hours and associated costs required for each task. Describe your current workload and capability/commitment to complete the Scope of Services in accordance with project schedules. The Consultant shall provide a likely time duration in which the Scope of Services indicated in Section 2 could be completed. It is expected that the tasks be completed in 12-months.

14.7 Include in the Work Plan a schedule of reports and/or presentations to the WCA Steering Committee based upon milestones indicating progress.

14.8 Section 5 "Acceptance of Terms and Conditions" shall include a statement affirming the Proposer's acceptance of the terms and conditions contained in the attached sample Consultant Services Agreement.

14.9 Section 6 "Portfolio cut sheets, project references and project team resumes" shall include identification of principal staff members including major subconsultants. Provide information on key individuals providing the offered services including relevant experience, education, past experience and project.

15 **EVALUATION CRITERIA:** Proposals that are determined to be responsive to the mandatory requirements as indicated in Article 13 and 14 shall be evaluated based on the following criteria:

15.1 SUMMARY OF SCORING

General Quality and Responsiveness of the Overall Proposal:

- (20 pts) Recognition of overall concepts and objectives
- (10 pts) Responsiveness to RFP requirements

Statement of Qualifications and Experience:

- (15 pts) Project Manager responsible for the delivery of services
- (10 pts) Qualifications of personnel assigned to the project
- (10 pts) Firm's experience with similar projects
- (30 pts) Work plan for all services for the project
- (5 pts) Current workload and capability/commitment to complete the project

Exhibit A: PROJECT DESCRIPTION

El Encanto Project

Summary

The El Encanto is located along the San Gabriel River just north of the City of Azusa. The property consists of 39.9 acres in two sections separated by the San Gabriel River on Old San Gabriel Road in Azusa. There is 3.05 acres with development with the remaining undisturbed open space. The property was purchased by The Trust for Public Land (TPL) in 2006. Funds for the acquisition were allocated from Proposition 12, Proposition 13 and Proposition 40, three state park bond measures. The funds for this phase of planning process are from a Rivers and Mountains Conservancy (RMC) Proposition 40 grant to the Watershed Conservation Authority (WCA). The RMC is an independent state agency established to preserve urban open space in order to provide for low-impact recreation and educational uses, wildlife and habitat restoration and protection, and watershed improvements in the San Gabriel and Lower Los Angeles River watersheds. The RMC has formed a joint powers entity with the Los Angeles County Flood Control District, the WCA, to assist with acquisition and restoration project that are of mutual interest. The RMC has authorized a grant to the WCA for acquisition and planning of the El Encanto property.

The El Encanto Project provides a unique opportunity to provide a much needed open space and recreation area in a densely populated portion of the San Gabriel Valley. It is located at the southern end of the heavily used San Gabriel Canyon and the Angeles National Forest. The project planning process will involve the City of Azusa and of the surrounding communities, water agencies, Forest Service, Caltrans, Southern California Edison, Los Angeles County Departments, area schools, and local non-profit grass roots organizations.

Potential Benefits

Acquisition of the El Encanto property for open space purposes offers potential education and recreation benefits to the local community and to people throughout the region. These benefits include:

- Access to an extensive network of open space, pocket parks and trails;
- Preservation and protection of natural processes;
- Public access to riverfront habitat, wildlife and passive recreation opportunities for a regional population of 350,000 – 600,000 people
- A 39-acre multiple benefit recreation area that provides an opportunity for watershed education and youth involvement for local children between the ages of five and seventeen as well as the local colleges of Azusa Pacific University and Citrus College.
- There is potential for trail connections up into the Angeles Forest as well as connecting to a network of regional trails for recreation and commuting extending from Azusa to Whittier Narrows and Seal Beach and from Peck Park along the Lario Trail to Long Beach.

January 23, 2006 – Item 8B
RESOLUTION 2006-02

RESOLUTION OF THE WATERSHED CONSERVATION
AUTHORITY AUTHORIZING RELEASE OF A REQUEST FOR
PROPOSALS FOR DEVELOPMENT OF A SITE PLAN FOR
THE EL ENCANTO PROPERTY.

WHEREAS, the Watershed Conservation Authority has been established to facilitate joint projects between the Rivers and Mountains Conservancy and Los Angeles County Flood Control District; and

WHEREAS, the Watershed Conservation Authority (WCA) has been established to focus on projects which will provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

WHEREAS, the El Encanto property within the Azusa River Wilderness Park is a project that supports the RMC goals and objectives and the RMC has authorized a grant to the WCA for such project; and

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

Therefore be it resolved that the WCA hereby:

1. FINDS that this action is consistent with the purposes and objectives of the WCA.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
3. AUTHORIZES the release of a Request for Proposals for development of a site plan for the El Encanto property.
4. ADOPTS the staff report dated January 23, 2006.

~ End of Resolution ~

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Passed and Adopted by the Board of the
WATERSHED CONSERVATION AUTHORITY on January 23, 2006.

Margaret Clark, Vice-Chairperson

ATTEST: _____
Terry Fujimoto,
Deputy Attorney General

DATE: January 23, 2006
TO: WCA Governing Board
FROM: Belinda V. Faustinos, Executive Officer
SUBJECT: Item 8C: Consideration of resolution authorizing an interim property management services contract for the El Encanto property (RMC3260)

RECOMMENDATION: That the RMC approve a resolution authorizing an interim property management services contract for the El Encanto property. (RMC3260)

BACKGROUND: On November 21, 2005 the RMC recommended that the Watershed Conservation Authority purchase the El Encanto property. It is a complex property with 12 mobile homes and three apartments with tenants. Sun West Realty is currently managing the property, taking care of the tenant issues, repairs, utilities and performing daily water testing.

In preparation for the transfer of the El Encanto property to the Watershed Conservation Authority (WCA), staff has completed an analysis of the property management services for the property. While a scope of work and Request for Proposals to provide property management services for this site and the Duck Farm has been released, the proposals are not due until January 25, 2006. Therefore, staff therefore recommends approval of an interim property management services agreement for a minimum of 90 to 120 days. The company currently engaged in the property management of the El Encanto property is willing to continue in this role during the transition period and the MRCA can extend their ranger services to this site.

FISCAL INFORMATION: It is expected that the cost for the above referenced services will be \$5,697 per month with \$1,403 set aside for differed maintenance costs bringing the total to \$7,100. The total amount of anticipated monthly revenue from the site is \$7,100. Therefore, it is expected that the lease revenues will provided sufficient funding for these operational expenses for the El Encanto property.

El Encanto Property Management Budget

Monthly Costs

Insurance	\$1,200.00
Management Fees	\$600.00
Professional Water Well Service	\$700.00
Utilities (Trash, Electrical, Septic)	\$700.00
Site Security/MRCA Rangers	\$2347.00
Site Maintenance (Brush Clearance, litter pick up, etc)	\$150.00
Deferred Maintenance	\$1405.00
Monthly Total	\$7,100.00

Monthly Income

Current Lease & Rental Income	\$7,100.00
Monthly Total	\$7,100.00

January 23, 2006 – Item 8C
RESOLUTION 2006-03

RESOLUTION OF THE WATERSHED CONSERVATION
AUTHORITY AUTHORIZING AN INTERIM PROPERTY
MANAGEMENT SERVICES CONTRACT FOR THE EL
ENCANTO PROPERTY IN THE AZUSA RIVER WILDERNESS
PARK (WCA 3260).

WHEREAS, the Watershed Conservation Authority has been established to facilitate joint projects between the Rivers and Mountains Conservancy and Los Angeles County Flood Control District; and

WHEREAS, the Watershed Conservation Authority (WCA) has been established to focus on projects which will provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

WHEREAS, the El Encanto property in the Azusa River Wilderness Park is a project that supports the RMC goals and objectives and the RMC has authorized a grant to the WCA for such project; and

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

Therefore be it resolved that the WCA hereby:

1. FINDS that this action is consistent with the purposes and objectives of the WCA.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
3. AUTHORIZES an interim property management services contract for the El Encanto property in the Azusa River Wilderness Park.
4. APPROVES such WCA budget amendments as may be necessary to complete this project.
5. ADOPTS the staff report dated January 23, 2006.

~ End of Resolution ~

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Passed and Adopted by the Board of the
WATERSHED CONSERVATION AUTHORITY on January 23, 2006.

Margaret Clark, Vice-Chairperson

ATTEST: _____
Terry Fujimoto,
Deputy Attorney General