

**DATE:** April 16, 2020

**TO:** WCA Governing Board

**FROM:** Jeremy Munns, Project Manager

**THROUGH:** Mark Stanley, Executive Officer

**SUBJECT:** Item 16: Consideration of a resolution to accept a Rivers and Mountains Conservancy Proposition 68 grant for the Duck Farm River Center Development Project (RMC19013).

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**RECOMMENDATION:** That the Watershed Conservation Authority (WCA) accept a grant award in the amount of \$2,024,020 for the Duck Farm River Center Development Project (RMC19013).

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

The project will also include ADA-compliant restrooms, shade structures, and landscape features to mitigate sound and environmental impacts of nearby freeway, rail and industrial areas in this largely underserved equestrian district. The site exterior will provide additional outdoor learning spaces for visitors and organized school groups. The Center will include a platform for educational outreach and community activities with research materials, interactive features, and multilingual interpretive signage that will demonstrate and highlight practical strategies for water security and climate resilience, as well as the natural history of the river corridor from the historical days of the native Tongva and agrarian Rancho culture to the highly urbanized environment of Los Angeles today. The Center's location within a "jewel" of the Emerald Necklace Park network makes it an ideal environment to educate and provide information to visitors exploring this regional recreational and ecological resource (see project "Background" section for more information).

The Center, if funded, will fully realize the (RMC Prop 1 funded) Duck Farm House Landscape and Water Conservation Project to open a community resource and demonstration center which will incorporate two (2) acres of water-wise residential landscaping demonstrations for visitors to emulate in their own homes. This project gap funding is critical to complete the center and grounds, which together will encourage residents to retrofit high resource consumptive landscapes into functional sites that capture and conserve water using simple and aesthetically pleasing strategies. The project will have a timeline of 2 years 11 months from April 2020 to an anticipated completion by March 31, 2023 (See Exhibit B: Timeline).

**BACKGROUND:** With the passage of the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018, the RMC established Proposition 68 grant program guidelines which provided for project applications to be submitted for funding. In Spring 2019, RMC staff opened a

Call for Projects between April 29, 2019 and July 15, 2019. Under Proposition 68, \$30,000,000 is allocated for projects throughout all of RMC territory. On June 20, 2019, the WCA Board approved an application to the RMC Proposition 68 grant program for the Duck Farm River Center Development Project (Resolution 2019-28). On April 6, 2020, the RMC Board approved a grant award to the Watershed Conservation Authority for the project in the amount of \$2,024,020.

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

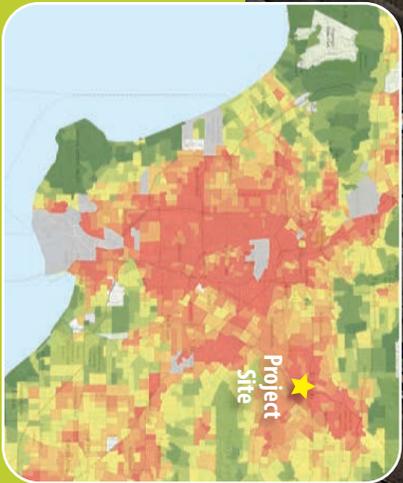
The Duck Farm River Center project is an expansion of the Duck Farm River Park to include the old farm house location as a community water conservation resource center. Currently, this project is partially funded by an RMC Proposition 1 grant for the water conservation and infrastructure elements of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

**FISCAL INFORMATION:** A grant award of \$2,024,020 will be reflected as an update to WCA's Fiscal Year Capital Budget.

# Duck Farm River Center | Concept Plan



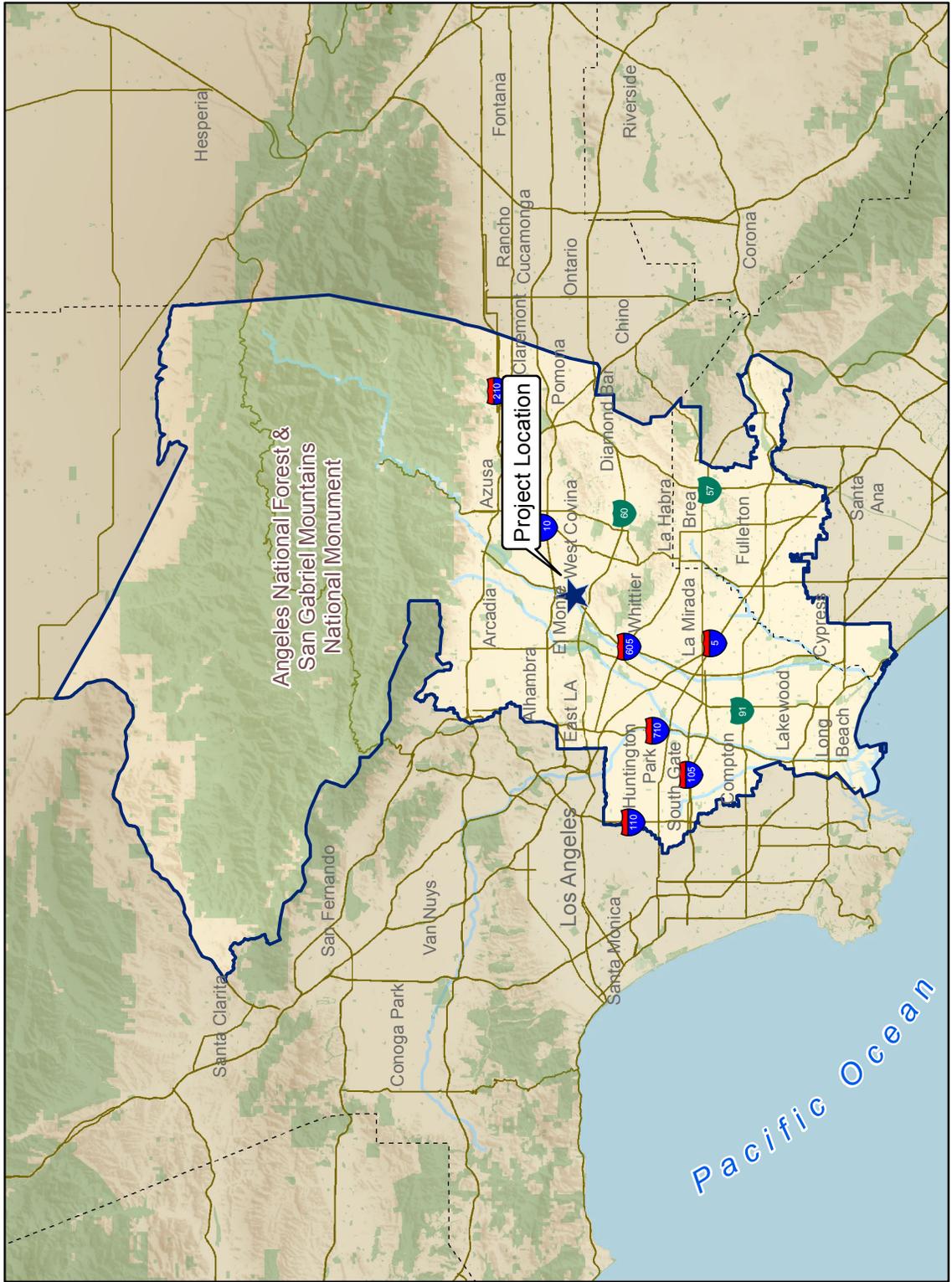
**Note:**  
Second floor to be  
administration space



Greater Los Angeles: Cal Envirogreen 3.0

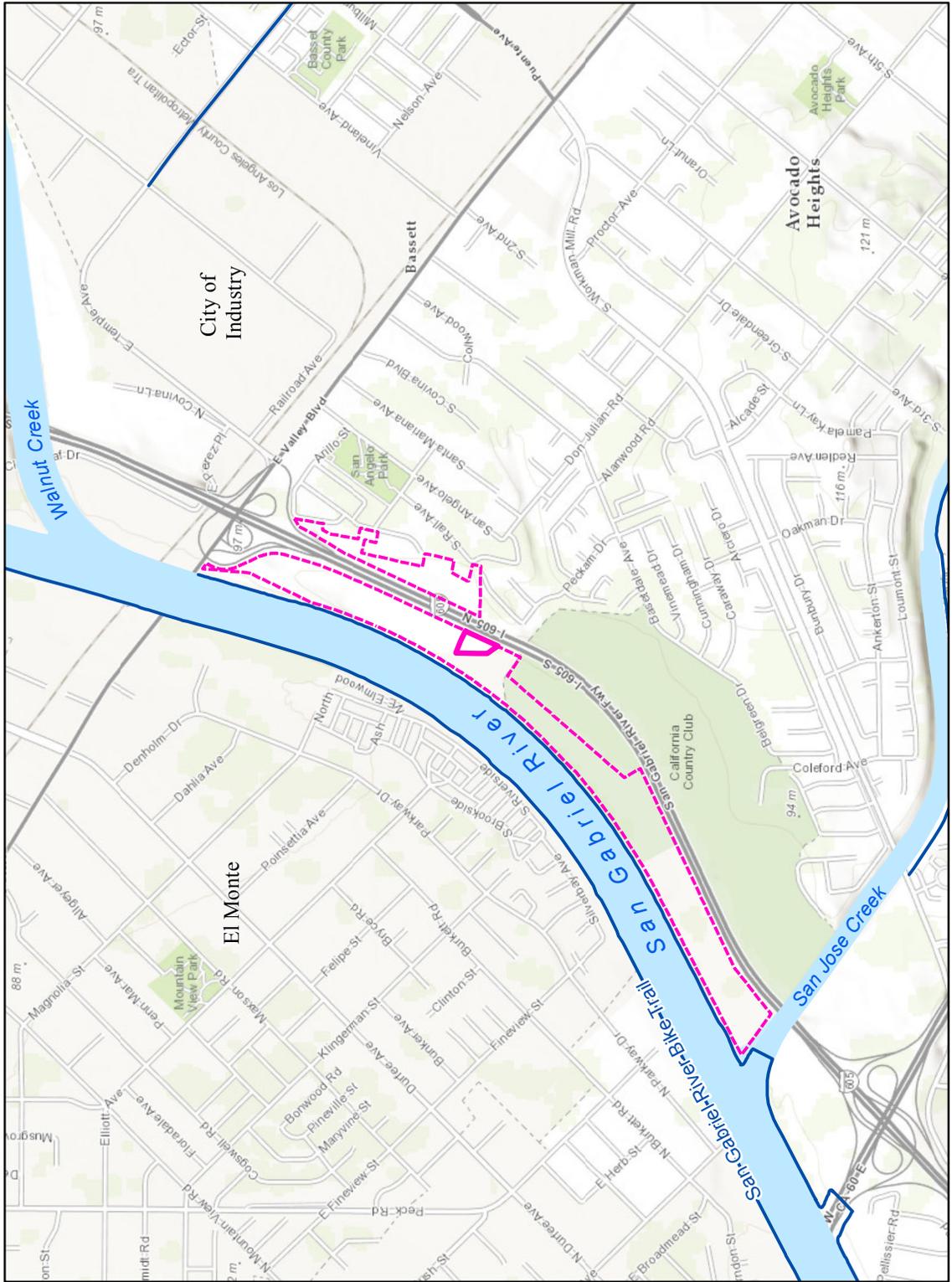






- Legend**
-  RMC Territory
  -  Protected Open Space
  -  Rivers and Water Bodies
  -  County Boundary
  -  Freeways





Legend

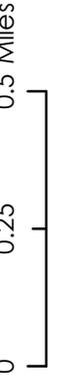
Project Area

Duck Farm Property

Bike Trails

Rivers and Water Bodies

Protected Open Space



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

Watershed Conservation Authority

<b>Project Name:</b>	<b>Duck Farm River Center Development</b>
<b>Contact and Address:</b>	<b>100 N Old San Gabriel Canyon Road, Azusa, CA 91702</b>
<b>RMC Total Budget Request</b>	<b>\$2,024,020</b>

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

April 16, 2020 – Item 16

**RESOLUTION 2020-14**

**RESOLUTION OF THE WATERSHED CONSERVATION AUTHORITY TO  
ACCEPT A GRANT FROM THE RIVERS AND MOUNTAINS CONSERVANCY  
FOR THE DUCK FARM RIVER CENTER DEVELOPMENT PROJECT**

**WHEREAS**, the Watershed Conservation Authority (WCA) has been established as a joint powers agency between the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) and the Los Angeles County Flood Control District; and

**WHEREAS**, the WCA has further 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**, this action will accept a grant from the Rivers and Mountains Conservancy for the Duck Farm River Center Development Project; and

**WHEREAS**, the proposed action is exempt from the provisions of the California Environmental Quality Act;  
**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 (CEQA).
3. **ADOPTS** the staff report dated April 16, 2020.
4. **ACCEPTS** a grant from the Rivers and Mountains Conservancy for \$2,024,020 for the Duck Farm River Center Development Project.

~ End of Resolution ~

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

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

Resolution 2020-14

Passed and Adopted by the Board of the  
**WATERSHED CONSERVATION AUTHORITY**  
On April 16, 2020

\_\_\_\_\_  
Herlinda Chico  
Governing Board Chair

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