



**MOUNTAINS RECREATION & CONSERVATION AUTHORITY**

Los Angeles River Center and Gardens  
570 West Avenue Twenty-six, Suite 100  
Los Angeles, California 90065  
Phone (323) 221-9944 Fax (323) 221-9934

November 1, 2010

Mr. Antonio Gonzalez  
Chairperson  
Santa Monica Mountains Conservancy  
5750 Ramirez Canyon  
Malibu, California 90265

**Grant Augmentation - Proposition 84 Funds  
Marsh Park**

Dear Chairperson Gonzalez and Conservancy Members:

I am pleased to present the enclosed application for an augmentation of grant funding for the Marsh Park project. The MRCA requests a grant augmentation in the sum of \$3,000,000 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84), and an addition to the approved scope of work for the grant.

The proposed augmentation would fund the additional scope of work, including permitting, CEQA environmental assessment and documentation, demolition of buildings and abatement of hazardous materials (if necessary), and construction of park improvements on 2.8 acres. Please refer to the enclosed application for more information. If you have any questions regarding this, please contact Barbara Romero, at 323-221-9934, extension 188.

Sincerely,

A handwritten signature in black ink, appearing to read "George Lange".

George Lange  
Chairperson

Attachments:      Application

**SANTA MONICA MOUNTAINS CONSERVANCY  
GRANT APPLICATION**

<b>Project Name:</b> Marsh Park	<b>Amount of Request:</b> \$ 3,000,000		
<b>Applicant Name:</b> Mountains Recreation & Conservation Authority			
<b>Applicant Address:</b> 570 West Avenue 26, Suite 100 Los Angeles, CA 90065 <b>Phone:</b> 323-221-9944 <b>Fax:</b> 323-221-9934	<b>Project Address:</b> 2960 Marsh Street		
	<b>County</b>	<b>Senate</b>	<b>Assembly</b>
	Los Angeles		43
	<b>Email:</b> Barbara.Romero@mrca.ca.gov		

**Grantee's Authorized Representative:**

Cara Meyer, Contracts Officer	323-221-9944, x117
<i>Name and Title</i>	<i>Phone</i>

**Person with day-to-day responsibility for project:**

Barbara Romero, Chief of Urban Watershed Program	323-221-9944, x188
<i>Name and Title</i>	<i>Phone</i>

**Brief Scope of Work** (60 words maximum):  
Project planning, design, permitting and construction of Phase 2 of Marsh Park, including demolition of existing structures.

**Funding Source Applied for:** Proposition 84

**Narrative/Project Description:**

Marsh Park is located in the Los Angeles River-adjacent community of Elysian Valley in the City of Los Angeles. Currently, the 5.4-acre Marsh Park site includes approximately 41,000 square feet of industrial space, an approximately 0.75-acre natural park, an approximately 2-acre vacant lot and an approximately 0.25-acre skate park. The industrial space consists of three buildings. The largest building is leased to a company who finishes plate glass products. Two smaller buildings are either vacant or are expected to be vacant in the near future. In May 2006 the first phase of the park project was opened to the public. In September 2007 a skate park constructed and managed by Los Angeles Neighborhood Land Trust was opened on a nearby portion of the site.

Since October 2008, the Mountains Recreation and Conservation Authority (MRCA) has used the funds granted by the Conservancy to advance the planning and design of Marsh Park. The work authorized in grant SMM-84-0879 included design development and construction documents associated with the park, environmental analysis, and plans for abatement of hazardous materials. A significant portion of this work is now complete, including design development of the park plans, environmental analysis and specifications for abatement of hazardous materials of the two buildings located at the terminus of Gleneden Street, and investigations into sustainable methods for treatment of residential run-off at the site.

MRCA is now ready to proceed with full construction documents, permitting, CEQA environmental assessment and documentation, abatement of hazardous materials, demolition of buildings, and construction of park improvements for approximately three acres. Improvements may also include aesthetic treatments for the larger building to improve the park experience and viewshed, and a shaded structure for public nature programs will be built as part of this phase. Management and oversight of consultants will be undertaken by MRCA staff, and staff will continue to coordinate the project's progress with local community groups, elected officials, and other stakeholders. Sustainable

methods and adaptive reuse opportunities will be evaluated for the buildings.

The funding remaining in the original grant is insufficient to proceed with these tasks. MRCA submitted a competitive application to the State Natural Resources Agency through the California River Parkways grant program to fund the proposed improvements, but was not awarded funds.

MRCA is requesting \$3,000,000 and additional scope of work to complete the tasks. Several of these tasks are contingent upon others, and additional outside consultants may be required for a portion of this work. Project. Of the \$3,000,000, approximately \$150,000 is budgeted for planning tasks (construction documents, permitting, CEQA environmental assessment and documentation, geotechnical investigations, etc.), \$150,000 for demolition of two buildings (including asbestos and lead paint abatement, if required), and \$2,700,000 for construction of park improvements on two vacant acres and the site of the two demolished buildings.

### **Analysis:**

The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84), allocated funds to the Santa Monica Mountains Conservancy in Chapter 5, 75050(g)(2) of the Public Resources Code for the protection and restoration of rivers, lakes and streams, their watersheds and associated land, water, and other natural resources of the Upper Los Angeles River.

Chapter 1, Section 75005 of Proposition 84 defines the following terms:

(f) "Development" includes, but is not limited to, the physical improvement of real property including the construction of facilities or structures.

(i) "Interpretation" includes, but is not limited to, a visitor serving amenity that educates and communicates the significance and communicates the significance and value of natural, historical, and cultural resources in a way that increases the understanding and enjoyment of these resources.

(m) "Protection" means those actions necessary to prevent harm or damage to persons, property or natural resources or those actions necessary to allow the continued use and enjoyment of property or natural resources and includes acquisition, development, restoration, preservation and interpretation.

(n) "Restoration" means the improvement of physical structures or facilities. . .Restoration projects shall include the planning, monitoring and reporting necessary to ensure successful implementation of the project objectives.

The Marsh Park project is within the Upper Los Angeles River watershed, and it is consistent with Proposition 84's policy to promote access and enjoyment of land and water resources. The activities planned under this grant are to plan and support eventual actions, and to perform the actions of development, protection, or restoration as defined in the bond. These actions will physically improve the lands being used for the park and will include visitor-serving amenities that educate and communicate the significance and value of natural and cultural resources.

All elements of the project fit within the definitions of eligible activities (development, interpretation, protection, restoration). Conversion of the vacant property into a public park with native habitat and water quality improvements falls under the definitions of protection as well as restoration. The definition of restoration specifically includes planning as an eligible activity. The terms "restoration" and "protection" are cross-referenced. Section 75050(g)(2) allocates funds for protection. Therefore, the surveys, environmental studies and design development contemplated for this project are consistent with Proposition 84.

The General Obligation Bond Law provides that bond funds may be used for the construction of "capital assets." Capital assets include major maintenance, reconstruction, demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years or expenditures that continue or enhance the useful life of the capital asset. "Capital assets" also includes equipment with an expected useful life of two years or more.

The proposed scope of work is for the development of a capital asset, that is, a land and water resource in the Los Angeles River watershed. As such, it is a proper expenditure of bond funds. In addition, the activities that this grant will fund will enhance the useful life of the property and on that basis, as well, qualify as "capital assets" for purposes of the General Obligation Bond Law.

<b>Tasks / Milestones:</b>	<b>Estimated Budget:</b>
1 Proposed Scope of Work	\$ 3,000,000

I certify that the information contained in this Grant Application form, including required attachments, is accurate.

*Cara Meyer*

*Nov 1, 2010*

*Signature of Authorized Representative*

*Date*

Form SMM-001

STATE OF CALIFORNIA ♦ THE RESOURCES AGENCY