

October 21, 2021

MEMBERS OF THE PARKS AND RECREATION COMMISSION

City of Long Beach
California

RECOMMENDATION:

Recommend to the City Council to authorize the City Manager, or designee, to execute all documents necessary for a Master Lease with Camp Fire Angeles to operate and maintain (1) Camp Fire Camp and Urban Forest, 7070 E. Carson Street; and (2) DeForest Park Community Center and Discovery Trails at 6255 DeForest Avenue for a period of twenty years, from June 1, 2021 through May 31, 2041 with one ten (10) year option to renew. (District 9)

DISCUSSION

Camp Fire Angeles (Camp Fire), a 501(c)3 non-profit, has been serving young people and their families in the greater Long Beach area since 1923. The original Camp Fire volunteer-led groups continue to be the oldest, continuously operating program of the Council, but by 1929 Camp Fire Day Camps began to be held in North Long Beach. Camp Fire is chartered to serve Long Beach, Artesia, Bellflower, Cerritos, and Signal Hill and recently has assumed jurisdiction of additional Los Angeles County cities. Camp Fire offers a variety of programs through community collaborations, including the WRAP (Winners Reaching Amazing Potential) afterschool program at six (6) Long Beach Unified School District campuses and an afterschool program at DeForest Park. Camp Fire, at 7070 East Carson Street, opened in 1969 through a lease with the City of Long Beach (Attachment A) as a result of property lost to the Artesia (91) Freeway in North Long Beach. Services provided at the Carson St. facility include day and inter-session camps and overnights, Camp Fire groups, Challenge Course trainings, and outdoor education as well as staff and volunteer training. In 2018 the Parks and Recreation Commission approved a right-of-entry permit to Camp Fire at DeForest Park to provide out-of-school time programming, and subsequently to make improvements to the Community Center.

The use of each of these sites by Camp Fire required approval from the Parks and Recreation Commission and City Council, with the most recent action being the approval of the right-of-entry permit to allow for the design and construction of the DeForest Park Discovery Trails (Discovery Trails), which was presented to the Commission on July 16, 2020 and approved by the City Council in October 2020. The right-of-entry permit allowed Camp Fire to begin their construction process with the anticipation that the Department would enter a long-term lease with Camp Fire. The Discovery Trails, located in the

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northern section of Deforest Park, north of the existing Community Center building (Attachment B). The Discovery Trails will contain several small multipurpose group gathering spaces that branch off the pathway and can be variously used for youth camping, nature education, craft, group discussion breakout areas by Camp Fire during scheduled program times and by other community and neighborhood groups during other available times.

When one partner has individual leases for operations and programming at multiple park sites, this can create a significant workload for staff and can make compliance challenging for the partner and the City. The Department has an opportunity to streamline the lease process to manage more effectively a single partner/operator who operates a series of City/Park locations, reduce the staff time needed to manage individual leases, and consolidate terms and insurance to track compliance most effectively. The Department is transitioning individual leases and permits with the same partner/operator into Master Lease agreements. Given the multiple Camp Fire locations, a Master Lease is proposed for this 501(c)3 operator.

To facilitate a Master Lease, Camp Fire has agreed to roll over the terms of the existing right-of-entry permit (P-00230) and terminate current lease (30254). Existing terms found in the lease (30254) will be incorporated into the new lease. Under the Master Lease, Camp Fire will continue to provide a variety of programs through community collaborations, free and reduced fee youth out of school time programs and fee-based youth day camps. Camp Fire curriculum focuses on youth development, experiential learning in and about the outdoors, while developing essential skills and mindsets that have long-term benefits and make a positive societal impact. Camp Fire curriculum also focuses on putting academic education to work in everyday life as literacy and math and science skills are enhanced during afterschool times with adults who prioritize youth in diverse, equitable environments inclusive of all young people.

It is requested that the Parks and Recreation Commission recommend to the City Council to authorize the Master Lease for the operation and maintenance of (1) The Camp Fire Camp and Urban Forest at 7070 E. Carson St, and 2) DeForest Park Community Center and Discovery Trails at 6255 DeForest Avenue. The Master Lease will contain the following major terms and conditions:

- Lessee: Camp Fire Angeles, a 501(c)3 nonprofit corporation.

- Premises:
 - Camp Fire Camp and Urban Forest at 7070 E. Carson Street
 - DeForest Park Community Center and Discovery Trails at 6255 De Forest Avenue



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- Use: To authorize the use of City-owned property at:
 - 7070 East Carson St., approximately seven (7) acres of land bounded on the north by Carson Street, on the west by Los Coyotes Diagonal, on the south by McBride High School, and on the east by the City of Los Angeles Department of Water and Power right-of-way. Camp Fire will operate a Camp and Urban Forest including the appurtenances related thereto for the administrative, recreational, and educational purposes. Nothing in this lease shall prohibit Tenant from granting temporary use of the Premises or a part thereof, from time to time, for special events. "Temporary" shall mean no more than seventy-two (72) hours. Special events with alcohol will meet requirements for a Daily License from the California Department of Alcoholic Beverage Control, and Camp Fire will provide a copy of that license as documentation to Director of Parks, Recreation, and Marine.
 - 6255 De Forest Avenue, including De Forest Park Community Center and Discovery Trails located at the north end of De Forest Park, and provided for the express purpose of providing ongoing free and fee-based youth programs in out-of-school times, and related classes, workshops, day camp experiences and overnights, and service projects for and by teen leaders, volunteers, families, community members and staff. Nothing in this lease shall prohibit Tenant from granting temporary use of the premises or a part thereof, from time to time, for special events, in areas of DeForest Park which are shared use outside of regularly scheduled Camp Fire program or event times and have been arranged through the Department of Parks, Recreation, and Marine permit section. "Temporary" shall mean no more than seventy-two (72) hours. Special events with alcohol will meet requirements for a Daily License from the California Department of Alcoholic Beverage Control, and Camp Fire will provide a copy of that license as documentation to Director of Parks, Recreation, and Marine.
- Term: Twenty (20) years
- Renewal Options: One 10-year option, at the discretion of the Department and Tenant.
- Rent: Annual rent shall be waived in consideration of the ongoing public benefit provided by the Lessee through the operation, programming, and maintenance of 7070 East Carson Street Camp and Urban Forest and 6255 De Forest Avenue Community Center and Discovery Trails. The Department does not waive any fees relating to the improvements.



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- Hours of Operations:

- The Camp and Urban Forest will continue to operate Sunday through Saturday with weekday business hours and all other hours determined as needed.

The DeForest Park Community Center will mainly operate during park hours and for programming that includes afterschool programs, day camps, the occasional family and community events, and service projects on weekday mornings and evenings, weekends, and overnights. The Community Center will operate until the last activity has ended each day.

- Maintenance of Premises: Lessee, at all times, provides maintenance of both Properties which shall be maintained by Lessee in a good state of repair and in a good, neat, orderly, and sanitary condition satisfactory to the Department and in conformity with all applicable laws and ordinances. The Lessee will not be responsible for unforeseen catastrophic structural damages. The Department will not be obligated to make repairs, alterations, additions, or improvement in, to, on, or adjoining the Property.

- The Camp and Urban Forest (7070 East Carson Street) will operate and manage all facilities. Lessee agrees that this lease covers only the surface of the Premises and only so much of the subsurface as is reasonably necessary for Camp Fire's use of Premises. The Long Beach Water Department uses portions of the Premises for the operation of water wells and auxiliary operations. Lessee's use of the Premises shall not obstruct or interfere with said uses by the City. The City, its employees and contractors shall at all times have access across, over and through the Premises. The Landlord reserves other rights relating to water and utilities; however, such reserved rights are limited to portions of the Premises not occupied by any building, structure, facility or camping site of tenant.

- The DeForest Park Community Center and Discovery Trails (6255 De Forest Avenue) shall maintain the exterior perimeter up to 25' outside their Community Center footprint, to include pressure washing and landscaping. The Lessee will continue to manage the Community Center by keeping it in a good state of repair, and in a good, neat, orderly, and sanitary condition. Lessee shall have access, at all times to the exterior facing public restrooms adjacent to the Community Center, during operational hours, serving both community partners at DeForest and shall maintain same in good and sanitary order during its operating hours. Additionally, Lessee will solely be responsible for the construction of the



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Discovery Trails and operation and maintenance of the Discovery Trails during hours in which it conducts programs.

- Laws and Other:
 - As it relates to Camp and Urban Forest (East Carson Street) Lessee shall apply and pay for, and follow all applicable local, regional, state, and federal laws, codes, regulations, requirements, and health orders necessary to manage and operate this property. In addition, if during the term of this lease, any law, rule, or regulation becomes effective the provisions of which so restrict the uses to which Premises can be put that Tenant is unable to use or successfully operate the Premises in the manner contemplated herein, then Tenant may terminate this Lease with thirty (30) days prior notice to the Landlord.
 - As it relates to the DeForest Park Community Center and Discovery Trails (De Forest Avenue) Lessee shall apply and pay for, and follow all applicable local, regional, state, and federal laws, codes, regulations, requirements, and health orders necessary to manage and operate this property.

- Fingerprinting: Pursuant to Department policies regarding adult activity with children on Department property, Lessee shall ensure that all Lessee's staff, teachers, and volunteers are fingerprinted through Live Scan as a part of the background check process prior to teaching and/or interacting with children.

- ADA Access: Lessee shall be solely responsible for ensuring that the Premises and any improvements thereon comply with all applicable local, state and/or federal laws pursuant to the Americans with Disabilities Act, at Lessee's sole cost and expense.

- Nondiscrimination: Subject to applicable laws, rules and regulations, the Lessee shall not discriminate against any person or group on the basis of race, religion, national origin, color, age, gender, sexual orientation, gender identify, AIDS, HIV status, handicap, or disability with respect to the use of the site or the performance of its obligation under this lease.

- Bi-Annual Reports: Lessee shall provide bi-annual reports to the Department at six-month intervals at dates established by the Landlord, covering accomplishments for that six-month period.

- Construction of Work: Lessee will not undertake construction, alteration, or changes on or to the Premises without the prior written approval of the Department.



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Lessee will not begin work until the Department has obtained all necessary governmental permits, environmental or regulatory agency written consent, licenses. Lessee will give at least ten (10) days' notice to the Department prior to any commencement of approved work on the Premises. Lessee will keep the Premises free of any mechanic's liens for any work done, labor performed, or material furnished by the Lessee. The Department reserves the right to construct, maintain, operate, replace, and remove storm drains, water pipelines, sewer lines, and pole lines, to drill, maintain and operate water wells, to place, maintain and operate necessary pumping plants and appurtenances.

- Utilities and Maintenance Costs:
 - As it relates to Camp and Urban Forest (East Carson Street), the Lessee shall pay for all utilities, including gas, water, sewage and electricity, and refuse services used by the Lessee.
 - As it relates to DeForest Park Community Center and Discovery Trails (De Forest Avenue), Lessee will install separate irrigation and be responsible for the ground maintenance of the Discovery Trails. In addition, the Lessee will be responsible for gas and electric at the DeForest Park Community Center.
- Insurance: Lessee will purchase and maintain all applicable insurance and endorsements, as required, and approved by the City's Risk Manager.
- Department Liaisons and Communication: Lessee will designate a liaison through which the Department will communicate.
- Publicity and Social Media: Where possible, the Department will assist Camp Fire with the promotion and marketing of activities and events. The Department and Camp Fire will not use the other party's name, marks or logos in any advertising, promotional material, press release, publication, public announcements, or through other media, whether written or oral, without the prior written consent of the other party. Additionally, no one affiliated, staff or volunteer, with any parties in this lease will engage in negative verbal behavior or written posting towards another party on social media or other online or public venues or make negative, defamatory or inciting remarks about another party. The Department and Camp Fire will jointly review any perceived negative behavior and/or written posting to come to a mutually agreeable resolution. If the violation cannot be resolved in an agreeable manner, then the violation may be grounds for termination of the lease. The Department reserves the right to determine, at its sole discretion, what is negative verbal or written posting behavior.



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- Grant Approval Process: Prior to submitting a grant application for capital funds to public agency funders, Camp Fire will send a written notification of the grant opportunity to the Department at least two weeks prior to the grant deadline to seek written permission to apply for funding. The Department will review the request, the grant criteria, and consider other Department programming and facilities seeking funding. The City reserves the right to deny the request if the grant performance measures are not financially or operationally feasible or unreasonably burdensome for any other reason or violates City policies of obligation to fulfill grant requirements without City Council approval.
- Termination: Either party may terminate the lease with 60 days' written notice following the completion of the construction of The Discovery Trails.

The Commission recommends to the City Council to authorize the City Manager to enter into a Master Lease with Camp Fire Angeles, for the operation and maintenance of 1) Camp and Urban Forest located at 7070 East Carson Street; and 2) DeForest Park Community Center and Discovery Trails located at 6255 De Forest Avenue and City Council approval will be subsequently requested.

FISCAL IMPACT

There is no fiscal impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully Submitted,



GLADYS KAISER
MANAGER
COMMUNITY RECREATION SERVICES



HURLEY OWENS
MANAGER
MAINTENANCE OPERATIONS



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NANCY VILLASEÑOR
MANAGER
PARK PLANNING & PARTNERSHIPS

APPROVED:



BRENT DENNIS
DIRECTOR

BD:SS:NV:HO:GK:AC:jr

Attachment A – Camp Fire Angeles Facility

Attachment B – Camp Fire Angeles Community Center and Discovery Trails

