



Legislation Text

File #: 11-1042, **Version:** 1

Recommendation to authorize City Manager to execute a lease and all necessary documents with Long Beach Local, Inc., for the establishment of an urban farm and sustainable produce stand on municipally-owned land, encompassing approximately 0.6 acres of undeveloped open space within the California Gardens project, located near 2712 California Avenue, as approved and recommended by the Parks and Recreation Commission, for a term of two years, with one, one-year renewal option at the discretion of the City Manager.

(District 7)

In 2010, the Department of Parks, Recreation and Marine received a proposal from Long Beach Local, Inc. (Long Beach Local), a Long Beach-based nonprofit corporation for public benefit, to develop and manage an urban farm and sustainable produce stand (Urban Farm) on approximately 0.6 acres of undeveloped open space within the California Gardens project, located near 2712 California Avenue (Leased Premises). The proposed lease will permit Long Beach Local to grow and sell produce on municipally-owned land, thus allowing the community to have access to sustainably grown, organic, and fresh produce “directly from the farm.” On September 15, 2011, the Parks and Recreation Commission formally approved and recommended City Council approval of a new lease with Long Beach Local to develop and manage an Urban Farm on the Leased Premises (attached).

The proposed lease will contain the following major provisions:

- **Length of Term:** The term of the lease shall be for a two-year period, commencing on October 1, 2011, and terminating on September 30, 2013, with one, one-year renewal option at the discretion of the City Manager.
- **Leased Premises:** The Leased Premises shall include approximately 0.6 acres of undeveloped open space within the California Gardens project, located near 2712 California Avenue.
- **Use:** Long Beach Local shall use the Leased Premises for the development and management of an urban farm and sustainable produce stand, educational programs and opportunities, as well as other ancillary uses, as approved in advance by the City Manager or his designee.
- **Rent:** In lieu of fair market value rent, and in consideration of the community benefits that the Urban Farm will provide, Long Beach Local shall pay to the City of Long Beach (City) one percent of any/all gross revenue derived from the sale of produce on or from the Leased Premises, and will be required to produce an annual accounting of all revenue, which is consistent with other farmers’ markets permitted by the City on City-owned property.
- **Municipal Mulch Yard:** Green waste from the Leased Premises will be composted, distributed, and used Citywide via an adjacent municipal mulch yard, which will be managed by the City’s Office of Sustainability.

- Operation, Maintenance, and Utilities Costs: Upon completion of development of the proposed Urban Farm, Long Beach Local shall assume all costs associated with the operation, maintenance, and utilities of the Leased Premises.
- ADA Compliance: Long Beach Local shall comply, at all times, with all applicable local, state, and/or federal laws, ordinances, and/or regulations, pursuant to the Americans with Disabilities Act.
- Insurance: Long Beach Local shall purchase and maintain all applicable insurance and endorsements, as required and approved by the City's Risk Manager.

In accordance with the California Environmental Quality Act (CEQA), Categorical Exemption No. 129-11 has been issued for the project.

This letter was reviewed by Deputy City Attorney Richard Anthony on October 4, 2011, and Budget Management Officer Victoria Bell on October 3, 2011.

SUSTAINABILITY

The proposed Urban Farm concept will promote "food security" for the community, wherein consumers will have the option to buy locally grown fresh produce in lieu of buying from commercially operated farms. In addition, Long Beach Local proposes including an educational component to its onsite activities, wherein students and organizations will be able to learn about ecosystems, urban farming, and environmental stewardship.

City Council action is requested on October 18, 2011, in order to finalize and execute the lease in a timely manner, and allow Long Beach Local to begin development of the proposed urban farm and produce stand upon full execution of the lease.

Beginning in FY 12, one percent of gross revenue derived from the sale of produce on or from the Leased Premises shall accrue to the General Fund (GP) in the Department of Parks, Recreation and Marine (PR). However, it is currently unknown how much produce and corresponding revenue the Urban Farm will generate. The recommended action may result in a positive impact on jobs. The proposed project may include the creation of green jobs through the establishment of a green job training program, which has yet to be identified.

Approve recommendation.

GEORGE CHAPJIAN
DIRECTOR OF PARK, RECREATION AND MARINE

MICHAEL CONWAY
DIRECTOR OF PUBLIC WORKS

APPROVED:

PATRICK H. WEST
CITY MANAGER