

July 16, 2020

MEMBERS OF THE PARKS AND RECREATION COMMISSION

City of Long Beach

California

RECOMMENDATION:

Authorize the Director of Parks, Recreation and Marine to approve a new park amenity and execute all documents necessary to issue a Right of Entry Permit to Conservation Corps of Long Beach, a non-profit 501c3, for the construction of an Environmental Stewardship Center for a period of two years from September 1, 2020 through August 30, 2022; and

Recommend to the City Manager the approval of an Environmental Stewardship Center for public recreation at DeForest Park, which meets a recreational need within the City. (Council District 9).

DISCUSSION:

The DeForest Park Vision Plan (Vision Plan) serves as a visionary document to guide potential future development of DeForest Park. While the Vision Plan is a plan for future park investment, anticipated over a long-term horizon and implemented incrementally over time as resources allow, funding has been secured to begin several early action projects.

Conservation Corps of Long Beach (CCLB), one of the partners and funders of the DeForest Park Vision Plan, was awarded a \$1,200,000 grant by the Rivers and Mountains Conservancy to build a satellite office along the Lower Los Angeles River. This satellite office was identified in the DeForest Park Vision Plan as the Environmental Stewardship Center (Center). This Center will serve as the base of operations for work along the Lower Los Angeles River along with stewardship activities at DeForest Park and DeForest Wetlands. The Center will also offer community education about the environment and the local watershed and will have office space and training areas for CCLB and community rooms open for public use as a neighborhood meeting location.

The Center is proposed to be located adjacent to the existing Community Center building, replacing the restroom building (Attachment A). During the Vision Plan process, it was discovered that the existing restroom building was seen as a hot spot for nuisance activity or was locked rendering it unusable. Removing the restroom building and replacing it with the Center was seen as a better use of activated space. The Center has been designed to fit the aesthetic of DeForest Park, which was informed through community engagement during the DeForest Park Vision Plan process and would include restrooms that could be monitored and locked each day by CCLB (Attachment B).

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Established in 1987, CCLB is one of 13 State Certified Community Conservation Corps programs in California that train and educate youth by coupling state accredited alternative high school curriculum with various conservation projects such as graffiti removal, habitat restoration, recycling, urban forestry, fire fuel reduction, invasive vegetation treatment, community garden development, and construction to provide marketable work skills while at the same time help preserve and restore our local environment.

It is anticipated that the Department will enter into a long-term lease with CCLB for the operation of the Environmental Stewardship Center where CCLB will provide green jobs to local youth through stewardship activities at DeForest Park and DeForest Wetlands that enhance the Department's maintenance activities, along with community meeting space and classes. A proposed lease will be brought to the Commission and City Council for consideration at a later date. The new building will ultimately become the property of the City.

Parks and Recreation Commission approval is requested to authorize the Department Director to issue a Right of Entry Permit (ROE) to the Conservation Corps of Long Beach. The Proposed ROE shall include the following significant terms:

- Permittee: Conservation Corps of Long Beach
- Location: DeForest Park (Attachment 1)
- Use/Program: Construction of an Environmental Stewardship Center building
- Term: Two years, from September 1, 2020 through August 30, 2022
- Option to Renew: One, one-year option to renew at the discretion of the Department Director
- Termination: Either party may terminate the permit upon 60 days written notice to the other party. Termination provisions will ensure Permittee shall not leave the Department with an unfinished building or site.
- Funding: All demolition, site preparation, and construction shall be provided by Permittee. Any additional funding be needed for the completion of the Environmental Stewardship Center shall be secured by the Permittee. The Department shall not provide any funding, supplies or staff support, other than review of the proposed site work, and a liaison for communication purposes, unless approved in advance and in writing by the Department Director.



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- Site Preparation: Permittee shall demolish existing restroom building, remove all debris, cap any unused utilities and prepare the site for a new building structure.
- Ongoing Maintenance and Rights: Permittee will enter into lease with the Department for long-term operation of the Environmental Stewardship Center. The lease shall be completed prior to the conclusion of the ROE and the opening of the Center.
- Permits: Permittee shall pay fees and secure all demolition, grading, utility and construction permits necessary for the construction of the Environmental Stewardship Center. Copies of all permits shall be submitted to the Department prior to construction. All contractors shall be licensed, bonded and insured and must follow all City policies for prevailing wage when working on public property.
- Insurance: Permittee and its agents shall maintain all applicable insurance and endorsements, as required and approved by the City Risk Manager.

The Commission recommends to the City Manager plans for the development, beautification and maintenance of public park and recreational areas, so Commission support of the proposed improvements is requested.

FISCAL IMPACT

CCLB was awarded a \$1,200,000 grant funded by a Rivers and Mountains Conservancy State Proposition 1 (Water Bond) grant from the Water Quality, Supply and Infrastructure Improvement Act. The Department supported Camp Fire's grant application with a letter of support. It is anticipated there will be a positive local job impact associated with this recommendation through the hiring of construction contractors. It is anticipated there will be some fiscal impact to the Department related to the staff time necessary to process the ROE and future lease agreement, along with project review and coordination. However, this impact is expected to be minimal.

SUGGESTED ACTION:

Approve recommendation.

Respectfully Submitted,



GLADYS KAISER
MANAGER
COMMUNITY RECREATION SERVICES



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HURLEY OWENS
MANAGER
MAINTENANCE OPERATIONS



MEREDITH REYNOLDS
MANAGER
PARK PLANNING & PARTNERSHIPS

APPROVED:



BRENT DENNIS
DIRECTOR

BD:MR:SS:GK:HO: vhd

Attachment A: Site Map for Environmental Stewardship Center at DeForest Park
Attachment B: Proposed Environmental Stewardship Center at DeForest Park

