

Lower Los Angeles River Implementation Advisory Group Meeting

March 24, 2022 | 10 A.M. – 12 P.M.

Online Meeting / Conference Call

MEETING SUMMARY

Purpose & Charge: Provide a public venue for discussion of proposed projects related to the Lower LA River, ensure proposed projects are consistent with the goals and objectives of the Lower LA River Revitalization Plan, and maximize multi-use opportunities and community benefits.

I. Welcome & Introductions

II. Committee Meeting Summary

- IAG Meeting Schedule

Ernesto Rivera (PW) shared that the general IAG meetings will now be rescheduled to every 4th Thursday of every quarter (although there will be conflict for upcoming June meeting).

III. Discussion Items

- LA River Master Plan (LAR MP) Update

Michelle Loekman (PW) provided an update on the LAR MP Update. Comment period for the Draft Program Environmental Impact Report for the LAR MP Update closed on May 13, 2021; comments are currently being reviewed; Board Adoption date for the Plan and associated Environmental Impact Report is delayed to mid- to late-April 2022 to allow for review of comments.

- Rio Hondo Confluence Project (RHCAP) Update

Michelle Loekman (PW) indicated the Blue Park Concept continues to be under review by the Flood Control District. County Public Works' efforts are currently focused on assisting with the SELA Cultural Center and associated relocation of the Flood Control District's Imperial Yard South.

- SELA Cultural Center Update

Joe Gonzalez (RMC) provided the update on the SELA Cultural Center. Report to the County Board of Supervisors required by the October 2021 County Board of Supervisors motion in progress. County CEO requested extension; Report to the Board now due May 1, 2022.



- Urban Orchard Project Update

Gladis Deras (City of South Gate) provided the update and presented on the Urban Orchard Project. In total, the project will incorporate 30 acres of revitalized land. Phase 1 of the project features improvements to 7 acres. The project will feature the following: 196 fruit trees, wetlands, various trails, fitness equipment, and other recreational features. Construction began August 2021 and is anticipated to be completed in early 2023.

- Lower LA River Channel Restoration and Access

Robert Blankenship (Trout Unlimited) presented on the Lower LA River Channel Restoration and Access Project. The Project covers an approximate 0.5-mile reach of the LA River in the City of Paramount, between Rosecrans Ave and Somerset Blvd. It seeks to design a naturalized river channel for fish passage while maintaining flood capacity (by modifying the low-flow channel) and improving existing open space. The main project components contain elements of the Lower Los Angeles River Revitalization Plan, including (1) naturalized stream environment, (2) LA River overlooks, and (3) enhanced access to the river. The project concept includes different design alternatives with varying degrees of enhancements. Trout Unlimited's next steps are to continue community engagement and complete 30% Conceptual Plans this summer.

IV. RMC Update

- Community Wetland Restoration Grant Program

Meghan Martinez (State Coastal Conservancy) presented on the Community Wetland Restoration Grant Program (CWRGP). The CWRGP is an effort lead by the SoCal Wetlands Recovery Program. The Program's goal is to fund habitat restoration projects that are rooted in and benefit historically marginalized/excluded communities. Region ranges from Santa Barbara to US-Mexico Border (local focus on LA River, Rio Hondo, and Compton Creek). 5 years of funding (2022-2027) with budget of \$1.32 million. From that budget, \$352k has been administered for the 2022 grant round. Max award per project is \$100k. RFPs was released on 3/15/22. State Coastal Conservancy hosting webinar on Tuesday, April 13th. More information can be found here:

https://us06web.zoom.us/webinar/register/WN_YF7fgMbdTqGcTXSFP-x5FA

- On-going Grant Opportunities (Prop 1)

Joe Gonzalez (RMC) provided the update on the RMC's on-going grant opportunities. RMC has ongoing call for projects for Prop 1 (water bond; \$30M available) & Prop 68 (\$17M for LA river corridor, within 1.5 miles of corridor). Currently prioritizing Prop 1 grants as there is a sunset date of June 2024.

- River Ranger Program

Suely Saro (RMC) discussed the updates on the River Ranger Program. The program stems from AB 1558 and the associated [Los Angeles Ranger River Establishment Plan](#) that was completed in May 2019 by RMC, WCA, and SMMC. The Pilot River Ranger Program in the Lower LA River is located at the Rio Hondo and LA River Confluence (Reach Zone 1). RMC is teaming up with Long Beach Conservation Corps, which will oversee the River Ambassador Program. Implementation of the Pilot Program in Reach



Zone 1 is slated to begin March 28, 22. Kickoff meeting rescheduled for April/May will be cohosted by the RMC and Assemblywoman Cristina Garcia.

- Restoration of Wrigley Greenbelt Project

Dan Knapp (Conservation Corps of Long Beach) presented on the Wrigley Greenbelt Project. The project is located in the City of Long Beach, downstream of the 405 freeway. It is a 5-acre site and improvements will include trails, bioswales, and native trees and plants. The Project stemmed from the Long Riverlink Plan (2007). Project is owned by the City of Long Beach, and Conservation Corps of Long Beach was asked to partner and support the project. The project started construction in 2021 and is scheduled to be complete in Fall 2022.

V. Open Forum / Public Comment

- Joe Gonzalez (RMC) shared that the RMC has a Request for Proposals (RFP) for the Lower Los Angeles River Community Restoration and Revitalization Projects, Community Engagement and Outreach and the deadline for proposals is June 30, 2022.

<http://rmc.ca.gov/2022/03/rfp-llar-community-restoration-and-revitalization-projects-community-engagement-and-outreach/>

- IAG Email Distribution List

County Public Works will be sending email to people currently on the IAG distribution list to confirm continued interest and make updates as necessary.

Now that people are beginning to go back to the office, a question was posed as to whether meetings will be held in person again or combination of virtual and in person meetings. Future meeting setting is still under consideration.

Next full IAG meeting – currently scheduled for 6/23 – will need to be rescheduled due to scheduling conflicts. Doodle poll will be sent out to gauge interest on new date.

- Joe Gonzalez (RMC) also mentioned three projects situated within the LLAR were recently approved by the Safe Clean Water LLAR Watershed Area Steering Committee (WASC) (Apollo Park Stormwater Capture Project, Willow Springs Park Wetland Restoration and Expansion, and Salt Lake Park Infiltration Cistern). In addition, RMC approved 3 grant projects at the recent RMC Board meeting (Parque Dos Rios Improvements, DeForest Park Discovery Trail, and Alondra Gateway Park Project).

VI. Next Steps

- a. Project Identification
- b. Committee Meeting – May 2022
- c. IAG Meeting – TBD





Urban Orchard

**Gladis Deras,
March 24, 2022**



Centrally Located Within the Region



City of South Gate



City of South Gate

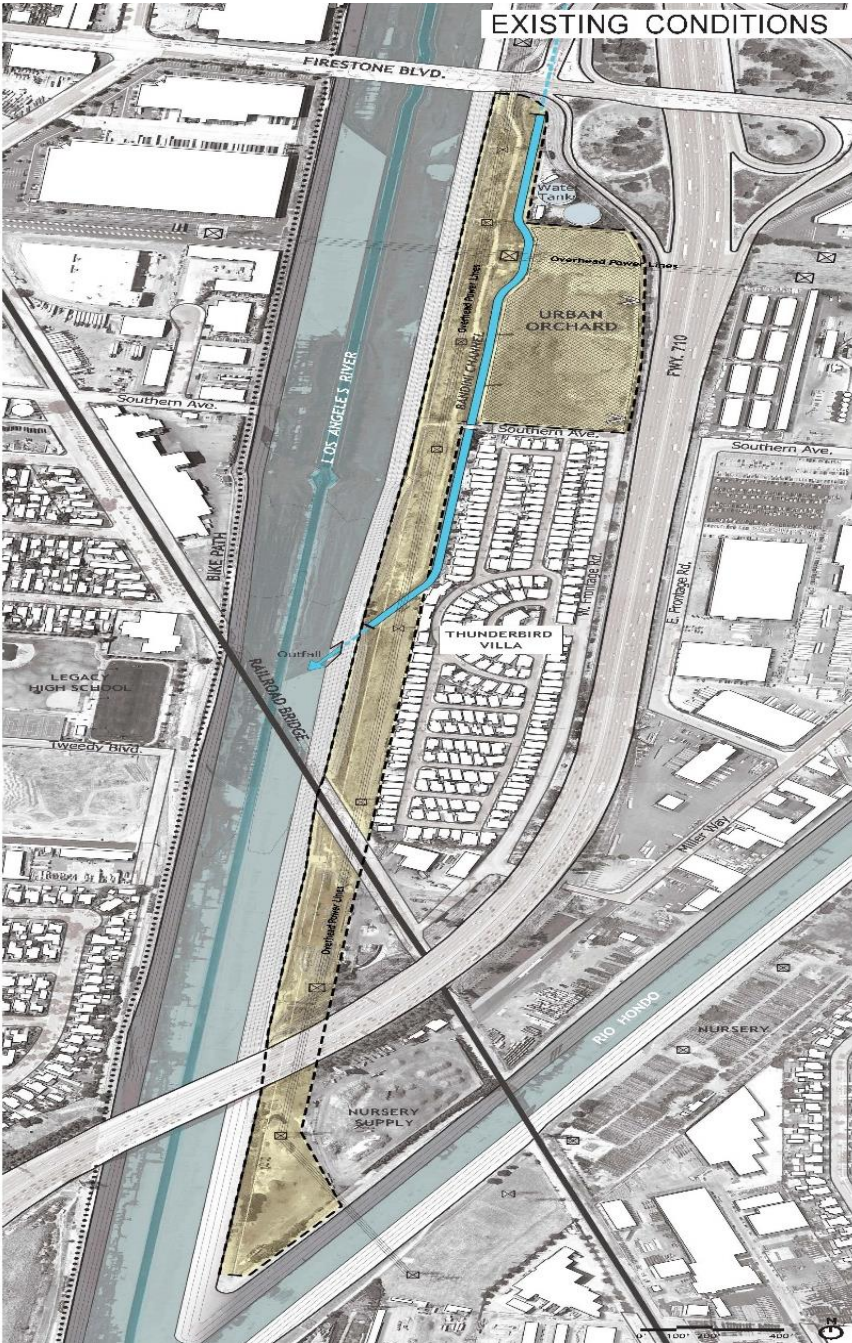


Urban Orchard / Huerta Urbana



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LAND



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URBAN ORCHARD - PHASE 1 SITE PLAN / HUERTA URBANA - PLAN DE SITIO FASE 1

STORMWATER DETENTION STRUCTURE: PROTECCIÓN DE EROSIÓN Y ALMACÉN DE AGUAS

DECOMPOSED GRANITE PATHWAY: CAMINO DE GRANITO DECOMPOSITO

YACATE

ORCHARD FRUITFUL

NATIVE PLAY AREA: ÁREA DE JUEGO NATURAL

CITY WELL BUILDING: PUNTO DE AGUA PARA LA CIUDAD

WETLAND

WETLAND PLANTING

EXISTING UTILITIES: UTILIDADES EXISTENTES

ACCESSIBLE PATHWAYS: CAMINOS ACCESIBLES

LANDSCAPE ARCHITECTURE: ARQUITECTURA DEL PASEO

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

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PHASE

- 7 acres of new open space
- Orchard with 196 fruit trees
- Wetland
- Education building & garden
- Picnic areas & plaza Nature-based playground Multi-use trails
- Fitness Equipment
- Interpretive Signage & Art
- Youth Employment

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The Urban Orchard looking south





The Urban Orchard looking south to the wetland from the knoll

Urban Orchard

- Construction began August 2
- Wetland's construction began February 2022
- Enter the Bandini Channel around June 2022
- Completion of installation of underground reservoir September 2022
- Anticipated construction completion early 2023





The Urban Orchard – Construction Update





The Urban Orchard – Construction Update



THANK YOU



Lower LA River Channel RESTORATION AND ACCESS

Design a naturalized river channel, improve access and existing open space in a half mile section of the LA River.



Project team

Project Lead: South Coast Chapter of Trout Unlimited

Engineering: Ardurra

Fish Passage: Northwest Hydraulics

Design: Stillwater Sciences

Site owner: LA County Flood Control District

Project Funding: San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy - Fish Passage Program

The San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy ([RMC](#)), in collaboration with the Santa Monica Mountains Conservancy ([SMMC](#)).

Additional funding is needed to complete the project.



Project Site



Paramount, CA, adjacent to the LA River Bike Path (by Ralph C. Dills Park). The project is a modification of the low-flow channel as referenced in the LA River Master Plan.

Lower LA River Revitalization Plan
Opportunity Areas:

- #64 Dills Park "Compton Golf Course and Park"
- #94 Bike Trails
- #106 Rosecrans Ave
- #80 Somerset Blvd

Existing Conditions



Bike path view south to Somerset Ave



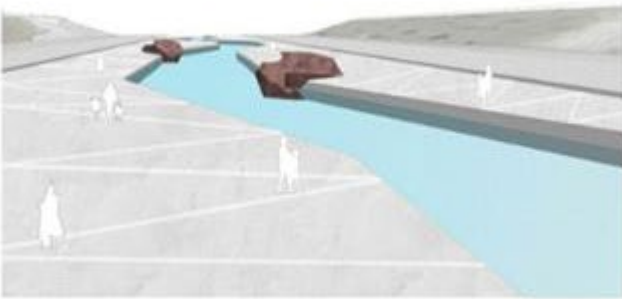
In channel views



Dills Park



Project Components



Create a naturalized stream environment



LA River Overlooks



Access to the LA River
(ADA Access)

- A central feature of the design project will be the reconfiguration of the straight low flow channel.
- Meandering channel designs with rock features, pools, shade, and resting spots will provide the habitats found in wild rivers.
- These features will provide habitat needed for fish, birds, and other wildlife to flourish while minimizing flood risk.

Figure 4. Vulnerability Index & Population Density

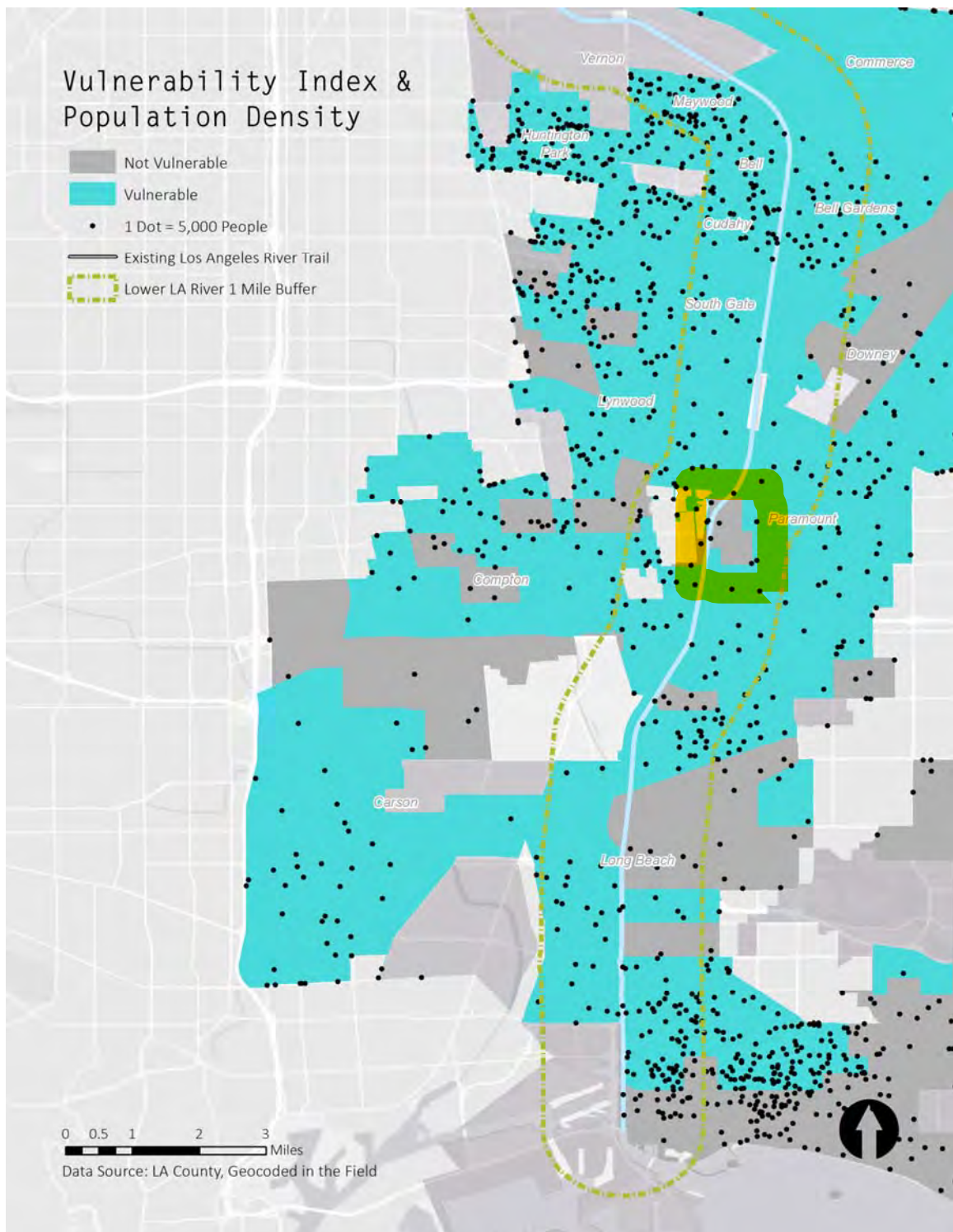
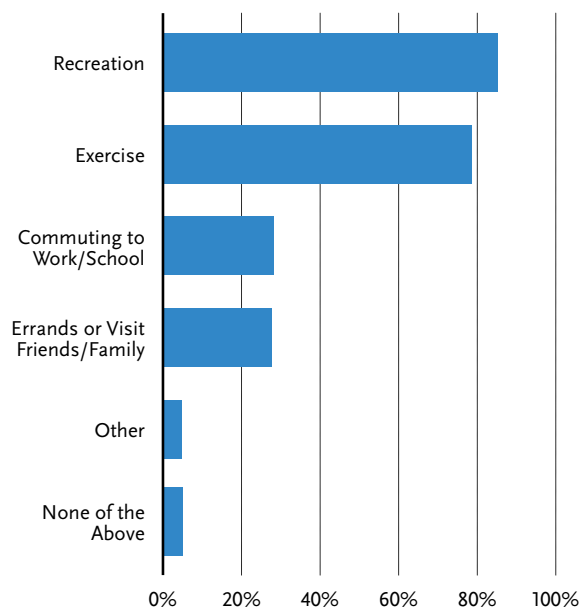


Figure 20. Survey results from “How might you use the new LA River Path?”

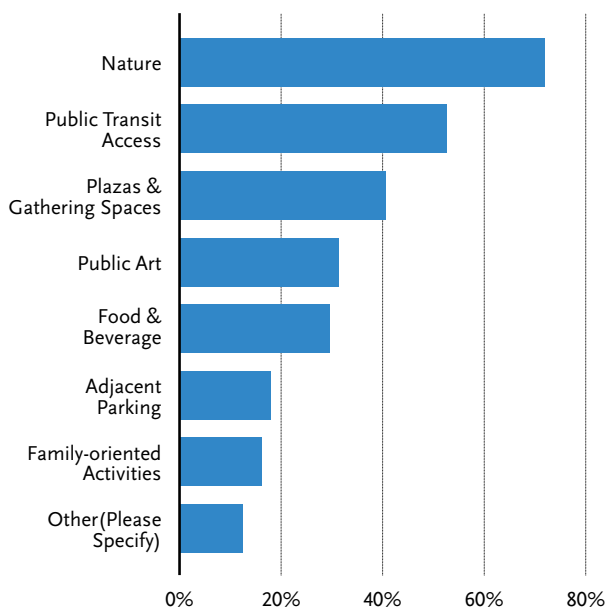


There is a strong desire to use the path for recreation and exercise, and this result supports the project’s health goal. Although a less common response than recreation or exercise, nearly 30% of respondents would like to use the path for commuting to work or school as well as to run errands or visit family or friends. The percentages of these proposed utilitarian uses exceed existing utilitarian uses by nearly ten times.

In addition, the majority of survey respondents want to see nature at the new LA River Path. Although lined with concrete, the Los Angeles River is an important urban ecological corridor. The LA River Path has the potential to bring communities closer to the river’s natural resources.

Additionally, people ranked public transit access or gathering spaces as one of the top three elements to have along the future LA River Path.

Figure 21. Survey results from “What would you like to see at the new LA River Path?”



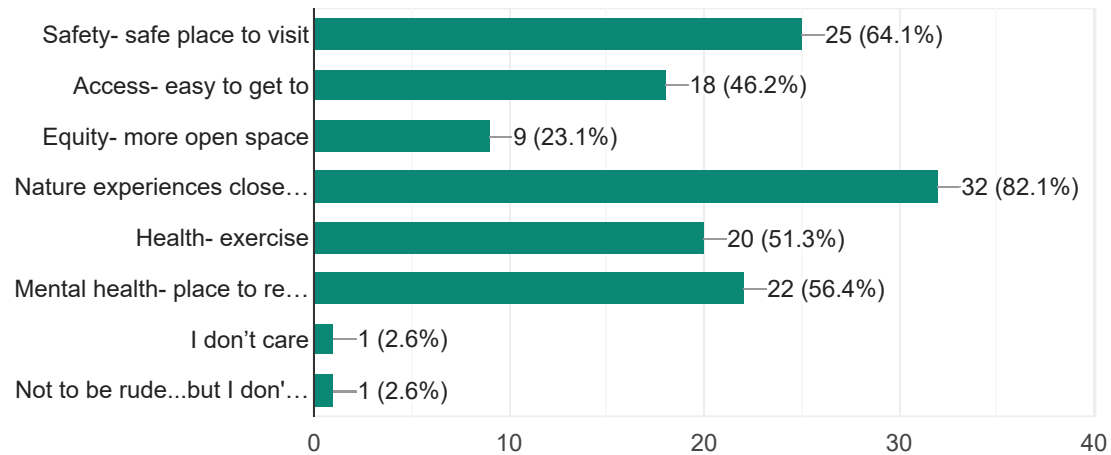
Finally, the survey also asked people to share places they would like to get to from the new LA River Path. Downtown Los Angeles, the Arts District, Chinatown, Union Station, Boyle Heights, Long Beach, and the Los Angeles River itself were among the top responses.

Continued Outreach

Although these initial outreach activities concluded in fall 2018, community engagement continued throughout the full conceptual design phase of the project. In spring 2019, community engagement was focused on gathering input on specific design elements such as access point opportunities, path types, and draft path alternatives. This feedback is detailed in Chapters 9 and 10.

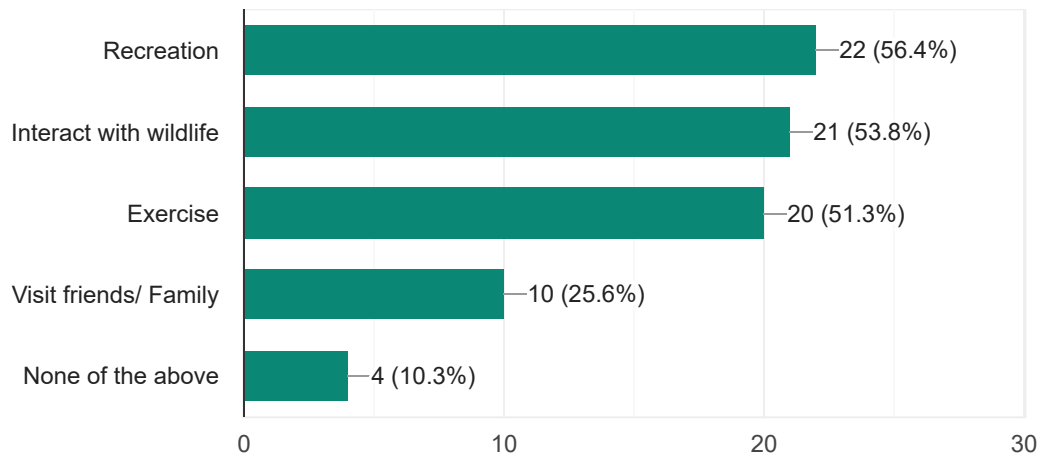
What would be your vision for the LA River in Paramount?

39 responses



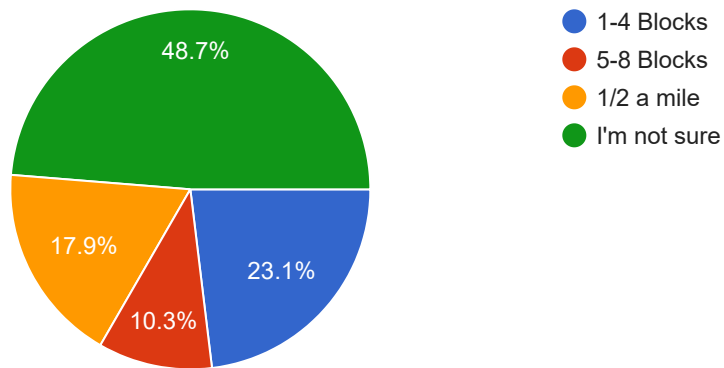
How might you use a naturalized River?

39 responses



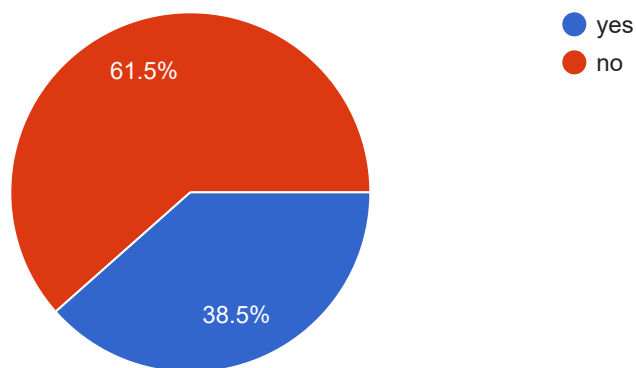
How close do you live to the LA River? (Project site or River?)

39 responses



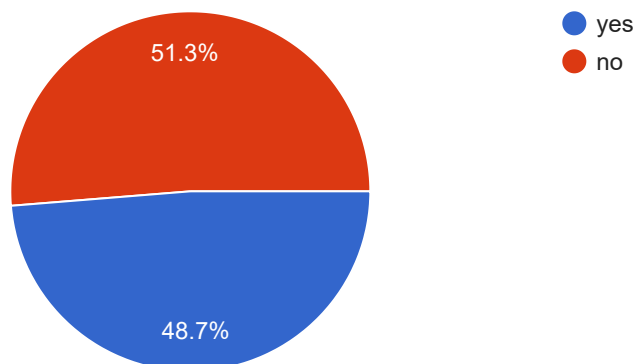
Do you know about LA River Revitalization efforts?

39 responses



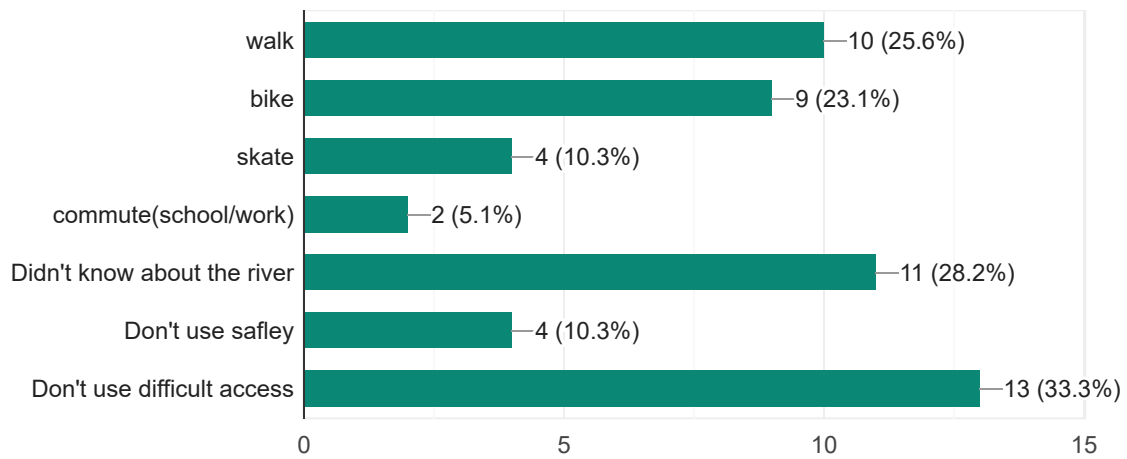
Have you visited the LA River in Paramount?

39 responses



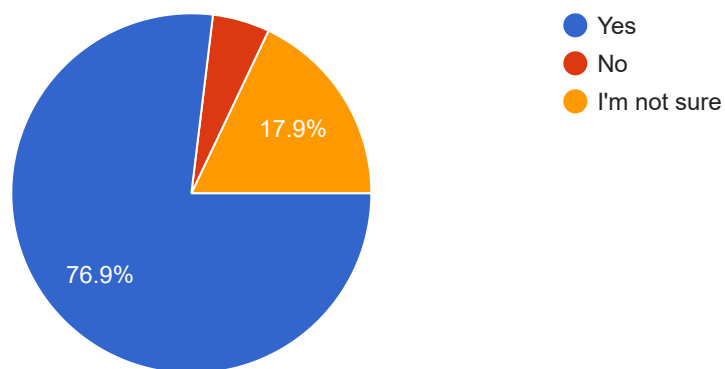
How do you currently use the river?

39 responses



Is bringing nature back to the LA River important to you?

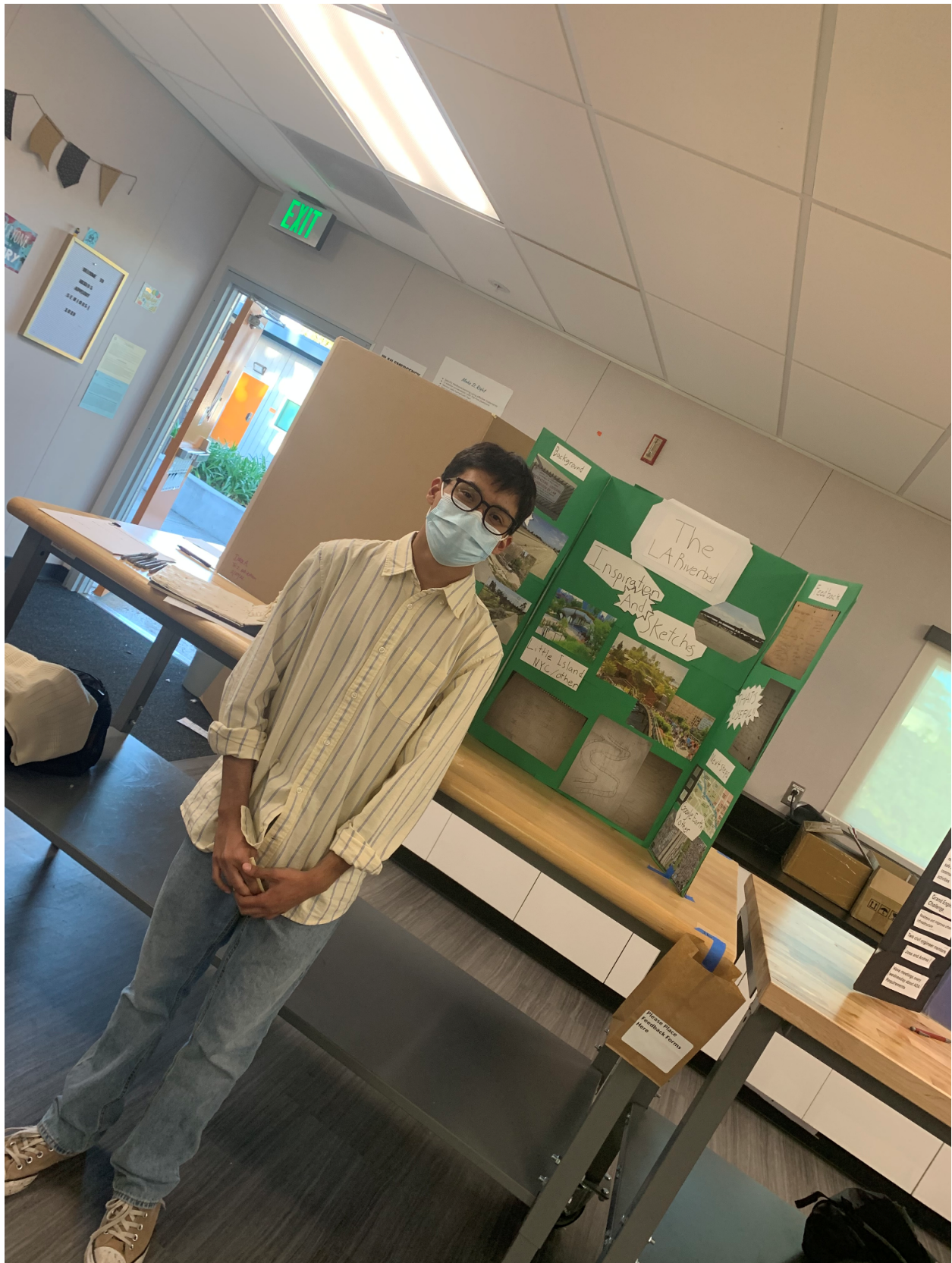
39 responses



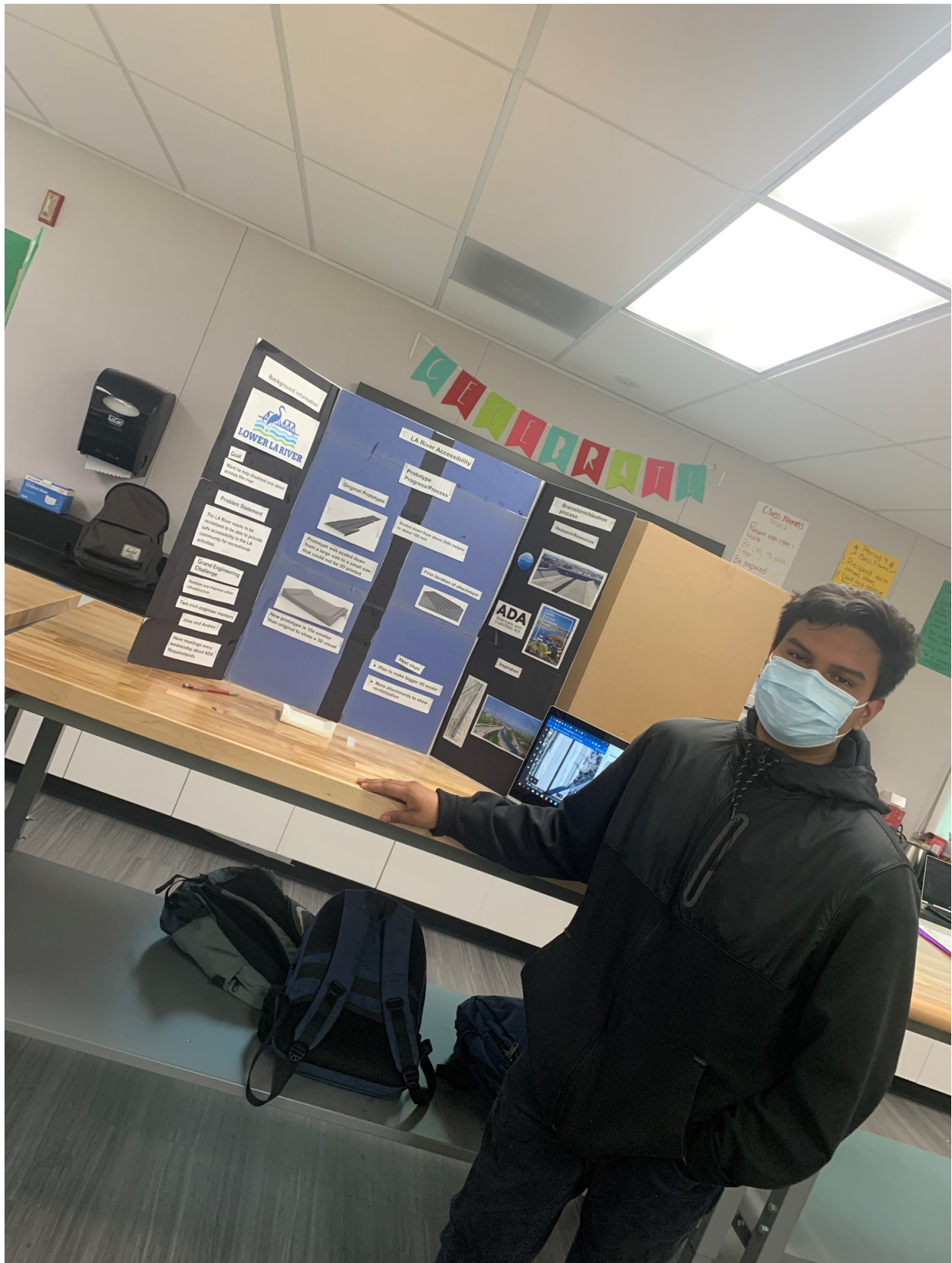
Dulce Armenta



Geo Vasquez



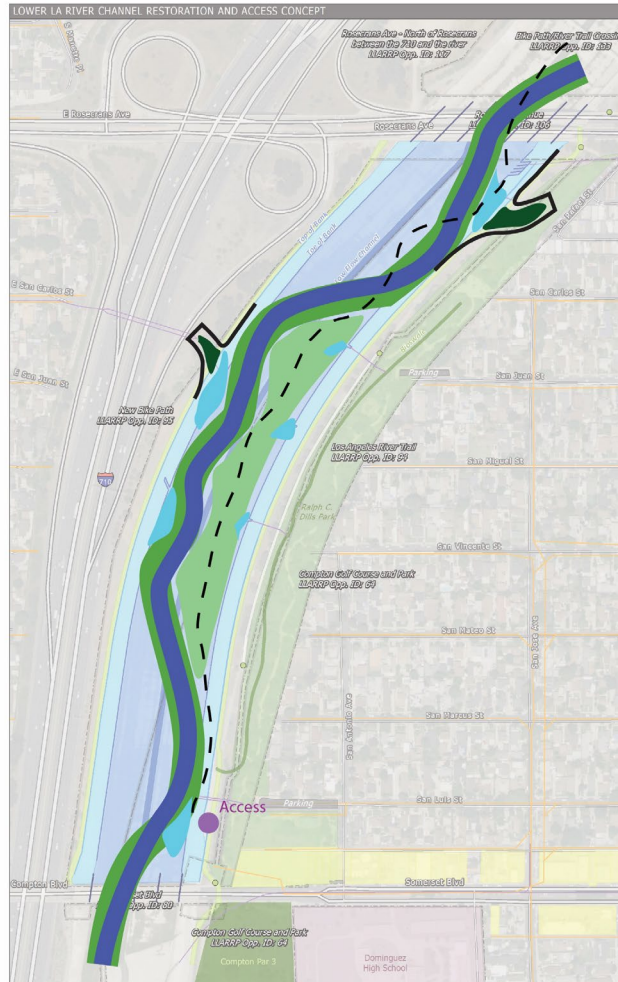
Chris Alvites



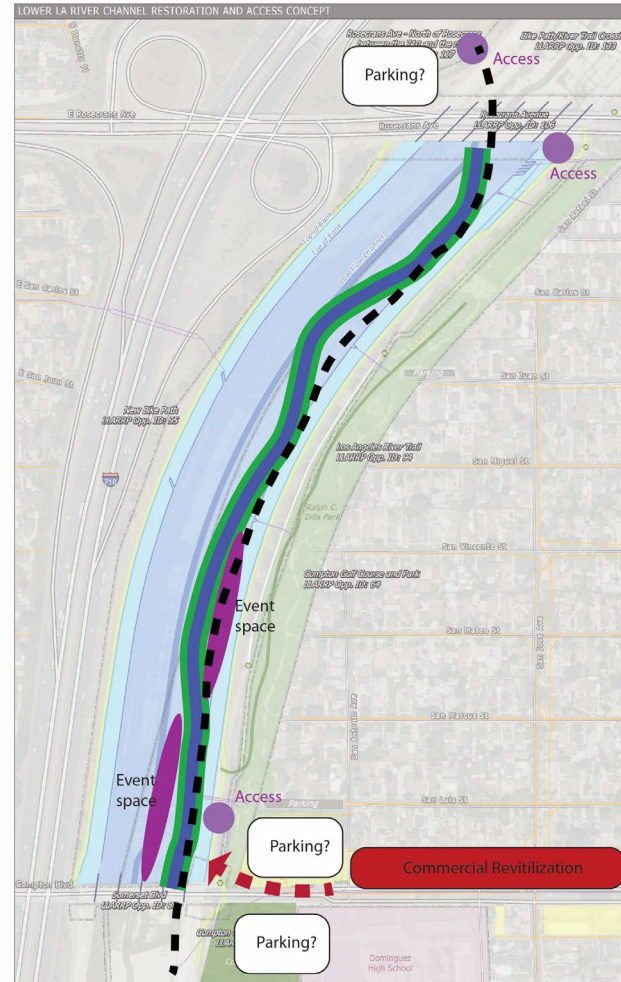
CONCEPT DEVELOPMENT STAGE

3 preliminary concepts to explore, combine, refine what is possible

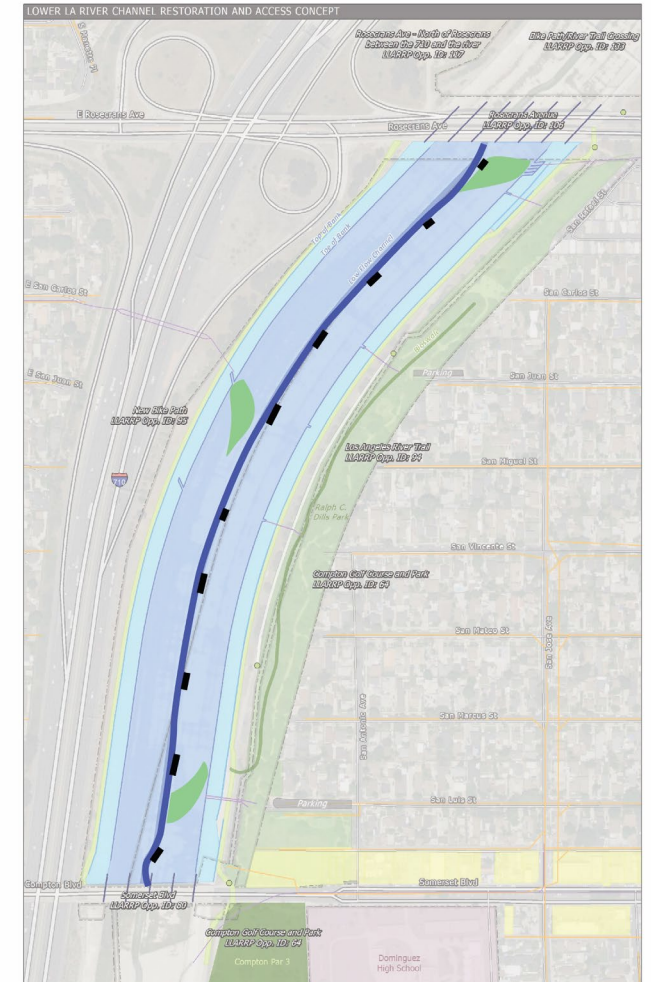
Max ecological value



Major destination

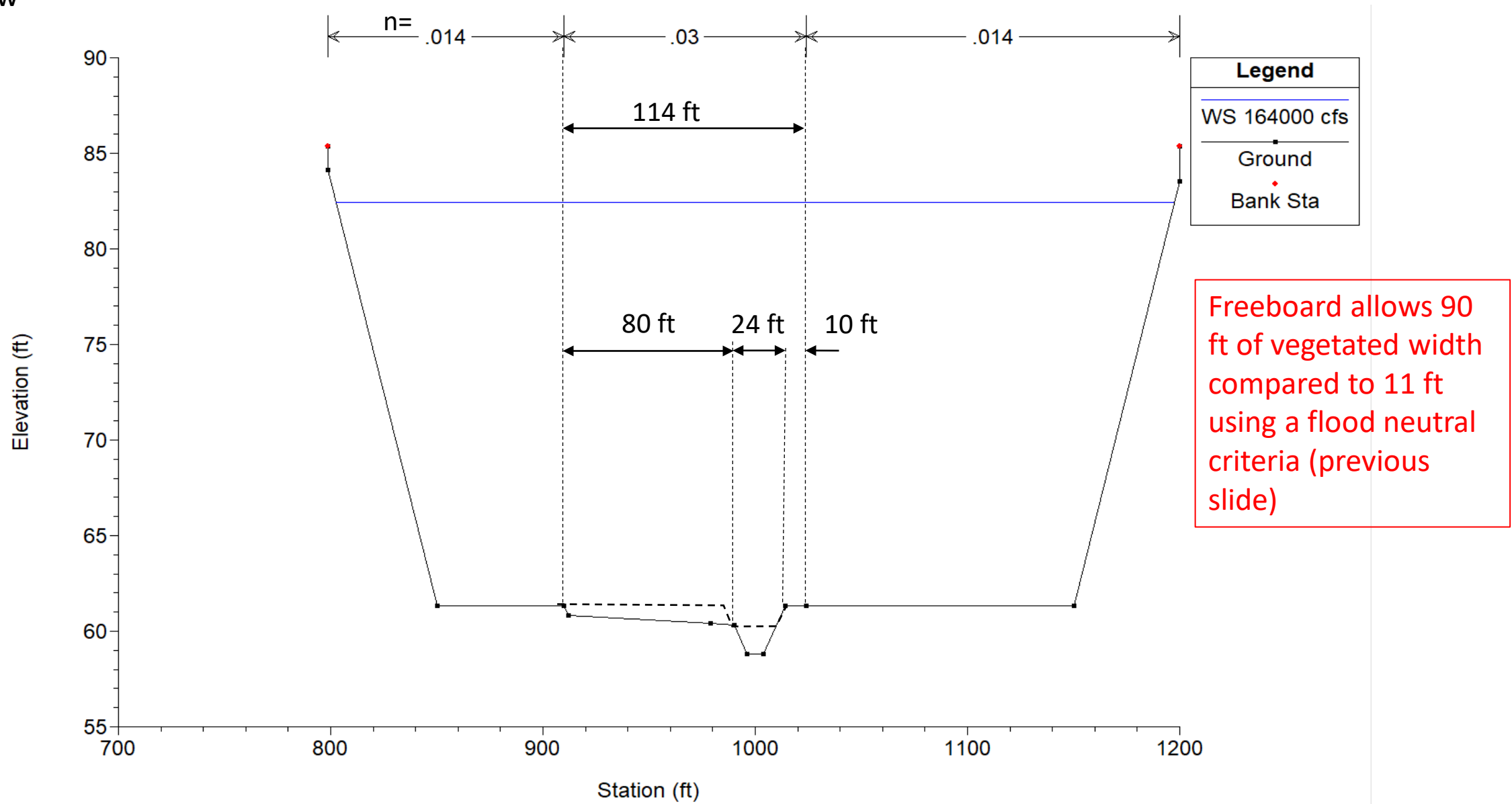


Minimum/Phased



Freeboard
Medium:
Expanded and
roughened low-
flow channel

Scale of modifications	Design Criteria	Total modified width (ft)	Veg width (ft)	Wall modifications
High	Flood neutral	171	46	one vertical
Medium	Flood neutral	104	11	no change
Medium	Freeboard	114	90	no change
Low	Flood neutral	28	0	no change



Flood Sensitivity Analysis Summary

Scale of modifications	Design Criteria	Total modified width (ft)	Veg width (ft)	Wall modifications
High	Flood neutral	171	46	one vertical
Medium	Flood neutral	104	11	no change
Medium	Freeboard	114	90	no change
Low	Flood neutral	28	0	no change

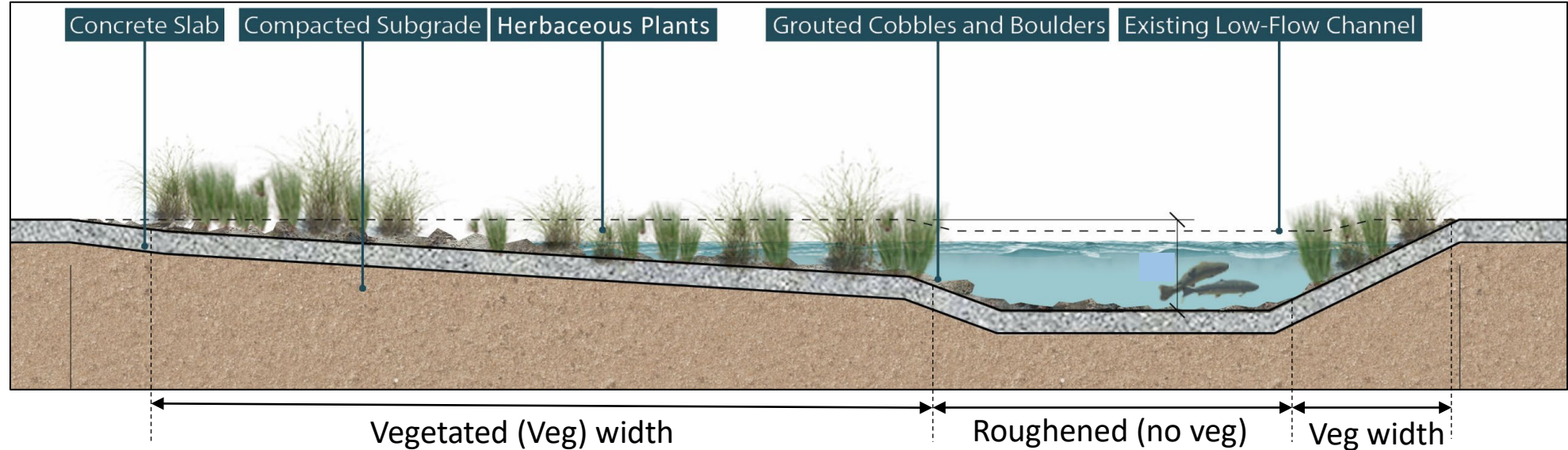
Freeboard criteria increases width of veg compared to identical channel geometry and flow using a flood neutral criteria

Existing channel dimensions for reference

Low-flow channel width: 28 feet

Existing channel bottom width: 300 feet

Roughness values assume low herbaceous vegetation or grouted cobbles (n = 0.03)





DEPARTMENT OF THE ARMY
ENGINEER RESEARCH AND DEVELOPMENT CENTER, CORPS OF ENGINEERS
ENVIRONMENTAL LABORATORY
WATERWAYS EXPERIMENT STATION, 3909 HALLS FERRY ROAD
VICKSBURG, MISSISSIPPI 39180-6199

March 1, 2022

California Department of Fish and Wildlife
PO Box 944209
Sacramento, CA 94244-2090

Subject: Letter of Support
Trout Unlimited – South Coast Chapter
Lower LA River Restoration Demonstration Project proposal
Ralph Dills Park, Paramount/Compton

Review Committee:

I am pleased to provide my support to Trout Unlimited's planning proposal *Lower LA River Restoration Demonstration Project*, submitted to the California Department of Fish and Wildlife for funding consideration.

This project reimagines a reach of the lower river adjacent to Ralph Dills Park, bordering Paramount and Compton, as a naturalized channel that supports a restored, vibrant ecology while safely managing flood flows. The goals of the project align with the USACE Engineering With Nature® program, which focuses on the 'intentional alignment of natural and engineering processes to efficiently and sustainably deliver economic, environmental, and social benefits through collaboration.' The project intends to blend habitat restoration, increased river accessibility for the community, and the preservation of flood flow conveyance functions of the channel.

The lower LA River runs through some of the most park-poor communities in the State of California and the river represents open space that is currently used for a single, but critical, function: flood control. Surveys have shown that restoring natural environments and providing access to those areas is high on the list of priorities for revitalization of the lower LA River. Community efforts for improving the Lower LA River were jump started by AB 530, which created the Lower LA River Revitalization Plan. The Revitalization Plan detailed the health benefits and environmental justice issues inherent to open space and public lands – and the lower LA River is the largest open space within many park-poor communities. The proposal developed by Trout Unlimited will engage the local communities, evaluate specific flood concerns associated with restoring ecological function, and work collaboratively with the Los Angeles County Department of Public Works and USACE.

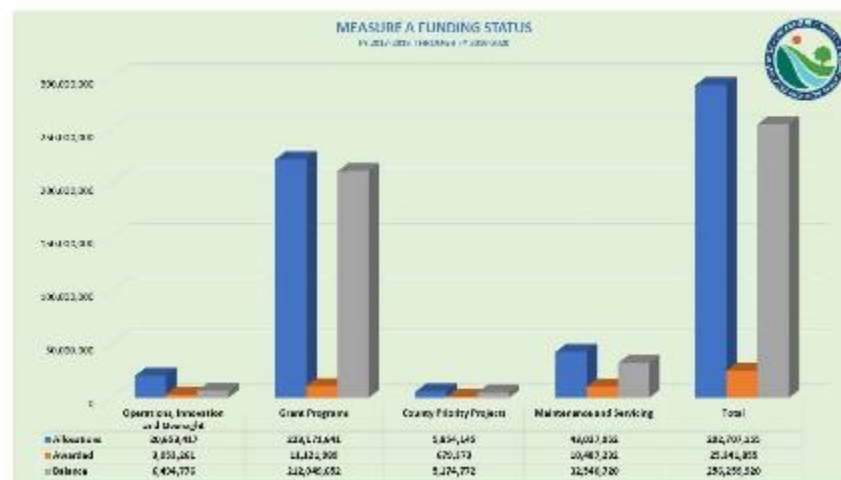
The Engineering With Nature program is working and engaging across USACE and other federal, state, and local organizations to identify opportunities and means to connect and enhance infrastructure, natural areas, and parks to increase the value, sustainability, and resilience of infrastructure systems for communities. The lower LA River holds important opportunities to realize these goals and the USACE Engineering With Nature program supports this effort to enhance engineering, ecological and social functions and services of the LA River for the benefit of communities in southeast LA County.

Sincerely,

A handwritten signature in black ink that reads "Todd S. Bridges". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Todd S. Bridges, Ph.D.
Senior Research Scientist (ST), Environmental Science
National Lead, Engineering With Nature®
www.engineeringwithnature.org

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U.S. Army Engineer Research and Development Center
Todd.S.Bridges@usace.army.mil



Community vision of a “naturalized” LA River?



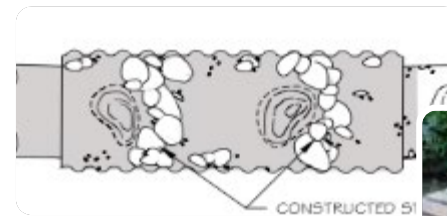
ADA Access integration



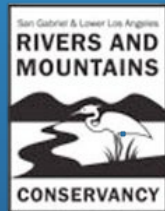
Overlook features



Crossing options



SouthCoastTU.com
@LA_River_Promote



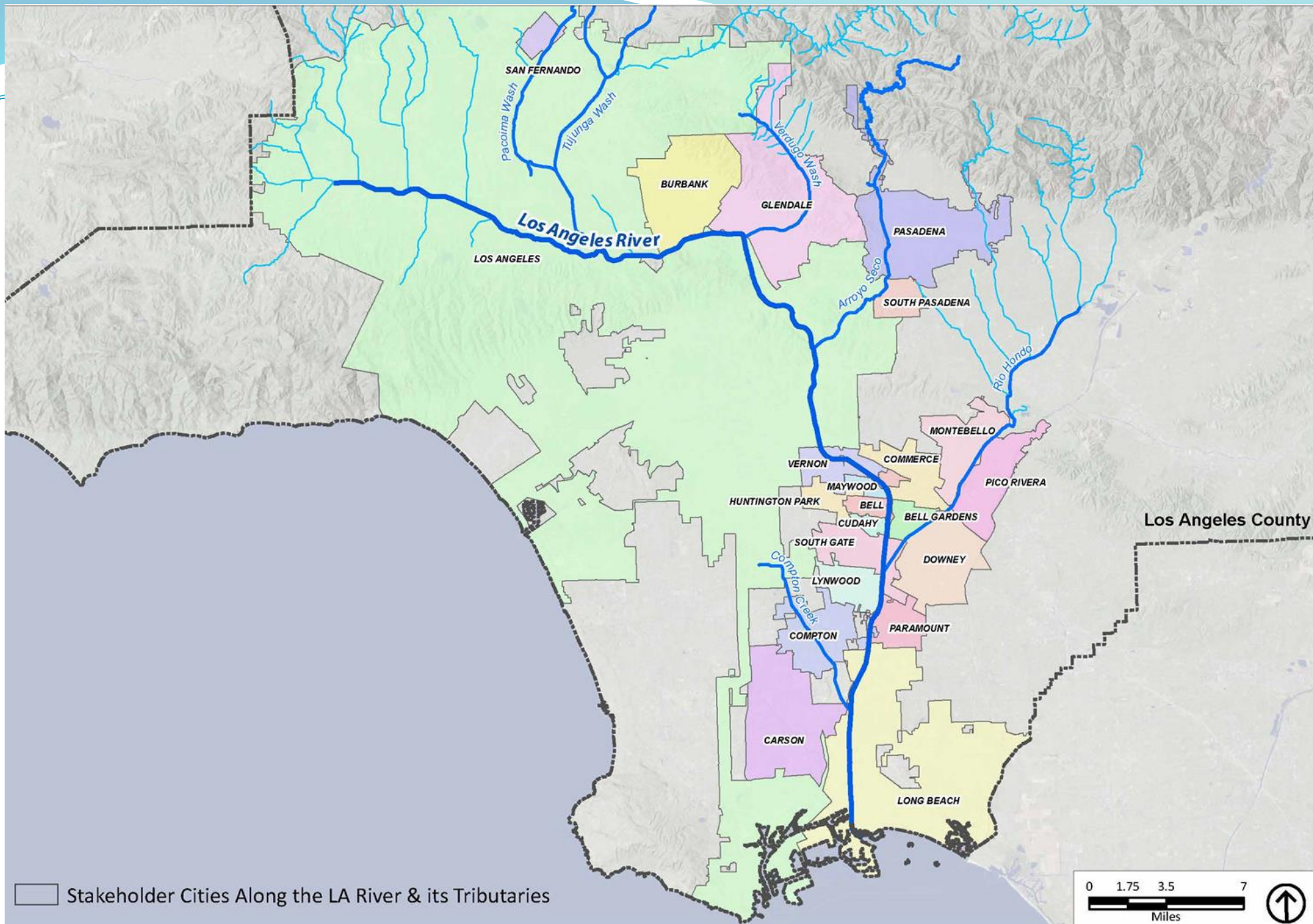
Questions, please!

Los Angeles River Ranger Pilot Program



Program Overview

- *Started with AB 1330, create a River Ranger Program to foster connections between communities, agencies, and resources to promote safe, equitable usage and stewardship of the LA River and its tributaries as an activated and connected greenway that supports ecological, social, and recreational opportunities.*
- *Plan was completed in May 2019 by RMC, SMMC, WCA and MRCA, since then have been working to implement a pilot program*



Program Overview

- *The first REACH Zone in the Lower LA River is located at the confluence of the Rio Hondo and the Los Angeles Rivers, and is approximately 5 miles long within the boundary of the Cities of South Gate, Downey, and Bell Gardens*

LA River Ranger Pilot Program

REACH Zone at the Lower LA River and Rio Hondo Confluence



LEGEND

- River Ranger Pilot
- River Channel
- River Bike Path
- River Trail

RIVER TRAIL ACCESS

- | | | |
|--------------------------------|-----------------------------------|-------------------|
| 1 Treasure Island Park (North) | 6 Rio Hondo Dr / Crawford Park | 11 Hollydale Park |
| 2 Treasure Island Park (South) | 7 Firestone Blvd | 12 Burtis St |
| 3 Suva St | 8 Southern Ave | 13 Southern Ave |
| 4 Florence Ave | 9 Garfield Ave / Circle Park | 14 Firestone Blvd |
| 5 John Anson Ford Park | 10 Imperial Hwy / Parque Dos Rios | |

PARK ELEMENTS

- | | | | | | |
|-----------------|----------------|-----------------------|-----------------|------------------|-----------------------|
| Restroom | Drinking Water | Parking Lot | Seating | Picnic Amenities | Shade Structures |
| Play Structures | Sports Fields | Exercise Equipment | Bike Amenities | Community Center | Equestrian Facilities |
| Waterbody | Native Habitat | Interpretive Elements | Stormwater BMPs | Trails | Overlook |

Services Provided



Public Safety
(River Ambassadors)



Maintenance
(River Ambassadors)



Outreach
(River Ambassadors)



Interpretive and
Educational
Programs

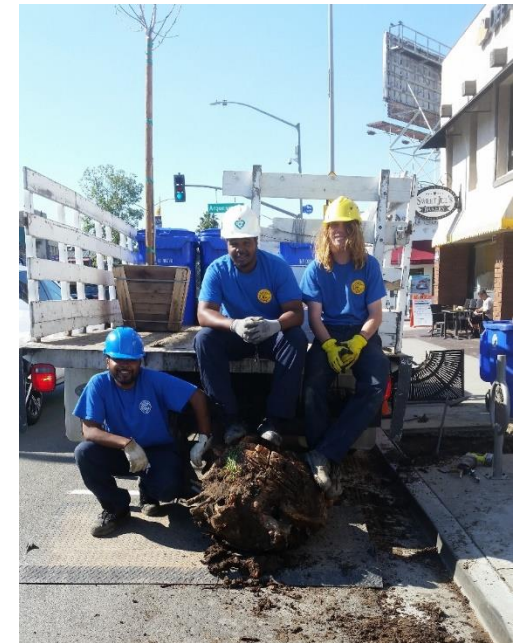


Administrative Coordination
(Advisory Committee)

River Ambassador Program



- Public Safety
- Maintenance
- community centered program that promotes and provides for **safe, equitable usage and stewardship** of the Los Angeles River and its tributaries.





Recreation and Interpretive/ Educational Programming



**NATURE
FOR ALL**

PROTECT • CREATE • CONNECT



Leadership Academy **HIGHLIGHTS:**

- ❖ Participants gather every week to discuss:
 - The Nature For All campaign
 - Community Organizing
 - Strategic Planning
 - Power Mapping
 - Public Speaking
 - Strategic Media
 - Public Engagement
 - Local Ecology
 - Careers in Conservation



PROJECTS: With mentorship from members of the Nature for All coalition, each participant is expected to propose and execute a community project that engages their community to protect and enhance the San Gabriel Mountains and Rivers.

CA Naturalists Program: Nature for All partnered with the CA Naturalist program and integrates the certification program into the Leadership Academy!

The Adventures of Roxanna and the Lower LA River



river_in_action • Following



river_in_action Kits have been delivered and we're looking forward to the first day of virtual camp tomorrow! 🚀🧐💻

#growwiththeflow #summer2021 #environmentaleducation

19w



myhappilyevanafter Thank you for this amazing opportunity. My son had a wonderful time during your virtual class. ❤️

18w 1 like Reply

View replies (1)



27 likes

JUNE 20



Add a comment...

Post

Roles and Responsibility

- *Led by Project Team*
- *Advisory committees do not have any legal authority*
- *Provide guidance (feedback) on and support for program development and evaluation, including outreach, education and engagement*
- *Main contacts for agency coordination*
- *Represent the communities served from various perspectives*
- *Main contact: Sally Gee, RMC Project Analyst, sgee@rmc.ca.gov, 626-815-1019 x 104*

River Ranger Program Schedule

- Monthly Project Team Meeting
- Bi-monthly Advisory Committee Meetings
- Rescheduling the LA River Ranger Pilot Program Kick-off Celebration
- Phase 2: Implementation will hopefully occur starting March 28th, 2022

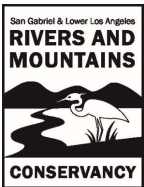


Wrigley Greenbelt

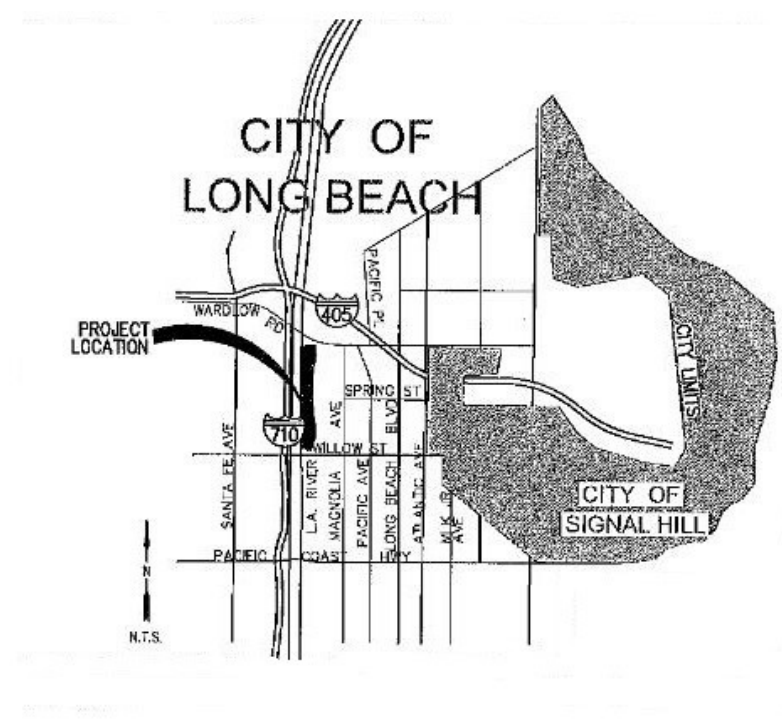
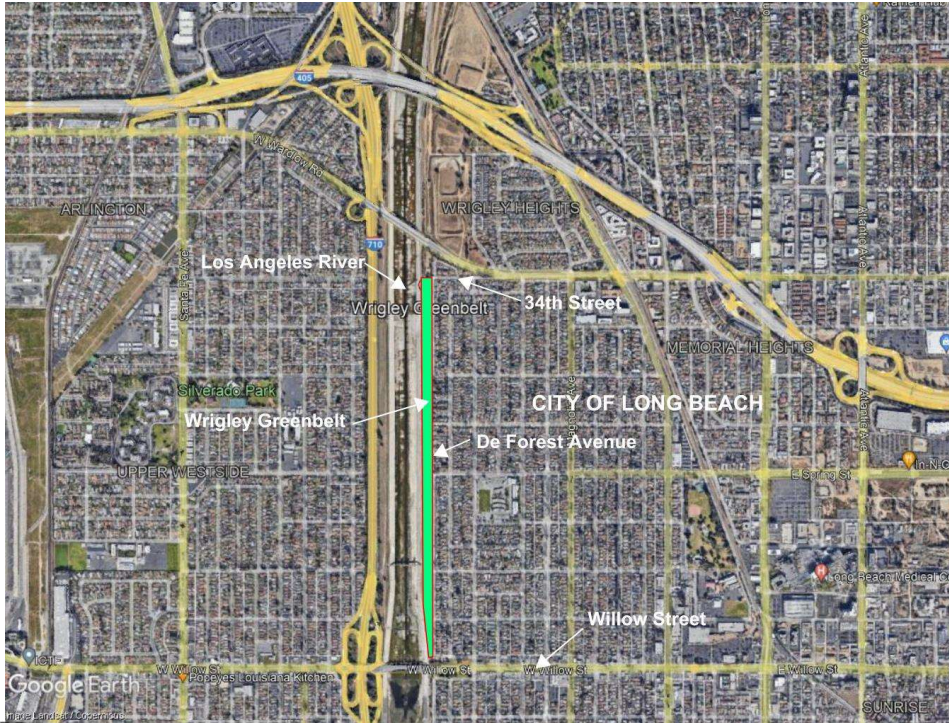
The 4 “P”s Pay off!

- Patience
- Perseverance
- Partnering
- People

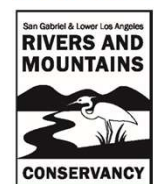
CITY OF
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Project Vicinity Maps



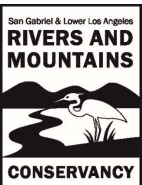
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Project Overview

The 5 acre Wrigley Greenbelt Trail (Trail) will provide a multi-use trail, bioswale and landscaping on County of Los Angeles property and adjacent to the Los Angeles River Trail. The multi-use ADA accessible trail is approximately 5,000 feet long and six foot wide and will be composed of decomposed granite. At-risk youth from the Conservation Corps of Long Beach will assist with irrigation installation and plant trees and shrubs along the Trail. Specific project design elements include approx. 115 – 15 gal. trees, 15,000 – 1 gal. native shrubs, pedestrian rest areas and site furnishings (picnic tables, benches and drinking fountains), equestrian rest areas and fencing and gate-controlled equestrian access.

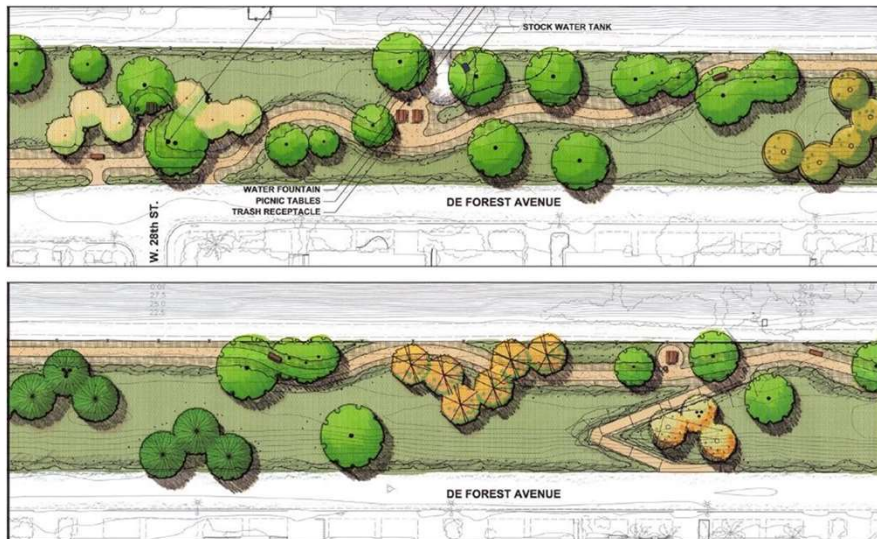
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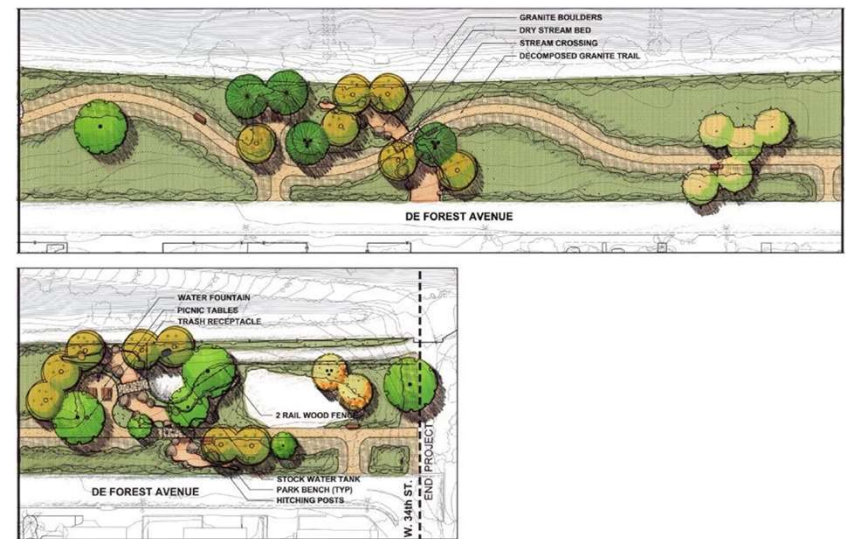
Project Timeline

- 1993: Wrigley Greenbelt Master Plan developed
- 2007: Project engagement as part of Long Beach RiverLink Plan
- 2008: City of Long Beach awarded 2 Prop A grants from LA County Regional Parks and Open Space District (Total = \$1.6 million).
- 2010: Project bidding process started
- 2019: Conservation Corps of Long Beach (CCLB) asked to partner and support the project
- 2020: Project modified to accommodate existing budget (Budget includes remaining Prop A funds, CCLB ATP funds, CCLB Prop 68 funds)
- 2021: Project Started
- 2021: Conservation Corps of Long Beach and City of Long Beach apply for Rivers & Mountains Conservancy Prop 1 funding
- 2022: Modified grant awarded to complete the project
- 2022: Project slated to be completed fall of 2022

Project Design



Concept Design from 28th St. to South of Spring St.

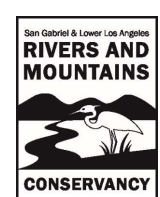


Concept Design 34th St. to North of 32nd St.

Project Design



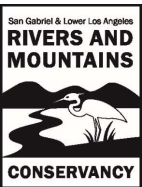
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Budget

	Work Plan Task Number and Name (insert rows as needed for work plan)	Cost Per Task	RMC Budget (this total amount must be the same as the amount requested in the grant application)	CCLB ATP	CCLB Prop. 68	CCLB Other (Labor)	CCLB CalFire	Matching Funds #1 (LA County RPOSD Grant #1) - Grant No.: 58F5-14-2432	Matching Funds #2 (LA County RPOSD Grant #2)
1	General Conditions	\$ 150,700.00	\$ -					\$ 150,700.00	
2	Dry Streams/Drainage Swales	\$ 383,000.00	\$ 273,000.00			\$ 29,700.00		\$ 80,300.00	
3	Pedestrian Trail	\$ 395,744.00	\$ 137,700.00	\$ 83,000.00				\$ 175,044.00	\$ -
4	Site Furnishings	\$ 122,500.00	\$ -	\$ 56,800.00				\$ 65,700.00	\$ -
5	Signage (ADA Compliance)	\$ 34,200.00	\$ 34,200.00						
6	Fencing/Gates	\$ 55,100.00	\$ 47,800.00					\$ 7,300.00	\$ -
7	Irrigation	\$ 707,900.00	\$ 74,500.00		\$ 125,000.00			\$ 48,400.00	\$ 460,000.00
8	Native Landscaping/Planting - includes soil amendmets, mulch, weed abatement, all planting	\$ 234,041.00	\$ 74,200.00		\$ 124,285.00		\$ 23,000.00	\$ 12,556.00	
9	Indirect	\$ 19,242.00	\$ 19,242.00						
	TOTALS	\$ 2,102,427.00	\$ 660,642.00	\$ 139,800.00	\$ 249,285.00	\$ 29,700.00	\$ 23,000.00	\$ 540,000.00	\$ 460,000.00
	TOTAL MATCHING FUNDS =	\$ 1,441,785.00		\$ 139,800.00	\$ 249,285.00	\$ 29,700.00	\$ 23,000.00	\$ 540,000.00	\$ 460,000.00

CITY OF
LONG BEACH



Timeline

Task Description	Wrigley Greenbelt Project Completion Schedule											
	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Irrigation	x	x	x									
Pedestrial Trail			x	x	x							
Dry Streams/Drainage Swales					x	x						
Fencing & Gates						x						
Soil Prep							x	x				
Signage/ADA Compliance									x	x		
Site Furnishings									x	x		
Planting									x	x		
Project Close-Out											x	x