



# **Taylor Yard G2 Parcel**

## **Status Report - 4th Quarter FY19/20**

### **April - June 2020**



Existing Power Lines at the western edge of G2 Parcel

#### **Municipal Facilities Committee (MFC) Members**

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# 1.0 EXECUTIVE SUMMARY

## 1.1 Background & Summary

- ◆ This Status Report summarizes the activities and project progress for the Taylor Yard G2 parcel (G2 parcel) for 4<sup>th</sup> Quarter Fiscal Year 2020 (April-June 2020). It provides updates on schedule, budget, expenditure plan, and current project status.
- The Taylor Yard G2 River Park Project remediates and develops the G2 parcel of the former Union Pacific Railroad Company (UP) rail yard into habitat-focused open space along the Los Angeles River. The development of the G2 parcel is intended to be implemented through a series of projects.
- Implementation at the G2 parcel is intended to include the following projects, subject to approval by the City Council and the Mayor:

Taylor Yard G2 Projects	Scope & Major Elements
<b>Paseo del Río Project</b>	<ul style="list-style-type: none"> <li>• 2-3 year timeline</li> <li>• Targeted remediation, public events, river activation</li> <li>• Coordinated project at the adjacent State-owned Taylor Yard G1 (or “Bowtie”) Parcel</li> </ul>
<b>Water Quality and Initial Park Improvements Project</b>	<ul style="list-style-type: none"> <li>• 5 year timeline</li> <li>• Additional remediation, stormwater quality improvement feature, youth activities, and training opportunities</li> </ul>
<b>Taylor Yard G2 River Park Project</b>	<ul style="list-style-type: none"> <li>• 10 year timeline</li> <li>• Full remediation, habitat, recreation</li> </ul>

- The Taylor Yard G2 River Park Project is Project No. 165 of the City Council adopted Los Angeles River Revitalization Master Plan (C.F. 07-1342) and is described in the U.S. Army Corps of Engineers (USACE) Los Angeles River Ecosystem Restoration (LARER) Integrated Feasibility Report. The report is also known as the ARBOR or “Area with Restoration Benefits and Opportunities for Revitalization” Study. As a key opportunity area, the G2 parcel is identified as a cornerstone site of the LARER Project. The G2 parcel is situated in Reach 6 of the LARER Project and is adjacent to the soft-bottomed portion of the Los Angeles River known as the Glendale Narrows.
- On March 1, 2017, the City purchased the G2 parcel for approximately \$60 million with Municipal Improvement Corporation of Los Angeles (MICLA) Commercial Paper. As part of the Purchase and Sale Agreement for the G2 parcel, UP deposited sale proceeds of \$14.715 million into a Remediation Escrow Account to be used to reimburse the City its costs to remediate soil contamination of the G2 parcel to industrial standards based on the existing California Department of Toxic Substances Control (DTSC) approved remedial action plan. Approval of this remediation by the DTSC is required to receive the reimbursement.



An Addendum, as certified by the City Council (C.F. 13-1641), to the LARER Integrated Feasibility Report and its Joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR), provides compliance with the CEQA for the acquisition of this parcel.

- On February 2, 2017, the Bureau of Engineering (BOE) recorded the California Environmental Quality Act (CEQA) Notice of Determination for the G2 parcel land acquisition.
- On January 27, 2017, City Council (C.F. 13-1641) approved the purchase of the G2 parcel for the LARER Project in the amount of \$59,315,000, plus related costs not to exceed \$60 million. This approximately 42-acre parcel is located at 2850 Kerr Street, Los Angeles 90039 in Council District 1.

## 1.2 Master Project Schedule

- ◆ A preliminary draft Master Schedule for the series of projects at the G2 parcel that include separate remediation, design, and construction efforts is included in Section 2.0.

## 1.3 Project Budget & Staffing

- ◆ On May 28, 2020, a grant agreement was executed between the BOE and the Wildlife Conservation Board (WCB) for a \$250,000 Proposition 68 grant. The grant application was submitted on September 20, 2019 for planning of Early Activation, now the Paseo del Río Project.
- ◆ On May 18, 2020, the BOE, Mountains Recreation and Conservation Authority (MRCA), and State Parks submitted a revision of Proposition 1 grant applications to the Santa Monica Mountains Conservancy (SMMC). The grant was awarded and executed on June 1, 2020.
- ◆ On May 11, 2020, the 2019-2020 Fifth Construction Projects Report (CPR) from the Office of the City Administrative Officer was approved by the City Council (C.F. 19-0926-S4). The report reauthorized using of \$2 million in MICLA to June 30, 2021.
- ◆ On May 6, 2020, the USEPA awarded a Brownfield Cleanup grant in the amount \$500,000 for remediation at the G2 parcel. The grant application was submitted on December 3, 2019.
- ◆ On February 18, 2020, City Council re-authorized (C.F. 20-0036) \$355,446 in MICLA financing through June of 2021 for development of G2.
- ◆ On February 07, 2020, an application was submitted for a \$250,000 grant through California Department of Fish and Wildlife (CDFW) for planning of Taylor Yard G2 River Park Least Bell's Vireo Restoration. This proposal was not selected.
- On March 11, 2020, the BOE, Mountains Recreation and Conservation Authority (MRCA), and State Parks coordinated Proposition 1 grant applications to the Santa Monica Mountains Conservancy (SMMC) and are pending SMMC Board approval.



- On December 3, 2019, another application was submitted to the United States Environmental Protection Agency (USEPA) for a Brownfield Cleanup grant in the amount \$500,000 for remediation at the G2 parcel. If awarded, this grant would be in addition to the grant awarded on June 5, 2019. Applicants may be awarded up to three grants per site under this program.
- On October 11, 2019, the City Council (C.F. 14-1158-S6) approved a Motion to authorize the City Engineer to negotiate and execute the grant agreement for a Santa Monica mountains Conservancy (SMMC) Proposition 1 Grant in the amount of \$1,500,000 for the planning, design, and environmental review and documentation to satisfy the long-term objective of the G2 parcel. The grant was awarded on January 27, 2019.
- On September 20, 2019, an application was submitted for a \$250,000 Proposition 68 grant through the Wildlife Conservation Board's Public Access Program for planning of Early Activation, now the Paseo del Río Project.
- On June 7, 2019, the Year-End Financial Status Report (FSR) from the Office of the City Administrative Officer was approved by the City Council (C.F. 18-0600-S169). The report recommended the use of \$2 million in MICLA for the G2 parcel.
- On June 5, 2019, the USEPA awarded a Brownfield Cleanup grant in the amount \$500,000 for remediation at the G2 parcel.
- On November 6, 2018, the City Council authorized the transfer \$1,035,000 within the Capital Improvements Expenditure Program (CIEP) Fund No. 100/54 from the Los Angeles River Ecosystem Restoration Project Account to the Taylor Yard G2 Project Account (C.F. 14-1158-S4).
- The overall budget and staffing for the G2 parcel will be incrementally implemented as the separate projects and funding sources and are identified and approved.

### **State Coastal Conservancy (SCC) Grant Funding**

- ◆ As of June, 2020, eight reimbursements have been received from SCC totaling \$1,342,725.
- On May 18, 2018, City Council (C.F. 17-0924-S3) authorized a new cash flow account to be established in the amount of \$250,000 for Taylor Yard within CIEP Fund 100/54/TBD on a revolving basis.
- On October 20, 2017, the SCC provided official written approval of all conditions precedent of Grant Agreement 16-119 for the \$2 million Prop 1B funding. This approval allows for the implementation of the project work plan and selected consultant, WSP and its subcontractors, to proceed.
- On September 6, 2017, the City Council, and the Mayor, authorized the following (CF 14-1158-S3). This was previously reviewed and approved by the Arts, Entertainment, Parks,



and River Committee on August 23, 2017, the Public Works and Gang Reduction Committee on August 16, 2017, and the Board of Public Works on July 26, 2017:

- Acknowledge the May 31, 2017 Council approval (C.F. 14-1158-S3), authorizing the City Engineer, to negotiate and execute an agreement with the SCC for a grant award of Proposition 1 Bond in the amount of \$2,000,000 as a source of funds.
  - A loan from the Public Works Trust Fund (PWTF), Fund No. 834/50 in the amount of \$700,000, to front fund the Taylor Yard G2 River Park project until sufficient SCC grant funds are received to repay the loan.
  - The Office of Accounting (OOA) to release the PWTF Loan as soon as the SCC grant award is received from BOE.
  - The OOA to assess and collect monthly interest on the loans at a rate that the Office of Finance is using to allocate interest to various investment pools. Any unpaid interest at the end of the year will be added to the principal amount of the loan.
  - The OOA to transfer \$700,000 from the PWTF Fund No. 834/50 to the Engineering Special Services Fund, Fund No. 682/50 and to appropriate said amount in the Engineering Special Services Fund, Fund No. 682/50 to a new Appropriation Unit entitled Taylor Yard G2 and to make payments for the completion of the Taylor Yard G2 River Park Project.
  - Reimbursements in the amount of \$700,000 from the \$700,000 from the SCC to be deposited in the Engineering Special Services Fund and subsequently to be transferred back to the PWTF as directed by the City Engineer.
  - The Controller to make technical corrections as necessary.
- On June 15, 2017, the SCC granted an agreement for \$2 million in Proposition 1 funds to perform environmental site assessments and develop an Implementation Plan with recommended concepts for both interim uses of the site and long-term development that could be consistent with the ARBOR Study.
  - On May 26, 2017, the City Council adopted a motion (C.F. 14-1158-S3) to authorize the City Engineer to negotiate and execute an agreement with the SCC for a grant award of Proposition 1 Bond in the amount of \$2,000,000 as a source of funds.

## 1.4 Project Development & Activities

### Implementation Feasibility Report, Site Assessments, and Development

- ◆ The Taylor Yard G2 Draft Implementation Feasibility Report was released on March 20, 2020, to the project's two Advisory Stakeholder Committees (ASC) for their internal review and comment. Comments have been received and are in review by BOE.
- ◆ The Prop O Project Concept Report for Water Quality Improvement Project has been finalized and was submitted to LASAN. The report will go forward to the Citizens Oversight Advisory Committee (COAC) on July 20<sup>th</sup>.



- An LA River Public-Private Partnership (P3) Pilot Concept including ecosystem restoration, and water quality and recreation features on the Los Angeles River is under development and validation for the USACE P3 Pilot Program. The proposal identifies three separate elements, one including Taylor Yard, spanning the 11-mile (LARER) area. Preliminary discussions between the City and USACE regarding this innovative delivery partnership are underway. The P3 approach:
  - Will be a partnership between the City and USACE to reduce project delivery times, reduce the Federal investment and transfer risk away from the Federal government.
  - Can be delivered under existing authorities for LA River project along 11 miles of the LA River, however, new authorities may enhance the delivery option and will continue to be explore.
  
- The draft Implementation Feasibility Report for the Taylor Yard G2 River Park Project is undergoing final edits by the Project Management Team (PMT). The report is intended to detail the past two years of work and includes chapters on site contamination, community engagement, site planning options, river hydraulics and flood management, and habitat. The report does not recommend a site planning option, but rather recommends further study of the G2 parcel together with the neighboring State-owned Taylor Yard G1 (or “Bowtie”) Parcel and Rio de Los Angeles State Park together. The draft report is anticipated to be released to the Project’s Advisory Stakeholder Committees in early 2020 for their review and comment.
  
- The BOE is managing the design and current construction of a related project, the Taylor Yard Pedestrian & Bikeway Bridge over the L.A. River Project. The project consists of a new landmark and iconic pedestrian bridge with a bikeway connecting the existing bikeway along the west bank of the L.A. River to the existing roadway at the G2 parcel on the east side of the L.A. River. The new bridge will be approximately 400 feet long with a 17-foot bikeway. The bridge design focuses on visual aesthetics and an at-grade railroad crossing. The overall intent will be the eventual connection of a bike path at San Fernando Road with the L.A. River bikeway.
  - Construction is underway and is scheduled to be completed in Spring 2021.
  - A groundbreaking ceremony was held on June 10, 2019.
  - On May 22, 2019, to seal a breach that had occurred in the water diversion structure for the construction of the Taylor Yard Pedestrian & Bikeway Bridge over the L.A. River Project, the contractor removed river rocks being stored on the G2 parcel and placed them along the bank to stabilize the channel.
  - The contractor has imported gravel and has installed dust-protection fencing to mitigate dust due to construction activities.
  
- On April 9, 2019, WSP completed the annual groundwater monitoring for 2019.



- The three Taylor Yard G2 River Park Project site planning options called “Island”, “Soft Edge”, and “The Yards” are shown below:

**ISLAND | PROPOSED SITE FEATURES AND PROGRAM ELEMENTS**



**SOFT EDGE | PROPOSED SITE FEATURES AND PROGRAM ELEMENTS**







**THE YARDS | PROPOSED SITE FEATURES AND PROGRAM ELEMENTS**

- SITE FEATURE**
- ① BIO-HEDGE HABITAT MOUNDS
  - ② THE FIELDS
  - ③ STORMWATER DEMONSTRATION GARDENS
  - ④ RIVER WATER PUMP
  - ⑤ THE WELL/WETLAND
  - ⑥ RIVER AMPHITHEATER
  - ⑦ NATURE PLAY
  - ⑧ THE HILLS
  - ⑨ LAND BRIDGE
  - ⑩ THE VOID
  - ⑪ RIVER OUTFALL
  - ⑫ ELYSIAN BRIDGE
  - ⑬ MIRADOR DEL RIO
  - ⑭ EL PRADO
  - ⑮ THE EDDIES + TIDES
  - ⑯ THE TRACKS
  - ⑰ TAYLOR CENTER
  - ⑱ PLANTED EDGE ARMATURE
  - ⑲ TAYLOR YARD BICYCLE AND PEDESTRIAN BRIDGE
- 4.5 ACRES OF PROPOSED BUILDING FOOTPRINT**
- 1 PARK OFFICE/RANGER STATION\* (2 STORY BUILDING)
  - 2 KAYAK LAUNCH/CAFE
  - 3 RECREATIONAL CAMPING + RESTROOMS
  - 4 YOUTH ENRICHMENT CENTER
  - 5 CAFE
  - 6 RESEARCH BUILDING\*\*
  - 7 MUSEUM / CULTURAL CENTER\*
  - 8 PUBLIC FACILITY (PARKING BELOW)\*
  - 9 RESTAURANT
  - 10 KAYAK LANDING/CAFE/KIOSK



- On January 22, 2019, City Council approved the following recommendations (C.F. 14-1158-S5) and was followed by the approval of the Mayor on February 4, 2019. The Municipal Facilities Committee (MFC) approved the report on November 15, 2018.
  - Authorize the BOE to proceed with planning, design, and environmental documentation of Early Activation at the G2.
  - Authorize the BOE to use the Capital Improvement Expenditure Plan funds in the amount of \$1,035,000 for site assessments, remediation, and phased development of G2, including Early Activation.
  - Instruct the BOE to report back to the Municipal Facilities Committee following completion of the design, to present the Early Activation Project scope, budget and timeline, before proceeding with the construction of the project.
- Environmental site assessments fieldwork began on June 4, 2018 and was completed on September 21, 2018. A total of 452 soil gas readings were taken at various depths in 228 locations throughout the site. A total of 645 soil samples have been collected from various depths at 78 locations. 14 small test pits were also excavated to more closely investigate areas of concern based on visual and geophysical observations.
- The General Services Department (GSD) provided daily security from June 4, 2018 to August 31, 2018 while site assessments crews were working due to a consistent presence of trespassers on and around the site.
- The PMT provided a briefing on the Project status and progress on the design concept development to the Mayor and his staff on June 20, 2018.



- GSD granted a right of entry to the USACE to haul river sediments through the G2 parcel. This minimizes impacts to the neighboring communities. The BOE completed the environmental document for the right of entry on August 7, 2018. The work began in September 2018 and was completed in December 2018.
- On April 13, 2018, WSP completed the annual groundwater monitoring for 2018.
- On April 2, 2018, a geophysical survey of the site began, and concluded on April 26, 2018.
- On October 20, 2017, the Board of Public Works authorized the issuance of Task 1 and 2 of Task Order Solicitation No. 13 to WSP to provide engineering services, including the implementation plan, site assessments and interim development design services. Notice to Proceed was issued on November 14, 2017.
- DTSC Brownfield grant work for site investigation in Area-A was completed in October by the Wood Group, a consultant under the DTSC. This is the 2-acres south of the future Kerr Rd. The results of this work were incorporated into WSP's site-wide analysis performed in the summer of 2018.
- The annual groundwater monitoring for 2017 completed by Geosyntec.
- The PMT continues to coordinate and follow-up on issues on site security. The Fencing Covenant in the Purchase and Sale Agreement (PSA) with the UP requires the City to fence and secure Metrolink's Tail Track Easement Area. On May 22, 2017, the BOE and Department of Recreation and Parks (RAP) secured the perimeter of the site to secure it from public access until it is assessed, remediated, and deemed safe for public access by the DTSC. GSD provided sign fabrication.

## Department of Toxic Substances Control (DTSC) Coordination

- ◆ On March 20, 2020, the BOE and DTSC agreed to mail out the community survey to get community feedback on the Taylor Yard Parcel G2 Site from immediate community. The survey has been provided in Spanish and English. The radius mailing list is finalized by DTSC. Responses have been received by DTSC. The BOE and DTSC are working together to address the comments.
- ◆ The PMT continues to hold biweekly meetings with DTSC to discuss public participation moving forward and upcoming field activities.
- ◆ On June 26, 2020, the response to DTSC's comments for Taylor Yard G2 Parcel Report of Findings was submitted. The revised report of finding will be submitted on or before July 13<sup>th</sup>. The Report of Findings describes finding from the soil and soil gas sampling activities completed in September 2018.
- ◆ Per DTSC's recommendation, a dust suppressant is required on annual basis. Soil Sement will be done by GSD and scheduled in July 14, 2020.



- On December 11, 2019, BOE, the Mayor’s Office, and DTSC participated in a panel discussion on the G2 parcel at the USEPA National Brownfields Conference in Los Angeles. The discussion included site remediation challenges and opportunities, LA River revitalization, and community engagement.
- GSD continues to perform regular site visits to ensure compliance with DTSC site security requirements, including installation and repair of perimeter fencing, and No Trespassing and hazardous materials signage.
- The PMT continues to hold monthly coordination meetings with DTSC to discuss upcoming field activities and to coordinate outreach efforts.
- The final Phase II Environmental Site Assessments report, called the “Report of Findings”, was submitted to DTSC on June 20, 2019. The Report of Findings is based on the completed fieldwork and laboratory analysis of samples from the site assessments that took place last year. Costs to remediate the site are in development.
- Following the DTSC’s recommendation to apply a dust suppressant to the uncovered areas of the site, BOE applied Soil Sement© from April 16 to April 19, 2019 to the 28 acres of bare soil. Soil Sement© is non-toxic and California Environmental Protection Agency Air Resources Board pre-certified compound. The compound will last for a period of twelve months.
- In February 2019, the DTSC has requested that the BOE facilitate reproduction, assembly, and mailing of their Community Profile Survey to residents and businesses in the vicinity of Taylor Yard G2. The BOE continues discussions with the DTSC to determine the exact scope of the mailings.
- On March 14, 2018, the DTSC approved the Environmental Investigation Work Plan for approximately 15 acres of the site, allowing work to begin with the pre-investigation geophysical survey. On June 1, 2018, the DTSC approved the Environmental Investigation Work Plan for the remaining 27 acres of the site.
- On January 16, 2018, a California Land Reuse and Revitalization Act (CLRRA) voluntary clean-up agreement was executed to guide the City remediation of the site under the DTSC supervision.
- On October 3, 2017, the City Council approved the following recommendations (C.F. 13-1641). These recommendations were previously approved by the MFC on July 27, 2017, the Arts, Entertainment, Parks, and River Committee on August 23, 2017, and the Energy, Climate Change and Environmental Justice Committee on September 19, 2017:
  - Authorize the City Engineer, with the assistance from the City Attorney’s Office, to negotiate CLRRA Agreement with the DTSC.
  - Authorize the BOE to conduct environmental site investigations and report with the results and recommendations on the level of cleanup for the Taylor Yard G2 Parcel.



## MRCA Coordination

- Bi-weekly meetings with the MRCA are ongoing to coordinate planning, remediation, and development.
- On April 19, 2019, escrow closed on the 12.5-acre Multipurpose Easement to the Mountains Recreation and Conservancy Authority (MRCA) over the G2 parcel. The proceeds from the sale totaled \$26,942,857.99 after closing costs, of which, \$20,000,000 has been used to pay down the MICLA purchase of the property, and \$6,941,407.99 has been re-appropriated to the Taylor Yard G2 Project Account fund 100/54/00R639.
- On December 5, 2018, the City Council (C.F. 13-1641-S3) adopted an ordinance authorizing and providing for City's grant of the easement to the MRCA. The Multipurpose Easement is sold to MRCA without calling for bids because public interest and necessity is served by the grant of such easement to the MRCA. The Mayor approved the ordinance on December 7, 2018 and it became effective on January 16, 2019.
- On August 31, 2018, the City Council (C.F. 13-1641-S3) approved a report from the Office of the Chief Legislative Analyst (CLA) to grant a 12.5-acre easement to the MRCA on the G2 parcel. A MOU outlining the duties of the MRCA and the City in the remediation and development of the easement area is included in the report. This report was approved by the Arts, Entertainment, Parks and River Committee on August 22, 2018.
- On February 22, 2018, the State Wildlife Conservation Board allocated \$5.015 million to assist in the cooperative project with the SMMC/MRCA to expend by up to 3.225 acres, for a total of 12.5 acres, a multipurpose easement for habitat restoration, open space preservation and to provide future wildlife-oriented public use opportunities.
  - The \$5 million is referenced in Section 3.2 Potential Sources of Funds as identified in C.F. 13-1641, for G2 improvements. It is now intended to be used by the MRCA to purchase a larger easement at G2.
- On August 24, 2017, the State Wildlife Conservation Board approved the \$20 million State Proposition 84 Grant and the Draft Easement Agreement the MRCA. The easement agreement and the MOU will require City Council approval.

## 100-Acre Partnership at Taylor Yard

- ◆ A letter of support completed by 100-Acre Partners to support the Proposition 1 grant requests (due July 2<sup>nd</sup>) of State Parks and the City (Bureau of Sanitation) to fund implementation of both the Bowtie Demonstration Project and Taylor Yard G2 Water Quality Improvement Project.
- On March 18, 2020, a virtual meeting was held to vote for the 100 Acre's logo design.
- On January 10, 2020, the letter of intent between the City, MRCA and The State Parks was executed.



- As a first step of the 100-Acre Partnership, the City, the MRCA, and the California Department of Parks and Recreation (State Parks) are collaborating on an early activation project, called the Paseo del Río Project. This project, previously known as Early Activation or Vista del Río, will span the riverfront of both the G2 and Bowtie parcels, and may include trails, native habitat, water quality improvement features, greenspaces, trail recreational opportunities, kayak launch and landing, gathering spaces or outdoor classrooms, restorative elements, and amenities, such as access points, restrooms, gates, lighting, and interpretive signage.
  - Coordinated Proposition 1 grant applications to the SMMC are being drafted by the three parties for implementation funding. They are expected to be submitted to the SMMC together in January 2020.
- Bi-weekly coordination calls between the parties, lead by the Mayor’s Office, have been established.
- A Letter of Intent has been drafted between the BOE, RAP, the MRCA, and State Parks to establish a formal partnership to collaboratively design, construct, finance, operate, maintain, and manage a project that encompasses the entire 100-acre area – the G2 parcel, Bowtie parcel, and Rio de Los Angeles State Parks. Implementing a 100-acre project would allow mutual benefit by creating greater ecosystem value by increasing the amount of contiguous habitat, maintaining and potentially improving flood management in the River, creating functional unity and better access, and could increase the number of potential funding partners.
  - The Letter of Intent is finalized and being circulated for signature.
  - On October 2, 2019, the MRCA Board authorized the MRCA to sign of the Letter of Intent.

## Metrolink Tail Track Coordination

- On April 26, 2018, the Los Angeles County Metro Board approved allocating funds that will have an impact on the future design and construction of the Metrolink Tail Track, including:
  - Allocating \$950,000 of Metro’s surplus funds to fund Metro’s portion of the Central Maintenance Facility (CMF) West Entrance project design cost included in Metrolink FY19 Capital Budget contingent upon matching funds from other member agencies.
  - Partner with Metrolink and other member agencies to identify grant funding opportunities for the estimated \$9.7 million construction cost of the CMF West Entrance project.
  - GSD has issued a Right-of-Entry to Metrolink to begin survey and planning efforts for this project.
- The PMT continues to coordinate and follow-up on issues on two Metrolink Tail Track issues on the G2 parcel:
  - A short-term License Agreement (“License”) to allow the City and Metrolink to co-use the current Tail Track Lease area while Metrolink is building-out its Tail Track Easement areas. The co-uses of this area will be the City’s environmental



remediation and build out of initial public improvements, and Metrolink's periodic railcar parking on the area. The Subject area lies along the Western boundary of G2 near the L.A. River. On June 6, 2019, GSD received comments back from Metrolink regarding the License Agreement. The revised License Agreement is under review by the City Attorney.

- A PSA under which Metrolink will purchase additional width area for its existing Easement from the City (at fair market value) following a City determination that Metrolink's widened operation will not conflict with adjoining oil and fiberoptic pipelines. The subject area lies along the Eastern boundary of G2 near the UP owned rail tracks.
- On September 5, 2018, the City Council (C.F. 13-1641-S2) approved a report from MFC recommending the following. The report was approved by the Information, Technology, and General Services Committee on June 19, 2018 and the Arts, Entertainment, Parks, and River Committee on August 22, 2018.
  - Authorize GSD to negotiate and execute a new license agreement with the Southern California Rail Road Authority (SCRRA), aka Metrolink, located at Taylor Yard G2 Parcel for the Tail Track area located along the southwest portion of the site. The proposed license will be for an automatically renewing one-year term. The rate will begin at \$15,000 per year and increase annually by three percent. The license will include a 90-day right of termination by either party.

## Community and Stakeholder Involvement

- The BOE has postponed monthly small site tours due to COVID-19. To date, the following tours have been conducted:
  - May 15, 2019 - Spanish-speaking community members
  - June 19, 2019 - Neighborhood Council representatives
  - July 17, 2019 - Recreational organization stakeholders
  - August 21, 2019 - Advisory Stakeholder Committees members
  - September 25, 2019 - Indigenous tribe stakeholders
  - October 30, 2019 - Municipal Facilities Committee members and staff
  - November 7, 2019 - State legislature representatives and staff
  - December 12, 2019 - USEPA National Brownfields Conference participants
  - January 29, 2020 - Bowtie Green Infrastructure Advisory Committee
  - February 21, 2020 - 100 Acre Partnership members
- On May 18, 2019, a community meeting was held with approximately 150 community members in attendance. The agenda included:
  - Results from the site assessments (presented jointly with DTSC)
  - Review of the three refined design concepts
  - Workshop to review and comment on the three design concepts being considered
- On April 29, 2019, a joint meeting of the Technical Advisory Stakeholder Committee and Community Leadership Committee was held at the Media Center. The presentation is available on the Taylor Yard G2 project website. The meeting focused on a review of the three refined preliminary design concepts for the site.



- On March 7, 2019, a joint meeting of the Technical Advisory Stakeholder Committee and Community Leadership Committee was held at the Public Works Building. The presentation is available on the Taylor Yard G2 project website. The meeting provided the most current project information including:
  - Results of the environmental site assessments and how these results inform potential remediation strategies for the site
  - Preliminary analysis of river hydrology and hydraulics
  - Review of the project phasing and timelines moving forward.
  - A focus on technical analyses commencing on the project
  
- On December 5, 2018, a Community Discussion on Site Assessments was held to provide information on soil sampling soil gas and groundwater testing at the G2 parcel. Questions and answers as well as open house station discussions followed. The community's discussion focused on air quality during soil disturbance activities such as environmental site assessments fieldwork. The agenda included:
  - Project Summary & Overview
  - Taylor Yard G2 Parcel History
  - Site Remediation Overview
  - Site Sampling and Analysis
  - Health and Safety Plan and Procedures
  - Project Next Steps
  - Success Stories of Similar Sites
  
- On November 6, 2018, an Advisory Stakeholder Committee Meeting was held. Approximately 50 members from various stakeholder groups, including Friends of the Los Angeles River, Los Angeles County Flood Control District, California State Coastal Conservancy (SCC), USACE, Los Angeles Department of Water and Power, Department of Recreations and Parks, DTSC, Los Angeles Bureau of Sanitation (LASAN), Sotomayor Center for Arts & Science, The City Project, Atwater Neighborhood Council, UCLA, LA River State Parks Partners, LAR Kayak Safari, Biocitizen LA, The River Project, Urban Waters Federal Partnership, Anahuak Youth Sports Association, and Mujeres de la Tierra were in attendance for the habitat restoration overview. The meeting included presentations by USACE, LASAN, and the BOE consultant team, followed by group discussion and questions. The agenda included:
  - Project Objectives
  - ARBOR Objectives
  - Los Angeles Biodiversity Index
  - Habitat Restoration Methods
  - Three Preliminary Design Concepts
  
- On October 4, 2018, a community meeting was held with approximately 300 community members in attendance. The community's discussion focused on active recreation, adequate notification of the site assessments, and recreation opportunities for youth organizations.
  
- On September 6, 2018 a meeting with the Community Leadership Committee and Technical Advisory Stakeholder Committee were held. Approximately 12 members were in attendance. The agenda included:



- Results from the community survey
  - Review of three preliminary designs for the parcel
  - Update on the site assessments
  - Presentation on water quality improvement opportunities
- 
- The online survey opened on January 24, 2018 and closed on March 9, 2018. The online survey focused on gathering the Community's input and ideas on project design components for site development and project implementation. Over 1,300 survey responses were received and are currently being tabulated into a report to show the results that will help influence the design and implementation of the site. A summary report of the results has been finalized and posted on the project website, [www.tayloryardg2.com](http://www.tayloryardg2.com). It will provide clarification of the City's goals for the G2 parcel.
  - On April 28, 2018, a presentation on the Taylor Yard G2 River Park Project was made at the Environmental Summit 2018 at the Sonia Sotomayor Center for Arts and Sciences.
  - On April 21, 2018, the BOE attended the L.A. River CleanUp organized by the Friends of the Los Angeles River to discuss the status of the Taylor Yard G2 River Park Project.
  - On March 21, 2018, a presentation on the Taylor Yard G2 River Park Project was made by Studio MLA at the Mujeres de la Tierra Leadership Circle.
  - The Taylor Yard G2 River Park project website is up and running with project updates, public meetings, facts, videos, news and press releases. The address is <http://www.tayloryardg2.com/>
  - On January 24, 2018, a preliminary design workshop was conducted to obtain community input and ideas on project design components for site development and implementation. Approximately 300 community members actively participated and provided their ideas.
  - On January 20, 2018, Community self-guided site tours were conducted with staffed information stations along the route. Over 200 community members participated in the on-site tours of the G2 parcel.
  - The PMT has coordinated the formation of a Community Leadership Committee and a Technical Advisory Stakeholder Committee. One will focus on community stakeholders and the other on technical stakeholders. A kick-off meeting for each of the two groups was held on December 6, 2017 to introduce the project history, scope and current status.
  - Members of the PMT participated in the Mujeres de la Tierra's Dia de los Muertos event along the Los Angeles River on November 1, 2017. Informational flyers were provided and sign-up for future information was provided to the community.
  - On October 23, 2017, the Mayor's Office and the BOE hosted a site visit as part of a L.A. River bus tour offered by the Urban Land Institute's Fall Conference.





## 2.0 SCHEDULE

### 2.1 Master Project Schedule

- ◆ This Preliminary Schedule indicates the current phase for each of the projects that are planned for the Taylor Yard G2 Parcel. The dotted vertical bar is the current date as of this report.
- The G2 parcel will become fully activated following implementation of a series of projects on the site. The planned projects for the site include the Paseo del Río Project, and the Taylor Yard G2 River Park Project. An additional anticipated project, called the Water Quality and Initial Park Improvements Project, will be scheduled upon project approval by the City Council and the Mayor.





## 3.0 BUDGET

### 3.1 Project Budgets and Use of Funds

- ◆ The following table outlines the proposed budget for the improvements at the Taylor Yard G2 Parcel (C.F. 13-1641), current allocated funding, and the total expenditures to date:

BUDGET ITEM	PROPOSED BUDGET (CF 13-1641)	CURRENT ALLOCATED FUNDING	TOTAL EXPENDITURES TO DATE
<b>Land Acquisition "As Is"</b> ("As Is" budget of \$44,600,000 = \$59,315,000 - 14,715,000)	<b>\$ 44,600,000</b>	<b>\$24,600,000.00</b>	<b>\$ 24,600,000.00</b>
Site Acquisition (CF 13-1641) MICLA 298/40/40N29L		59,315,000	59,315,000
MICLA Reimbursement (MRCA easement sale) (CF 13-1641-S3)		(20,000,000)	(20,000,000)
Remediation to Industrial Standards (UPRRC Remediation Escrow Account )		(14,715,000)	(14,715,000)
<b>Site Assessments, Pre-Design, Design, Construction</b>	<b>\$ 14,100,000</b>	<b>\$12,369,918.18</b>	<b>\$ 2,665,244.57</b> ◆
CIEP FY18/19 100/54/00R643 CF 18-0829 (from Contaminated soils)		\$ 100,000.00	\$ 100,000.00
CIEP FY18/19 100/54/00R639 CF 14-1158-S4		\$ 970,000.00	\$ 66,506.46
CIEP FY18/19 100/54/00R639 (MRCA easement sale) CF 13-1641-S3		\$ 6,941,407.99	\$ 147,533.74
CIEP FY18/19 100/54/00R657 CF 18-0829-S1 (from contaminated soils)		\$ 229,127.19	\$ 229,127.19
Contaminated Soils Fund (Geotechnical)		\$ 14,879.00	\$ 14,879.00
State Coastal Conservancy Grant 682/50PVCP-Taylor Yard G2, 100/54/00P300 CIEP. PWTF Cash Flow		\$ 2,000,000.00	\$ 1,880,403.15
City Brownfield Program: DTSC Brownfield		\$ 50,000.00	\$ 50,000.00
526/50 EPA Brownfield		\$ 14,504.00	\$ 14,504.00
526/50LMWA EPA Brownfield		\$ 50,000.00	\$ 50,000.00
MICLA FSR 298/50/50STYG CF 18-0600-S169		\$ 2,000,000.00	\$ 162,291.03
<b>Site Remediation</b>	<b>\$ 120,739,898</b>	<b>\$15,362,670.00</b>	<b>\$ 292,224.52</b>
Site Management: MICLA 298/40/40n29L		647,670	292,225
Remediation to Industrial Standards (UPRRC Remediation Escrow Account )		14,715,000	
EPA Grant - Brownfields		500,000	
<b>Fish &amp; Wildlife Habitat Restoration &amp; Recreation Improvemnts</b>	<b>\$ 25,401,187</b>	<b>\$ -</b>	<b>\$ -</b>
Future Federal USACE			
<b>Other Site Improvements for Future Phases</b>	<b>\$ 13,877,563</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Project Contingency &amp; Escalation</b>	<b>\$ 33,437,587</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL PROPOSED BUDGET</b> (as of 1/6/2017 per CF 13-1641)	<b>\$ 252,156,235</b>	<b>\$ 52,332,588</b>	<b>\$ 27,557,469</b>



### 3.2 Potential Sources of Funds

- The following potential funding sources were identified in C.F. 13-1641:

Approximate Potential Funding Sources	Comments/Status	Amount
1. Prop 1 State Water Bond	Awarded through grant programs. Pending application and area allocations	\$25,000,000
2. Mountain Recreation Conservation Authority (MRCA): Prop 84	Grant & Draft Easement Agreement approved by Wildlife Conservation Board on 8/24/2017. Escrow has closed.	\$20,000,000
3. State Prop 84 through SMMC - Development	On 4/22/2018, the State Wildlife Conservation Board allocated \$5.015M to assist the MRCA to expand the easement by up to 3.25 acres for a total of 12.5 acres.	\$5,000,000
4. LA County Measure A	To be awarded through grant program, pending guidelines. Annual allocation application requires processing	\$12,000,000
5. State Cap & Trade Proceeds	Grant application processes through multiple State programs	\$10,000,000
6. Private Sponsorship & Philanthropy	Grant application processes to seek funding from multiple organizations	\$5,000,000
7. Proposition O	On 4/10/2018 City Council (CF 13-1526) allocated a \$12.4 million set-aside from Prop O Contingency for a Taylor Yard Water Quality project pending development and approval of a concept report for a water quality project. Scope & budget is pending future development.	\$12,400,000
8. Other Federal Sources	Potential grants or partnerships with: US Bureau of Reclamation, National Park Service, Environmental Protection Agency, etc.	\$5,000,000
<b>APPROXIMATE POTENTIAL FUNDING</b>		<b>\$ 94,400,000</b>



### 3.3 Additional Potential Funds in Investigation or Process

◆ The following potential funding sources are being investigated or pursued by the PMT. Blue indicates a source of funds identified since C.F. 13-1641 was approved.

Potential Funding Source	Amount	City Shared Costs	Comments/Status
<b>1. Prop 1 State Water Bond</b>			
State Ocean Protection Council Prop 1 Grant Program	\$4,560,000	N/A	Application submitted on 2/23/2018, City grant was not selected.
◆ Santa Monica Mountains Conservancy Prop 1 Grant Round	\$1,500,000	\$1,667,000	For Early Activation planning and design, Application submitted 11/30/2018. Council approved 12/5/2018. SMMC approved 1/27/2019. The grant agreement was executed on 1/9/2020 (C.F. 14-1158-S6)
<b>2. Mountains Recreation and Conservation Authority (MRCA)</b>			
MRCA Easement Acquisition	\$20,000,000	N/A	Escrow closed, reimbursed MICLA.
<b>3. State Prop 84 through SMMC - Development</b>			
MRCA Easement Acquisition	\$5,015,000	N/A	CIEP for closing costs, remediation, and development at Taylor Yard G2.
<b>4. State Prop 1 through SMMC</b>			
MRCA Easement Acquisition and Project Implementation Funding	\$10,000,000	N/A	\$1,937,770 - CIEP for closing costs, remediation, and development at Taylor Yard G2 \$8,062,230 - MRCA implementation funding for a project within their easement area.
◆ Paseo del Río Project – Planning and Implementation	\$5,840,000	\$3,870,000	Application submitted in 5/18/2020 with coordinated applications from the MRCA and State Parks. The grant agreement was executed on 6/1/2020.
<b>5. State Cap &amp; Trade Proceeds</b>			
California Coastal Conservancy Climate Ready Round 5 Grant	\$700,000	\$700,000	Application submitted 7/2/2018, City grant was not selected.
<b>7. Proposition O</b>			
Proposition O Clean Water Bond	\$12,400,000	N/A	Application/Concept Report in progress
<b>8. State Prop 68 Parks, Environment, and Water Bond</b>			
◆ Wildlife Conservation Board Public Access Program – Early Activation Project	\$250,000	\$100,000	Application submitted on 9/20/2019. Grant awarded on 5/20/2020.
<b>9. Other Sources</b>			
National Park Service Land & Water Conservation Fund	\$750,000	\$750,000	State pre-application submitted 7/6/2018, City grant was not selected.



Potential Funding Source (con'd)	Amount	City Shared Costs	Comments/Status
EPA Brownfields Cleanup Grant-2019	\$500,000	\$100,000	Grant awarded on 6/5/2019. .
◆ EPA Brownfields Cleanup Grant-2020	\$500,000	\$100,000	Application submitted 12/3/2019. Grant awarded on 5/06/2020.
LA County Measure W Water Quality Proceeds	TBD	TBD	Voter approved in November 2018, pending guidelines
Prop 68 Wildlife Conservation Board Public Access Program Grant	\$250,000	N/A	For Early Activation planning and design.
◆ State of California – Natural Resources Agency California Department of Fish and Wildlife	\$200,000	\$50,000	For Taylor Yard G2 Restoration Planning. Application submitted 2/7/2020. City grant was not selected.

- The PMT is utilizing a global grant seeking strategy to seek out grant opportunities from various sources to fill in the funding gaps for all project scope activities.
- Potential revenue sources that can be used to fund existing and future project scope and site maintenance are being explored. The PMT initiated an investigation of potential revenue from Film LA activities on the G2 parcel and attended an informational meeting on May 17, 2018. This effort is currently on hold until a viable location within the G2 parcel can be identified for filming activities.

### 3.4 Public Works Trust Fund Interest



- City Council (C.F. 14-1158-S3) approved a \$700,000 loan from the Public Works Trust Fund (PWTF) to cash flow the \$2 million State Coastal Conservancy grant for site assessments and implementation plan for the project. The interest earned as assessed by Public Works, Office of Accounting will be paid back to the PWTF Fund 834 and directed by the City Engineer. The status of the interest earned will be reported here periodically as assessed. The current average annual interest rate is 1.174%.



# 4.0 PROJECT STATUS

## 4.1 Project Status Detail

◆ The following table details each project of the Taylor Yard G2 Parcel:

PROJECT	CONTACT	PLANNED SCOPE	MONTHLY UPDATE	CONSTRUCTION COST	PERCENT COMPLETE
Paseo del Río	CD 1 - Gilberto Cedillo		The project is in the pre-design phase.	Notice to Proceed:	TBD
	Designer:	Targeted remediation, public events, river activation		Contract Duration:	
	Contractor:			City Engineer's Est. (Class A):	\$
	Proj. Mgr.: Bryan Powell			Contract Award Amount:	\$
	Contact #: 213-485-5908			Contract Award + Contingency:	\$
				CO's to date(#,%):	\$
	Award Amount + CO's Issued		\$	58%	
		<b>Board Acceptance Report Date</b>			
		TBD	Master Sch. Completion Date:	SEP 2023	
Water Quality and Park Improvements	CD 1 - Gilberto Cedillo		Project approval pending.	Notice to Proceed:	TBD
	Designer:	Additional targeted remediation, stormwater quality improvement feature, youth activities and training opportunities		Contract Duration:	TBD
	Contractor:			City Engineer's Est. (Class A):	\$ -
	Proj. Mgr.: Evann Gonzales			Contract Award Amount:	\$ -
	Contact #: 213-847-2023			Contract Award + Contingency:	\$ -
				CO's to date(#,%):	\$ -
	Award Amount + CO's Issued		\$ -		
		<b>Board Acceptance Report Date</b>			
		TBD	Master Sch. Completion Date:	TBD	



Taylor Yard G2  
River Park

CD 1 - Gilberto Cedillo  
 Designer: WSP USA  
 Contractor: TBD  
 Proj. Mgr.: Bryan Powell  
 Contact #: 213-485-5908

Full remediation,  
habitat, recreation

The project is in the  
pre-design phase.

**Board Acceptance  
Report Date**

TBD

Notice to Proceed:

Contract Duration: TBD

City Engineer's Est. (Class A): \$ -

Contract Award Amount: \$ -

Contract Award + Contingency: \$ -

CO's to date(#,%): \$ -

Award Amount + CO's Issued \$ - 86%

Master Sch. Completion Date: April 2029

