

**LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT (RPOSD)**

Safe, Clean Neighborhood Parks, Open Space, Beaches, Rivers Protection, and Water Conservation  
Measure (Measure A), approved by voters on November 8, 2016

**GRANT AGREEMENT**

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Grant Number: 10239  
Project Name: Palm Lake Revitalization Project  
Grant Amount: \$500,000.00  
Project Summary: Planning and design of Palm Lake Revitalization, from geotechnical and site analysis through design development. Work includes CEQA Initial Study, landscape architectural services, and cost estimates.  
Agreement Term: 2 Years from Agreement Execution ( \_\_\_\_\_ – \_\_\_\_\_ )

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**PARTIES TO AGREEMENT**

**RPOSD:**

Los Angeles County  
Regional Park and Open Space District  
1000 South Fremont Avenue, Unit #40  
Building A-9 East, Ground Floor  
Alhambra, CA 91803

**GRANTEE:**

City of Pomona  
505 S. Garey Ave  
Pomona, CA 91769

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**RECITALS**

The Grantee (“Grantee”) and the Los Angeles County Regional Park and Open Space District (“RPOSD”) do hereby enter into this Grant Agreement (“Agreement”), and under the terms and conditions of this Agreement.

1. Whereas Grantee agrees to complete the project as summarized in the Project Summary and as set forth in its entirety in Exhibit 1 (hereinafter referred to as “Project”) and,
2. Whereas RPOSD, acting through the Director of the County of Los Angeles Regional Park and Open Space District, or her designee, and pursuant to Measure A, agrees to fund the Project not to exceed the awarded grant amount.

Now, therefore, it is hereby agreed as follows:

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### CONDITIONS

The Grants Administration Manual (GAM), and any subsequent changes or additions thereto, and the Measure A Resolution are hereby incorporated in this Agreement as though set forth in full. In the event of any conflict between the terms of this Agreement and the GAM or the Measure A Resolution, the Measure A Resolution shall control, followed by the GAM, followed by this Agreement.

#### Article 1: Grant Scope

The Grantee shall provide all necessary and qualified personnel, equipment, material, and facilities to complete the Project in its entirety.

Grantee shall carry out the Project in accordance with the approved scope, as it may be amended in accordance with the terms of this Agreement.

#### Article 2: Term of Agreement

This Agreement shall take effect when executed by an authorized representative of both parties ("Effective Date"), and shall terminate on \_\_\_\_\_, unless terminated sooner based on the provisions set forth in this Agreement ("Term").

Project costs must be incurred within the Term to be eligible for reimbursement.

#### Article 3: Maximum Grant Award

The Maximum Grant Award for the Project is \$500,000.00.

Grant funds will be disbursed on a reimbursement basis, and in accordance with the Project Budget in RPOSD's grants management system ("GMS").

1. Grantee will use the grant funding solely for the purposes described in this Agreement and in accordance with Grantee's funded application detailed in GMS.
2. Grantee will return to RPOSD, or RPOSD shall retain, any funds not expended or committed for the purposes of the Grant within the Project Timeline.
3. Grantee understands that the Grant is not a gift and agrees that RPOSD is granting funds for Grantee to complete the Project.
4. Construction costs are ineligible under the terms of this Agreement.

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5. Grant funds may not be used to fund any project expense for which funding has already been secured from Proposition A, Measure A, or other sources.
6. Grantee may only request reimbursement for project expenses that are distinct and separate from any elements funded by other sources.

#### **Article 4: Cap on Indirect Costs**

The total accumulated indirect costs amount shall not exceed twelve percent (12%) of the maximum grant award.

#### **Article 5: Expenditure of Funds and Allocation of Funds Between Budget Items**

The Grantee shall expend funds consistent with the approved grant budget. Any revisions to the budget that contemplates shifting funds from approved Project Budget line items into a different category, must be identified in a revised budget submitted by Grantee within RPOSD's GMS and approved in advance by RPOSD. RPOSD has sole discretion to determine whether to approve a Project Budget revision.

RPOSD may withhold payment for items which exceed the amount allocated in the Project Budget which have not received the prior approval required above. Any approved increase in the funding for any budgeted item shall mean a decrease in the funding for one or more other budgeted items.

#### **Article 6: Project Costs and Reimbursements**

RPOSD shall reimburse funds for costs incurred, up to 90% of the grant amount, upon the Grantee's satisfactory progress of the Project. Reimbursements shall be initiated upon submission of an electronic claim form, which shall be submitted no more frequently than monthly.

RPOSD shall disburse the final ten percent held in retention, upon the Grantee's satisfactory completion of the Project, submission of required documentation and upon RPOSD's acceptance of the Project as complete. Project costs must be incurred within the Project Timeline to be eligible for reimbursement.

The Grantee shall request reimbursements by submitting a claim to RPOSD through the electronic grants management system and address all forms and requirements of the claim process, in accordance with the procedure set forth in the GAM as amended.

RPOSD shall reimburse the Grantee for eligible costs incurred within the Project Timeline, up to the total grant amount. The Grantee shall submit payment requests through RPOSD's GMS.

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#### **Article 7: Advancing Funds**

The Grantee may request a limited advance of grant funds pursuant to the requirements and processes set forth in the GAM.

#### **Article 8: Project Completion**

The Grantee shall complete the Project by the termination date of this Agreement. No later than one year from completion of the Project, or one year from expiration of the term of this Agreement, whichever is first, Grantee shall complete the process as set forth in the GAM.

#### **Article 9: Early Termination, Suspension, and Failure to Perform**

After commencement of the Project, but before completion, RPOSD may terminate or suspend this Agreement, in whole or in part, for cause by providing the Grantee with (30) thirty-day notice in writing. Grantee shall immediately stop work under the Agreement and take all reasonable measures to prevent further costs to RPOSD. Any notice suspending work under this Agreement shall remain in effect until further written notice from RPOSD authorizes work to resume, if provided.

Before the Project is complete, the Grantee may terminate this Agreement for any reason by providing RPOSD with thirty (30) day notice in writing and repayment to RPOSD of all amounts disbursed by RPOSD under this Agreement.

The parties expressly agree to waive, release and relinquish the recovery of any consequential damages that may arise out of the termination or suspension of this Agreement under this section.

Grantee shall include in any Agreement with any contractor retained for work under this Agreement a provision that entitles Grantee to suspend or terminate the agreement with the contractor for any reason on written notice and on the same terms and conditions specified in this section.

#### **Article 10: Severability**

If any provision of this Agreement is found or deemed by a court of competent jurisdiction to be invalid or unenforceable, it shall be considered severable from the remainder of the agreement and shall not cause the remainder to be invalid or unenforceable.

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In such event, the parties shall reform this Agreement to replace such stricken provision with a valid and enforceable provision which comes as close as possible to expressing the intention of the stricken provision.

#### **Article 11: Copyright and Work Products**

Grantee has the right to Copyright protect original works developed under this Grant. All such copyrighted works will be in the name of the Grantee. Grantee grants to RPOSD an irrevocable and royalty-free right and license to use, reproduce, prepare derivative works, distribute copies, and perform and display publicly any copyrighted material developed and/or delivered under this Agreement.

#### **Article 12: Indemnification and Hold Harmless**

Grantee shall indemnify, defend and hold RPOSD, its officers, and employees harmless from and against any and all liability to any third party for or from loss, damage or injury to persons or property in any manner arising out of, or incident to, the performance of this Agreement or the planning, arranging, implementing, sponsoring or conducting of the Project or any other operation, maintenance or activity by the Grantee. Grantee agrees to defend and indemnify RPOSD from all costs and expenses, including attorney's fees, in any action or liability arising under this Agreement or the planning, arranging, implementing, sponsoring or conducting of the Project or any other operation, maintenance or activity by the Grantee in furtherance of the Project.

RPOSD shall have no liability for any debts, liabilities, deficits or cost overruns of the Grantee.

Grantee and RPOSD agree that the liability of RPOSD hereunder shall be limited to the payment of the funds pursuant to the terms and conditions of this Agreement. Any contracts entered into, or other obligations or liabilities incurred by, the Grantee in connection with the Project or otherwise relating to this Agreement shall be the sole responsibility of the Grantee, and RPOSD shall have no obligation or liability whatsoever thereunder or with respect thereto.

The obligations in this "Indemnification and Hold Harmless" section shall survive termination of this Agreement.

#### **Article 13: Amendments**

As provided herein, no amendment of any of the terms or conditions of the Agreement will be effective unless provided in writing and signed by all parties. It is the responsibility of the Grantee to ensure that any person who signs an amendment on its behalf is duly authorized to do so. No

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oral understanding or agreement not incorporated in this agreement shall be binding on any of the parties. Requests for amendments must be submitted through GMS no later than six (6) months before the termination of the Agreement. Due to the competitive nature of this funding program, RPOSD, in its sole discretion, shall determine whether to grant an amendment but is under no obligation to approve any such request.

#### **Article 14: Compliance with Laws and Regulations**

Grantee shall at all times comply with all applicable federal, state and local laws, statutes, rules, regulations and ordinances. This Agreement is governed by the laws of the State of California, and the parties agree that the enforcement of the Agreement, and the resolution of any disputes arising out of or related to the subject matter of the Agreement, shall be resolved in a court of competent jurisdiction. Grantee agrees and consents to the exclusive jurisdiction of the courts of the State of California for all purposes regarding this Agreement and further agrees and consents that venue of any action brought hereunder will be exclusively in the County of Los Angeles.

#### **Article 15: Notices**

All notices permitted or required to be given under this Agreement shall be in writing and shall be deemed given: (i) if entered and/or uploaded to RPOSD's electronic GMS; (ii) if delivered by courier, on receipt by the intended recipient or on the date of delivery (as confirmed by, if delivered by courier, the records of such courier); (iii) if mailed, on the date of delivery as shown by the return receipt; (iv) if by email, on the date officially recorded as delivered, according to return receipt or other record of delivery. Notices shall be addressed to the RPOSD Grants Officer assigned to this grant in the grants management system. A copy of all written notices shall also be sent to [grants@rposd.lacounty.gov](mailto:grants@rposd.lacounty.gov).

#### **Article 16: Audits, Accounting, Records**

Grantee agrees to maintain satisfactory financial accounts, documents and records for the Project and to make them available to RPOSD for auditing at reasonable times. Grantee also agrees to retain such financial accounts, documents and records for five (5) years after close-out or termination of the Agreement, whichever is later.

Grantee agrees to maintain, and make available for RPOSD inspection, accurate records of all its costs, reimbursements and receipts with respect to its activities under this Agreement. Grantee agrees to use an accounting system that complies with generally accepted accounting principles.

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At any time during the term of this Agreement or at any time within 5 years after the expiration or prior termination of this Agreement, authorized representatives of RPOSD may conduct an audit of Grantee for the purpose of verifying appropriateness and validity of expenditures that Grantee has submitted to RPOSD for reimbursement under the terms of this Agreement.

Grantee, within thirty (30) days of notification that an audit has resulted in the exception of expenditures, may dispute the audit findings in writing to RPOSD and provide RPOSD with records and/or documentation to support the expenditure claims. RPOSD shall review this documentation and make a final determination as to the validity of the expenditures.

If Grantee has received all grant monies prior to the audit, or if remaining grant monies are insufficient, and if said audit reveals expenditures that cannot be verified or that were paid in violation of the terms of this Agreement, the Measure or the GAM, Grantee shall pay RPOSD an amount equal to these expenditures within sixty (60) days after receiving written notification of the expenditures disallowed and the reason for the disallowance.

#### **Article 17: Computer Software**

The Grantee certifies that it has instituted and will employ systems and controls appropriate to ensure that, in the performance of this agreement, RPOSD funds will not be used for the acquisition, operation or maintenance of computer software in violation of copyright laws.

#### **Article 18: Public Access and Nondiscrimination**

During the performance of this agreement, the Grantee shall not discriminate against any person on the basis of race, color, sex, sexual orientation, age, religious belief, national origin, marital status, physical or mental handicap, medical condition, or place of residence.

All work funded under this Agreement must advance a project that, upon future development, will be open and accessible to the general public without discrimination on any basis identified above. The Grantee shall not use grant funds to plan, design, or otherwise advance a project, or any component thereof, that is intended or reasonably expected to:

- a) restrict public access through unreasonable gating, membership requirements, residency preferences, discriminatory fee structures, or other exclusionary conditions;
- b) limit access or use in a manner that differentiates between residents and non-residents of any jurisdiction, including but not limited to preferential registration, pricing, or scheduling;
- c) serve a primarily private, commercial, or non-public purpose; or
- d) result in a facility, improvement, or open space that would not satisfy the public access requirements of Measure A, the GAM, or RPOSD's deed

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restriction requirements applicable to future development grants. If RPOSD determines at any time during the term of this Agreement that the work is advancing a project inconsistent with these requirements, RPOSD may suspend reimbursements, require corrective action, or terminate this Agreement in accordance with Article 10.

The Grantee shall promptly notify RPOSD in writing of any change in Project circumstances that may affect compliance with this section. Nothing in this section limits the ability of the Grantee or a future project operator to establish reasonable rules governing hours of operation, reservation systems open to all members of the public, or use restrictions necessary for resource protection, public safety, or facility management, provided such rules are applied on a nondiscriminatory basis consistent with the terms of Measure A and the GAM.

#### **Article 19: Independent Capacity**

The Grantee, and the agents and employees of the Grantee, in the performance of this agreement, shall act in an independent capacity and not as officers or employees or agents of RPOSD.

#### **Article 20: Assignment**

This agreement is not assignable by the Grantee in whole or in part.

#### **Article 21: Good Standing**

A Grantee is in Good Standing when the Grantee is in compliance with all requirements stated in the Grant Agreement, GAM, policies, and procedures of RPOSD for both Proposition A and Measure A. Good Standing is required of Grantees for payment requests to be processed and to receive or apply for any grant funds from RPOSD.

#### **Article 22: Community Engagement**

The Grantee must conduct community outreach and engagement that meets the minimum requirements, as defined in the GAM, with the intent to ensure that communities throughout Los Angeles County are aware of and can help determine spending priorities for their projects and to facilitate a transparent process by which agencies report use of Measure A funds.

For specific details and requirements, refer to the GAM, as amended.

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#### **Article 23: Funding Acknowledgment**

Grantee is required to acknowledge RPOSD's financial assistance for the Project consistent with the conditions set forth in the GAM, which may include, without limitation: (1) printed and electronic materials, (2) social media, and (3) project announcements. Failure to comply with RPOSD's funding acknowledgment requirements may delay eligible reimbursements and result in a loss of Good Standing.

#### **Article 24: Grant Status Updates**

Grantee shall submit Grant Status Update Reports to RPOSD through grants management system by the due date(s) identified by RPOSD. Failure to submit a Grant Status Update by the due date may result in delayed claim reimbursement and potentially loss of Good Standing.

#### **Article 25: Future Development Obligations**

Grantee acknowledges that the planning and design work funded under this Agreement is intended to advance a project toward future development aligned with Measure A's requirements of perpetuity, deed restriction, and public access requirements.

For specific details and requirements, refer to the GAM, as amended.

#### **Article 26: Material Findings Disclosure**

Grantee shall notify RPOSD in writing within ten (10) business days of discovery of any significant development that may: (a) substantially change the proposed or approved scope; (b) affect the Project's timeline or milestones; or (c) raise concerns about the Project's feasibility or timely implementation. Notifications must include a summary of the issue, potential impacts, and any mitigation steps being considered. RPOSD will work collaboratively with Grantee to adjust and respond to evolving project needs, if RPOSD deems it possible. However, failure to disclose material changes may affect reimbursement eligibility, Good Standing, and future funding access, consistent with RPOSD policies and the GAM, as amended.

#### **Article 27: Authorization Warranty**

Grantee represents and warrants that the person executing this Agreement on behalf of Grantee is an authorized agent who has actual authority to bind Grantee to each term, condition, and obligation of this Agreement and that all requirements of the Grantee have been fulfilled to provide such actual authority.

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#### **Article 28: Conflict of Interest**

No RPOSD employee whose position with RPOSD enables such employee to influence the award of this Agreement, and no spouse or economic dependent of such employee, shall be employed in any capacity by Grantee or have any other direct or indirect financial interest in this Agreement. No officer or employee of Grantee who may financially benefit from the performance of work hereunder shall in any way participate in RPOSD's approval, or ongoing evaluation, of such work, or in any way attempt to unlawfully influence RPOSD's approval or ongoing evaluation of such work. Grantee shall comply with all conflict of interest laws, ordinances, and regulations now in effect, or hereafter to be enacted, during the term of this Agreement. Failure to comply with the provisions of this section shall be a material breach of this Agreement.

#### **Article 29: Waiver**

No waiver by RPOSD of any breach of any provision of this Agreement shall constitute a waiver of any other breach or of such provision. Failure of RPOSD to enforce at any time, or from time to time, any provision of this Agreement shall not be construed as a waiver thereof. The rights and remedies set forth in this Agreement shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

#### **Article 30: Breach**

Grantee agrees that compliance with the terms of this Agreement will have significant benefits to Los Angeles County and its constituents. In the event that Grantee breaches any of the terms, covenants, representations, or conditions of this Agreement, RPOSD may elect to enforce any and all remedies available at law or in equity, including without limitation: (a) prior to reimbursement of funds, withdrawal of the approved grant award; (b) after payment (partial or full), seek specific performance of Grantee's obligations under this Agreement or receive reimbursement of grant funds. If RPOSD brings an action to enforce the terms of this Agreement, Grantee shall be responsible to pay RPOSD's attorney's fees and costs, including expert witness costs, if RPOSD prevails in said action. The foregoing remedies are cumulative and may be exercised independently or in combination.

#### **Article 31: Counterparts**

This Agreement may be executed in two or more counterparts, which shall, in the aggregate, be signed by all the Parties; each counterpart shall be deemed an original instrument against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

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**Article 32: Electronic Signature**

The Electronic Signatures in Global and National Commerce (ESIGN) Act is a federal law passed in 2000. The Grantee and RPOSD agree that this Grant Agreement may be electronically signed. The parties agree that the electronic signatures appearing on this agreement are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility. If Grantee elects to opt-out of signing the grant agreement electronically, the Grantee must inform RPOSD prior to grant agreement execution.

**Article 33: Timeliness**

Time is of the essence in this Agreement.

IN WITNESS THEREOF, Grantee and RPOSD have caused this Agreement to be executed by their duly authorized representatives as of the latter day, month and year written below.

**GRANTEE: CITY OF POMONA**

By: \_\_\_\_\_  
Signature of Authorized Representative

Name: \_\_\_\_\_  
Print Name

Title: \_\_\_\_\_

Date: \_\_\_\_\_

LOS ANGELES COUNTY  
REGIONAL PARK AND OPEN SPACE DISTRICT:

By: \_\_\_\_\_  
Director / Administrator

Date: \_\_\_\_\_

**Grant No.: 10239**



Tax ID\* 956000764

List the ROLES/TITLES of the individuals identified as Authorized and Designated signers per your agency's adopted resolution or proof of jurisdiction support.\*

City Manager - Anita Scott will be authorized per the resolution that will go to Council on 2/24/20.

Grants Officer Assigned

Grants Officer Steven Chang

Supervisory District(s)

Old SD 1

New SD 1

Good Standing Status Issues, if any:

RPOSD VIEW ONLY

Good Standing Status Comments

Project Description

Grant Project Title\* Palm Lake Revitalization Project
The title clearly identifies the proposed project. It is recommended that the title be less than 12 words.

What specific planning and design activities will be funded by this grant? Conceptual or schematic design, Design development or construction documents, CEQA analysis or documentation, Site feasibility or technical assessments, Community engagement related to design
Check all that apply

What category is this application for? Regional Recreation, Multi-use Trails & Accessibility

Category 4 - This program supports regional scale recreation projects that improve access to nature, increase countywide connectivity, and serve broad populations. A regional-scale project is one that serves, connects, or benefits a broad cross-jurisdictional area-typically extending beyond a single neighborhood, community, or city-and is accessible to a countywide or multi-community population.

Yes

Describe the scope of work funded by Measure A. The Palm Lake Golf Course is a 15-acre public recreational space that has been non-operational since 2012. The City of Pomona has led multiple attempts to revitalize a decommissioned golf course through leases with private entities but has been unsuccessful. Over time, the site has experienced significant deterioration, including its associated structures and facilities, leaving the area vulnerable to deterioration, fire risks, and unauthorized use. In the absence of active use or regular maintenance, the property became an informal encampment for unhoused individuals and a target for repeated vandalism and illicit activity. The deteriorating conditions not only compromise public safety, but also pose a significant fire hazard, particularly during the dry season. Surrounding neighborhoods have reached out to the City expressing concerns about the increasing fire risks and hazards associated with the site, underscoring the urgent need for revitalization and improved management.

Ten years of comprehensive community engagement has provided the vision to revitalize a recreational space that will serve, connect, and benefit the Pomona community and visitors at large. Additionally, golf is not a popular sport in Pomona, and community members have expressed a desire for this space to be transformed into something that better serves their needs and interests, such as a multi-use recreational space that promotes inclusion, wellness, and outdoor activity.

Measure A funding will assist with laying the groundwork for a larger, shovel-ready capital project that aligns with the community's needs and Measure A funding priorities. The current state of the site underscores the urgent need for thoughtful planning, investment, and sustainable redevelopment to restore the area as a safe and beneficial regional and multi-use recreation space. The project site is located in Pomona Heights, a hillside neighborhood, situated along the 71 freeway and Phillips Blvd/Prospect Street. Once completed, the project will:

- 1) Address a high-fire-risk area by removing invasive species and planting native, fire-resilient species.
- 2) Utilize the site's natural topography to create water-resilient features, such as constructed bioswales and infiltration trenches to capture stormwater.
- 3) Maximize urban greening to mitigate air pollution
- 4) Develop public access and connect neighborhoods
- 5) Provide educational programming for residents
- 6) Create recreation opportunities, such as walking paths, bike paths, habitat corridors, a community garden, and new recreation amenities, as guided by community input.

The project scope includes:

- **Conceptual/Schematic Design:** Development of conceptual and schematic design plans that reflect community priorities, integrate sustainable design principles, and ensure ADA accessibility. This phase will translate community input into clear visual and spatial layouts that guide future construction and investment.

- **Geotechnical Study:** Conducting a comprehensive geotechnical investigation to assess soil stability and slope conditions. The findings will inform safe site design, particularly given the hillside topography.

- **Green Infrastructure:** Incorporating sustainable design solutions such as bioswales, permeable pathways, native vegetation, and rain gardens to manage stormwater naturally, enhance biodiversity, and improve the ecological health of the site.

- **CEQA (California Environmental Quality Act) Review:** Completion of the environmental review process to ensure compliance with CEQA requirements. This will identify potential environmental impacts and establish appropriate mitigation measures to support a sustainable and legally compliant redevelopment process.

**Community Engagement:** Continuing to engage residents, local organizations, and stakeholders through public workshops, surveys, and design meetings to ensure the project reflects community needs, priorities, and cultural values. This process will strengthen local ownership and long-term stewardship of the site.

4500-character limit

[Click here for the 2025 Competitive Grant Programs Budget and Timeline](#)

**Provide a clear budget and timeline outlining the specific scope of work funded by Measure A. Identify all funding sources (secured or proposed), and distinguish between Measure A and non-Measure A elements. For each deliverable, specify whether it is a hard or soft cost. Applicants are encouraged to be as detailed as possible to demonstrate project readiness and strong project management.**

Palm Lake Golf Course BudgetTimeline.xlsx  
Download, complete, and attach the included template. 50MB file size limit

## Environmental Information

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**What is the CEQA status of the work funded by this grant?**

To be completed with this grant

**Provide justification**

Completion of the environmental review process to ensure compliance with CEQA requirements. This will identify potential environmental impacts and establish appropriate mitigation measures to support a sustainable and legally compliant redevelopment process.

750-character limit

## Site Control

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Please note that the applicant must provide proof in supporting documents section below. The applicant must provide written consent or other documentation to develop project. Examples of documentation include, but are not limited to, lease agreement, Memorandum of Understanding (MOU) or other documentation from the landowner agreeing to the proposed project.

**Describe site control for the proposed project.**

Property Owner

**Proof of site control**

Proof of Ownership.pdf  
Upload Required. 50MB file size limit

**Explain how long-term public access will be secured.**

The City of Pomona owns Palm Lake Golf Course at 1300 W. Phillips Blvd., Pomona/AIN 8343-017-900. Attached is a copy of the LA County Assessor's Office showing that City of Pomona is the owner of the property, including copy of deed and council minutes. The Pomona City Council is committed to revitalizing the project site and has indicated its support through Council action. Once constructed, operations and maintenance of the site will be undertaken by the City and partner agencies.

2250-character limit

## Evaluation Criteria

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**Are there known site constraints (e.g. contamination, topography)? Are there known site constraints that may affect project implementation (e.g., contamination, permitting, topography)?**

No

**No – Due diligence has been performed and no major constraints exist. Describe what due diligence was performed**

At this time, there are no known site constraints; however, site conditions have not yet been fully characterized. As part of the project's due diligence and pre-design phase, we will conduct a thorough site assessment to identify and address any potential constraints that could affect implementation. This includes:  
Environmental review and site testing: Conducting Phase I (and if necessary, Phase II) Environmental Site Assessments to determine the presence of any contamination or hazardous materials.

Topographic and geotechnical studies: Performing surveys and soil testing to understand existing grades, drainage patterns, and soil conditions that could influence design and construction.

Findings from these assessments will inform the design process, allowing the project team to develop appropriate mitigation strategies and incorporate best practices to ensure a safe, resilient, and feasible park development.

4500-character limit

**Describe how funding the proposed work will make the project more competitive for Measure A development funds or other capital funding in the future?**

Funding for the proposed work will make Palm Lake more competitive for Measure A and other capital funding opportunities by moving it to a shovel-ready stage. The City recognizes the urgent need to revitalize this public recreational space to serve Pomona's underserved youth, families, and the broader community. Early investment will support completion of critical planning and preparatory work, including conceptual and schematic designs, geotechnical studies, CEQA review, and necessary permits, ensuring the project is technically sound, regulatory-compliant, and ready for construction.

This funding will also solidify the community's vision and demonstrate strong local support. Continued engagement through workshops, surveys, and design meetings will confirm the project aligns with resident priorities, City Council objectives, and Parks and Recreation Commission goals. By formalizing community input and establishing commitment, the project presents potential funders with clear evidence of local ownership.

In addition, the project will proactively address potential challenges, such as site constraints, permitting, and phased implementation, creating a clear path for approvals and reducing risk for future funders. Early investment also allows for the cultivation of additional partnerships with local organizations, educational institutions, and private entities. Further, the project can be developed in stages or by sections, further increasing flexibility and alignment with Measure A priorities.

4500-character limit

**What community engagement has occurred for this project to date? Describe methods, number and type of participants, and how prior input has informed the project.**

The project is a direct result of ongoing community input reflecting the priorities, needs, and aspirations expressed by residents. Community Services staff oversees community engagement efforts related to parks, park amenities, recreation programs, youth activities, and open spaces. This includes organizing community meetings and conducting online surveys to gather ideas, input, and feedback for funding opportunities.

**Parks and Facilities Master Plan**

In 2021, the City underwent an 18-month process of creating a Parks and Facilities Master Plan to serve as a tool for the management and development of parks, recreation facilities, and programs. The process provided an inventory of existing conditions, extensive community engagement, a needs analysis, recommendations, and funding/implementation plan. Outreach included stakeholder interviews, website feedback submittals, and multi-modal surveys. Community stakeholder Clean & Green assisted in identifying issues, opportunities, and possibilities for City parks through the involvement and participation in the process, and created a one-page document about the importance of park space.

**Community Engagement for Grant Funding 2021-2025**

Staff conducted 10 community meetings and two online surveys that collected 817 responses. Community input provided what residents would like to see in their parks and the types of recreational programming they would like to see at parks, which included, but not limited to walking/hiking trails, bike paths, community gardens, educational programming on environmental sustainability, urban farming, and STEM demonstrations. The outcome of park-related community meetings indicated that residents want more amenities, more recreational programming that meet their interests and needs, more park space, and more opportunities for walking, hiking, and biking. If funded, City staff will conduct project-specific community meetings to develop a concept design and will utilize community partners. Attached is a letter of support from the Chair of the Parks and Recreation Commission.

4500-character limit

**Community Outreach Upload: Prior support documents may be submitted**

LOS Julian Ibanez.docx  
50MB file size limit

**What community engagement will occur as part of this grant?**

Outreach and engagement will be community-focused, inclusive, accessible, and responsive to the evolving needs and interests of our community. Already underway are targeted meetings involving multiple City departments (Community Services, Public Works, Planning) community partners, and local organizations, aimed at crafting engagement strategies that are not only well-received, but also culturally resonant within the community. In recent years, more residents have shifted their recreation preferences to pickleball, futsal, hiking, biking, and outdoor-nature based programming. The City is committed to the property becoming a dynamic recreational space for residents and regional visitors for generations to come. Outreach efforts will include and be supported by partners, such as CalPoly Pomona University, Clean & Green, Lopez Urban Farm, and Healthy in Pomona):

- Announcements at public meetings (City Council, Parks & Recreation Commission)
- 4 Interactive planning/design workshops
- An online engagement strategy that includes collecting feedback on the City?s website.
- 3 focused group discussions
- 1 survey
- Distribution of informative materials at key spaces (City Hall, Pomona Public Library, community centers, schools, local business, etc.)

4500-character limit

**Are you partnering with any community-based organizations (CBOs) or stakeholder groups?**

Yes

**(Name and describe role(s))**

The project brings together a diverse array of partners and collaborators to contribute their expertise and resources to ensure its success:

- 1) Trust Public Land - a nationally recognized nonprofit organization bringing specialized expertise in park development and green infrastructure design that complements the City?s engagement strengths.
- 2) Los Angeles County Parks and Recreation San Dimas Nature Center - To provide education and information about native animals and plants and promote an awareness of the project.
- 3) San Gabriel Valley Conservation Corp - To create and promote a safe, healthy, and structured environment for work and learning through vocational instruction, environmental education, and job training.
- 4) Pomona Unified School District - To assist with outreach and engagement of youth and families. The District will support outreach efforts by utilizing its social media, newsletters, parent communication apps, and various parent meetings to encourage resident participation of project design meetings. Messaging and printed material will be translated to Spanish.

- 5) Healthy in Pomona - A community-based committee under the Pomona's Promise collective approach towards a better Pomona. Their role will be to generate awareness of the project, encourage participation, and connect committee members with educational providers with City staff.
- 6) Cal Poly Pomona College of Agriculture - To assist with developing youth programming in farming and food through STEM education.
- 7) Clean & Green - A local organization advocating for a variety of health and environmental issues in Pomona, parks, and open spaces. This will assist with community engagement and outreach.
- 8) Lopez Urban Farms - A local community-based organization that provides access to locally grown food, fosters education, community engagement, and cultivates green spaces. They will assist with the design of a community/education garden and programming to address food insecurity.
- 9) Parks and Recreation Commission - A 7-member advisory board that advises on issues centering on open spaces, parks, civic engagement, and recreational programming. They will provide insight on recreational amenities and activities.
- 10) Cultural Arts Commission - A 7-member advisory board to the City Council on cultural and artistic matters, aiming to enrich the community through arts and culture. They will assist with identifying funding for arts programs and public art.

4500-character limit

**Who will manage this project? Provide names, roles, and relevant experience of key staff or consultants.**

For the project, a cohesive team of skilled staff members is crucial to ensure project success. The City has Directors, Managers, and Engineers on staff who possess the expertise needed for this project. Each member of the project team will play a critical role in ensuring the successful execution of the project while preserving the integrity of the site. The City is confident in the ability to carry out this project effectively and responsibly. Below is a description of the roles and responsibilities of individuals working directly on the proposed project team:

- Trust for Public Land (TPL) will serve as the project manager, bringing specialized expertise in park development, green infrastructure design, and landscape architecture that complements PB's community organizing strengths. TPL is a nonprofit organization that has been working with communities since 1972 to complete park projects, protect land and open space, establish trails, plant trees, and green schoolyards. Nola Eaglin Talmage, Director of the Parks for People Program, Trust for Public Land. A former Project Manager with the Watershed Conservation Authority, she has overseen multimillion-dollar watershed and infrastructure projects and built lasting partnerships among agencies, Tribal representatives, and local stakeholders. These projects included a critical infrastructure project in San Gabriel National Forest, known as the East Fork; the development of Azusa Wilderness Park at the entrance to the National Forest and Monument area; and multiple capital improvement projects inside the National Forest. Nola currently oversees an extensive portfolio of park creation, mobility infrastructure, and water infrastructure projects, including the renovation of Zamora Park in El Monte, a park addition at El Sereno Arroyo Playground, multiple green schoolyard projects within the Los Angeles Unified School District and other school districts, and the completion of the multi-benefit Urban Orchard park in City of South Gate.

- Public Works Director: Meg McWade will provide oversight and guidance on all aspects of the project related to public infrastructure, and will coordinate with engineering and construction teams to ensure that any modifications or upgrades adhere to municipal regulations and standards. Additionally, she will liaise with City Council and community stakeholders to address any concerns or considerations related to public safety and accessibility.

- Parks and Facilities Manager/Certified Arborist: Danny Whaley will be responsible for oversight of the project, assessing the health and condition of the site's trees and plants, and providing recommendations for preservation efforts and tree maintenance.

- City Engineer: Arnold Dichosa will be tasked with assessing the structural integrity of the site's infrastructure, as well as developing plans for any necessary repairs or renovations ensuring compliance preservation standards.

- Fiscal and Capital Projects Manager: Shandy Dittman will oversee the day-to-day operations of the capital project, coordinating with all team members and stakeholders to ensure that timelines and budgets are met.

- Parks and Landscape Supervisor - Will oversee the selection of plants and trees and maintenance.

- Community Services Manager: Mike Osoff will plan, coordinate, and facilitate community outreach and engagement efforts.

The team's relevant experience includes project management of the following capital projects:

- 1) Civic Center Plaza Playground - A \$14 million dollar project for an inclusive and all-abilities playground.
- 2) Hope 4 Home- An \$11.1 million dollar construction project of a 200 bed homeless service center.
- 3) The Valley Boulevard Construction Project, a \$10 million dollar project separating bikeways and pathways along 1.5 miles of the City.
- 4) Hamilton Park - A \$2.7 million dollar project with new all-abilities playgrounds, new

restroom facilities, renovated sports courts, sports field, walking path, and landscaping.  
5) Phil and Nell Soto Park - A \$4M passive park focused on California native plants and trees with drought tolerant landscaping. This park is in alignment with the City's commitment for water conservation and sustainability.

4500-character limit

**Describe your project delivery approach.**

The City of Pomona is the applicant and the project management team will be made up TPL and City staff, which will include the Public Works Director, Parks and Facilities Manager, City Engineer, Capital Projects Manager, and Community Services Manager. The team's approach will include a project management structure, including regular meetings, budget reports, and milestone updates. The team will review design plans (conceptual design, schematic design, studies) together and will coordinate review of contracts, documents, and permits. Community input will be integrated into design and vision of the proposed project.

4500-character limit

**Describe your past experience delivering similar planning or technical projects funded by public grants.**

The City of Pomona is well-positioned to efficiently utilize funds for the project. The dedicated, responsible grant team will oversee the project and adhere to grant stipulations, allocate resources effectively, and deliver desired results within budgetary constraints. The City of Pomona is currently managing approximately 38 awards totaling over \$32 million dollars. The City's grant administrative capacity is also highlighted by its performance history with projects of similar scale, including:

- 1) The City built Phil and Nell Soto Park, a passive park focusing on California native plants and trees with drought tolerant landscaping. This park is in alignment with the City's commitment for water conservation and sustainability. The San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy provided grants totaling \$2.5 million to purchase the land and design the park. A \$1.4 million "urban greening" grant from California Natural Resources Agency combined with \$141,000 from the City's improvement fund completed the project.
- 2) The City recently completed the renovation of Hamilton Park, a \$2.7 million dollar project with new all-abilities playgrounds, new restroom facilities, renovated sports courts, sports field, walking path, and landscaping. Funding was provided by Proposition 68 and Measure A Annual Allocations.
- 3) The Valley Boulevard Construction Project, a \$10 million dollar project separating bikeways and pathways along 1.5 miles of the City. The construction of Hope 4 Home, an \$11.1 million dollar construction project of a 200-bed homeless service center.
- 4) The City's success of these projects are a testament to its commitment to accountability, transparency, and well-established processes for budgeting, tracking, and reporting. The City prides itself on being a reliable partner to all and prioritizes using grant funds meaningfully, to make the most significant impact on the community.

4500-character limit

**Is the project site located in a High or Very High Need Study Area? Provide address and APN, if possible.**

No

**If not, will the project meaningfully benefit High/Very High Need residents? Explain, include partnerships, visitation patterns, outreach strategies).**

The site addresses a critical need for equitable access to recreation and environmental health in one of Pomona's most disadvantaged areas. Multiple state and federal mapping tools (CalEnvironScreen 4.0, the Climate and Economic Justice Screening Tool, the Statewide Parks Program Community FactFinder, and the Department of Water Resources Disadvantaged Communities Mapping Tool ) confirm that most of Pomona, including the project site, is classified as a Disadvantaged Community (DAC).

According to CalEnvironScreen 4.0, the project site lies in Census Tract 6037403000, which ranks in the 89th percentile for overall pollution burden and population vulnerability. The site is surrounded by census tracts that are even more heavily burdened. Census Tract 6037402402 is immediately adjacent to the site and ranks in the 99th percentile. These neighboring areas face some of the highest pollution levels, poverty rates, and housing burdens in California.

The site's proximity to the 71 Freeway further exacerbates environmental impacts, exposing residents to vehicle emissions and poor air quality. Establishing accessible green and recreational space here would serve as a natural pollution buffer and a critical mitigation measure, providing environmental and public health benefits to nearby residents and schools.

Although the Statewide Parks Program Community FactFinder reports that this area has 15.3 acres of parkland within a half-mile radius, this figure is misleading. The only identified park is a decommissioned golf course that is inaccessible to the public. There are no functional parks or open spaces within walking distance, leaving local families, youth, and seniors without a safe, nearby place for physical activity, recreation, or connection to nature.

Pomona's median household income ranges from \$50,000-\$60,000 in this area, below county and state averages, further reinforcing the high-need status of this neighborhood. Investing in this site would directly serve thousands of residents who currently lack

access to safe, inclusive, and updated recreational spaces.

The recent extension of Metro's Gold Line stop in Pomona will provide increased regional accessibility, drawing visitors from throughout Los Angeles County. Currently, Pomona lacks official nature trails, limiting opportunities for residents and visitors to experience the area's natural landscapes in a safe and structured way. This project has the potential to establish the city's first official trail system, creating a destination that attracts outdoor enthusiasts, families, and educational groups from both within and outside Pomona. By connecting the community to nature and promoting active recreation, the trail could serve as a regional asset, supporting eco-tourism, healthy lifestyles, and greater awareness of the Pomona's natural and cultural resources, including strengthening community ownership and long-term stewardship of new and existing partnerships.

4500-character limit

**Location\***

The City of Pomona owns Palm Lake Golf Course, located at 1300 W. Phillips Blvd., Pomona, CA 91766. The AIN is 8343-017-900.

500-character limit. APN preferred, if not APN address or intersection can be entered.

**Check the applicable indicators based on PNA+ Map Viewer for either Regional Recreation Need for Rural Recreation Need:**

None

**Verification of Jurisdiction Support**

Master Resolution for Measure A Applications 2.25.20.pdf  
Do you have the authority to apply? 50MB file size limit

## **Reporting Requirements**

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**Supervisory District**

**Study Area**

