

Date: October 26, 2006

**California Cultural and Historical Endowment (CCHE)
Round Two Project Grant Summary**

Grant Applicant:
Rancho Los Alamitos
Foundation

Project Division: 2
Grant Number: B-1

Project Location
(City/County):
Long Beach/Los Angeles

Amount Requested:
\$1,772,000.

Amount Reserved:
\$1,500,000.

Completion of Capital assets project will result in:

The Restoration of six historic barns and the restoration of the surrounding landscape to the 1949 layout.

CCHE funds will be used to assist in the design and rehabilitation of the barns and landscape.

Property Arrangement:

The City of Long Beach owns the land and has entered into a long-term lease for exclusive control of the premises with the applicant beginning October 1995 and terminating September 30, 2026.

CEQA Documentation:

Lead Agency: City of Long Beach

The Project involves the restoration and preservation of portions of the Ranch House and restoration of the barnyard areas, including the construction of an education center as an addition to the existing Horse Barn. The key components of the Project are described in the Environmental Impact Report (EIR) and in the City's Resolution No. C-27818, and are summarized in the attached Exhibit A to Resolution No. 06-B, 2-1, Findings of Fact and Statement of Overriding Considerations; Exhibit B to Resolution No. 06-B, 2-1, Summary, Environmental Impact Report Volume 1; and, Exhibit C to Resolution No. 06-B, 2-1, Mitigation Monitoring Plan, Environmental Impact Report, Volume 1.

The Draft Environmental Impact Report (DEIR), the Recirculated Draft Environmental Impact Report (RDEIR) and the Final Environmental Impact Report (FEIR) conclude that the Project will have less than significant impacts on biological resources; population and housing; recreation; and utilities. The Project may have significant impacts that can be mitigated to a level of insignificance in the following areas: agricultural resources; air quality; cultural resources; geology and soils; hydrology; land use and planning; noise; public service; roadbed and transportation.

Documentation:

The City of Long Beach, as Lead Agency, prepared an Environmental Impact Report on the Barns Area Restoration & Education Center Project in Rancho Los Alamitos. A DEIR and a RDEIR were circulated, and a FEIR was prepared. The FEIR was certified by the Long Beach City Council on March 6, 2001. The City of Long Beach adopted the Findings of Fact and adopted a Mitigation Monitoring Program. No Statement of Overriding Considerations was required, as all the identified environmental effects could be reduced to less than significant levels.

Budget/Tasks/Deliverables:

- \$ 18,500 - Demolition and Excavation
- \$ 45,000 - Utilities and Drainage
- \$ 135,000 - Structural Concrete
- \$ 220,000 - Structure Relocation
- \$ 64,000 - Structural Steel
- \$ 164,000 - Rough Carpentry
- \$ 35,000 - Sheet Metal
- \$ 4,000 - Plumbing
- \$ 32,500 - Electrical
- \$ 15,000 - Fire Protection
- \$ 8,500 - Fire Alarm/burglar
- \$ 22,000 - Roofing and Waterproofing
- \$ 45,000 - Restoration Carpentry
- \$ 3,500 - Miscellaneous Specialties (window re-glazing and floorboard restoration)
- \$ 20,000 - Construction of small livestock areas
- \$ 30,000 - Paving and Pathways
- \$ 180,000 - Landscape and Irrigation
- \$ 110,000 - Site Construction
- \$ 30,000 - Permits and Fees
- \$ 20,000 - General Requirements
- \$ 60,000 - General Conditions
- \$ 15,000 - Insurance
- \$ 50,000 - Contractor's Fees
- \$ 15,000 - Payment and Performance Bond
- \$ 120,000 - Construction Contingency
- \$ 18,000 - Construction Oversight
- \$ 10,000 - Input from Consulting Team

\$1,500,000.

Matching Funds:

\$1,095,110 - Cash on hand
\$ 500,000 - Annenberg Foundation
\$ 50,000 - Norris Foundation
\$ 30,000 - Heimark Pledge

\$1, 675,000.

**CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT
BOARD
RESOLUTION NO. 06-B 2-1**

**Rancho Los Alamitos Foundation
(Rancho Los Alamitos Barns Area Restoration and Education
Center Project)**

**RESOLUTION APPROVING A CALIFORNIA CULTURAL AND
HISTORICAL ENDOWMENT (CCHE) GRANT AND AUTHORIZING
THE EXECUTIVE OFFICER, OR DESIGNEE, TO PROCESS THE
APPROVED GRANT TO THE RANCHO LOS ALAMITOS
FOUNDATION**

WHEREAS, the CCHE is dedicated to preserving historical and cultural resources; and

WHEREAS, CCHE has received an appropriation from Proposition 40 California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002

WHEREAS, CCHE may distribute funds from Proposition 40 to projects that provide a thread of California's cultural and historical resources; and

WHEREAS, the Project listed above meets the objectives of the CCHE program; and

WHEREAS, the Project consists of 1) repair and rehabilitation of 6 in-peril deteriorated historic barns, (c. 1909-1948); 2) rehabilitation of the barnyard layout to remove the non-historic 1968 semi-circle of barns and restore barnyard landscape to the character of 1949 historic photos, and 3) adaptation and addition to one existing barn to construct a new education center; and

WHEREAS, CCHE has independently considered the environmental effects of the Project as described in the Environmental Impact Report prepared by the Lead Agency, the City of Long Beach; and

WHEREAS, CCHE is requiring that the applicant comply with the mitigation measures applicable to the portions of the Project that CCHE is funding identified in Exhibit A to Resolution No. 06-B, 2-1, as a condition of approval; and

WHEREAS, approval of this grant application shall be conditioned upon the grantee's complying with all applicable laws and regulations;

NOW, THEREFORE BE IT RESOLVED that the CCHE Board adopts the Findings of Fact attached hereto as Exhibit A and adopts the mitigation measures therein applicable to those elements of the project that CCHE is funding as a condition of approval; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the CCHE Board approves funding for the Project in the amount of \$1,500,000, authorizes the Executive Officer, or designee, to file a Notice of Determination with the State Clearinghouse and to process the approved grant and take all necessary actions to enter into a Grant Agreement with the applicant, subject to availability of appropriated funds; and

BE IT FURTHER RESOLVED that CCHE adopts the information contained in the CCHE Round Two Project Grant Summary.

Certification

The undersigned Chair of the CCHE Board of Directors does hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted at a meeting of the CCHE Board of Directors held October 26, 2006.

Dated: _____

Signature: _____

Susan Hildreth
Chair, CCHE Board of Directors

EXHIBIT A
TO RESOLUTION NO. 06-B, 2-1

CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT
FINDINGS OF FACT
REGARDING
RANCHO LOS ALAMITOS
BARNs AREA RESTORATION & EDUCATION CENTER PROJECT

The California Cultural and Historical Endowment (CCHE), as a responsible agency which will fund part of the Rancho Los Alamitos Project, has independently considered the Environmental Impact Report (EIR) prepared for the Project by the lead agency, the City of Long Beach. The Final EIR was adopted by the City Council in 2001. As a responsible agency, CCHE makes its own Findings of Fact pursuant to Sections 15091 and 15093 of the State CEQA Guidelines, as provided by Section 15095(h) of the Guidelines.

The Project—Barns Area Restoration & Education Project

The Project includes 1) restoration of portions of the historic Ranch House, 2) a restoration program for the barnyard area that involves the construction of an Education Center (as an addition to the existing horse barn) to provide indoor year-round public educational spaces as well as administrative and volunteer functions.

Portions of the Project to be Funded by CCHE

CCHE will fund 1) overall project design costs including construction drawings for barns area restoration and the education center, landscape rehabilitation, and interpretive fabrication drawings for the exhibit and 2) select construction costs including barns relocation and rehabilitation, landscape rehabilitation, and fabrication and installation of the permanent exhibit for the education center.

Findings on Significant and Potentially Significant Impacts Identified in the EIR

The EIR identified potentially significant impacts in the areas of agricultural resources; air quality; cultural resources; geology and soils; hydrology; land use and planning; noise; public service; roadbed and transportation. Those impacts are listed on pages 3 through 6 of the EIR and attached as Exhibit B to Resolution No. 06-B, 2-1.

Each of the potentially significant impacts identified in the FEIR can be mitigated to less than significance by the changes, alterations, or mitigation measures described in the Mitigation Monitoring Program which is attached to the DEIR at Volume 1, pages 151-157, which is incorporated herein by reference, and is attached as Exhibit C to

Resolution No. 06-B, 2-1. The Lead Agency, the City of Long Beach, has made those measures a condition of project approval.

Finding: For each of the significant impacts identified in the EIR, changes, alterations or mitigation measures are required in, or shall be incorporated into, the project which will avoid or substantially lessen the significant environmental impacts identified.

Mitigation Made a Condition of Funding

CCHE, as a responsible agency, adopts the mitigation measures identified above as a condition of its project approval for those portions of the project which CCHE will fund.

Modifications to the mitigation measures may be made by the City in the following circumstances:

- a. The mitigation measure included in the EIR and the Mitigation Monitoring Program is no longer required because the significant environmental impact identified in the EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

Or

- b. The modified or substitute mitigation measure provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the EIR and these Findings, and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered in the EIR.

The Rancho Los Alamitos Foundation shall inform the Executive Officer of CCHE of any change in mitigation measures and the facts supporting one of the circumstances above.

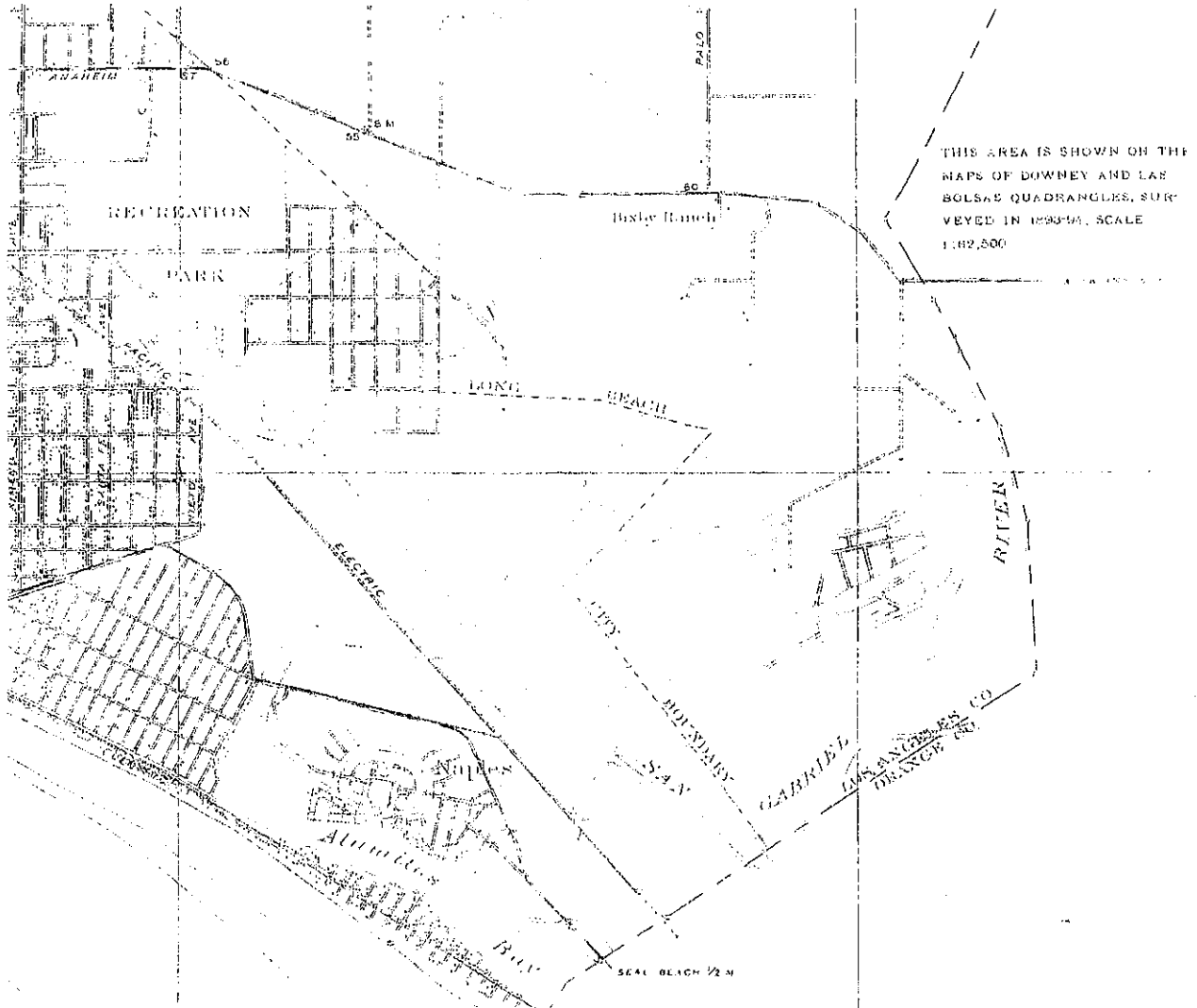
Mitigation Reporting

The City of Long Beach has adopted a Mitigation Monitoring Program. Rancho Los Alamitos Foundation is required to provide copies of its mitigation reporting to the Executive Director of CCHE on a quarterly basis, until the completion of construction.

EXHIBIT B
TO RESOLUTION NO. 06-B, 2-1

VOLUME 1 ENVIRONMENTAL IMPACT REPORT

SCH 98071052



BARNS AREA RESTORATION & EDUCATION CENTER PROJECT RANCHO LOS ALAMITOS

Prepared by:

Community and Environmental Planning Division
Department of Planning and Building

April 2000

The footprint (ground floor enclosed area) of the Education Center component is 302 square feet less than the ground floor footprint of the three structures originally proposed in the 1987 Master Plan. The reduced above ground footprint is gained from not building a new, larger additional structure, as originally recommended in the Master Plan, but rather adapting and expanding the existing Horse Barn. The adaptation of the Horse Barn reduces the impact of any "institutional imposition" in the barns area and better preserves its historic character. The Education Center facility is designed to accommodate and support existing programs and activities, and to enable the site to operate more effectively year round. The gross square footage of the new Education center is approximately 5,200 sq. ft. greater overall than that proposed in the Master Plan. The increase in overall size between the original Master Plan and the proposed project is the result of adding a partial lower level basement in the new Education Center. This basement area provides an additional 5,127 square feet for needed administrative space and public restrooms without visually impacting the site.

Project Location

The project is located at 6400 Bixby Hill Road.

Project Impacts

The Environmental Impact Report (EIR) identifies and analyzes a number of potential environmental impacts that may be generated by the development, construction, or operation of the proposed project. These potential impacts are summarized below.

Aesthetics

Building heights will be the same as they are today and are under the zoning height requirement for the adjacent residential area. Mitigation is recommended which requires that a dense landscape buffer be planted at the western boundary of the Rancho to completely buffer the facility. The Landscape plan also provides for the introduction of trees in the parking lot.

Reorientation of the barns will not obscure views. Finally, the second entrance to the parking area will allow the school bus and trams in the parking area, rather than on the street and will improve the aesthetics of the area.

Significant Adverse Impacts, as defined by the California Environmental Quality Act will not occur.

Agricultural Resources

No new or significant incompatibilities are anticipated. A series of mitigation measures are proposed for the reuse of the barns.

Air Quality

Vehicle trips will essentially be the same as the existing situation. Construction operations will generate dust and debris. A series of mitigation measures are proposed to protect the residential neighborhood from construction activities.

Biological Resources

All historic trees will be preserved with the exception of one geriatric and damaged California Pepper tree. The contemporary non-historic Wisteria plants on the Wisteria Walk, constructed in 1968, will be removed. The two historic wisteria vines will be supported by pipe trellis features similar to those documented in the historic photos of the barnyard area, which will better reflect the actual historic context. (One vine will remain in place, the other moved to an adjacent location in the project area.

With regard to wildlife, Robert A. Hamilton, consulting biologist reviewed the proposal and states "it is my opinion that the proposed actions are very unlikely to cause egrets or other wading birds to abandon the roost tree" (which is more than 400 feet distant from the construction site). No significant impacts are anticipated.

Cultural Resources

The proposal has reduced potential to impact archaeological resources. Nonetheless, monitoring programs are recommended for the grading and excavation operations.

Geology and Soils

No significant impacts are anticipated. The Uniform Building Code will insure that the barns are relocated/reconstructed to an established level of acceptable risk. The Geotechnical Investigation found that excavations for the basement will not impact the neighboring properties.

Hydrology

The eastern portion of the Bixby Hill Tract is in the Flood Hazard Zone. The Rancho, which is built upon the Alamitos Mesa is not in the flood area. Grading and construction, if done in the rainy season can be expected to generate erosion. A series of mitigation measures are recommended to prevent such occurrence.

Land Use

The proposal implements the final stage of the Rancho Master Plan. The proposal conforms to the agreement with the City, the General Plan and Zoning. A Site Plan Review and Variance for parking are required.

A series of mitigation measures are being required to protect the residential area from construction equipment etc.

Noise

Although the proposal has apparently generated considerable controversy, a review of the Police Department and the Noise Control Office indicates that the current level of operations has generated two formal complaints in the last twelve years. Since the operations will be the same as the current situation, significant noise impacts are not anticipated. Construction operations will generate noise levels, which exceed ambient level and since the adjacent residents are "sensitized", will serve as a source of annoyance and complaints.

Population and Housing

The proposal will not impact this resource, nor result in new dwellings or permanent population in the area.

Public Service

Fire prevention does not anticipate any significant impact.

Police concerns center about traffic and parking and mitigation is proposed which will reduce impacts to a level of insignificance.

Recreation

The proposal conforms to the agreement with Parks, Recreation and Marine and will better serve the citizens of Long Beach and visitors of the area.

Transportation

The transportation consultant, Linscott, Law and Greenspan, analyzed the proposal and has determined that the proposal will generate approximately 104 daily vehicle trips, which will be approximately 18% of the traffic which passes through the guard gate. Of this 18%, approximately 1-240 will be attributed to the Education Center.

The amount of total trips does not exceed a threshold or result in a reduced level of service.

The new entrance and reconfigured parking will eliminate bus loading and unloading on Bixby Hill Road which is a source of conflict to the residential area and due to the new bus gate access and reconfigured parking lot, school buses will no longer need to turn around on the residential streets or park along the Rancho's curb.

Further, there will be no parking on private streets (except along the Rancho). If the number of daily visitors exceeds the parking capacity of the Rancho, the Foundation has agreed to implement alternate arrangements such as visit by reservation.

Construction operations will generate a significant number of truck trips, which will be perceived by the neighborhood as an annoyance.

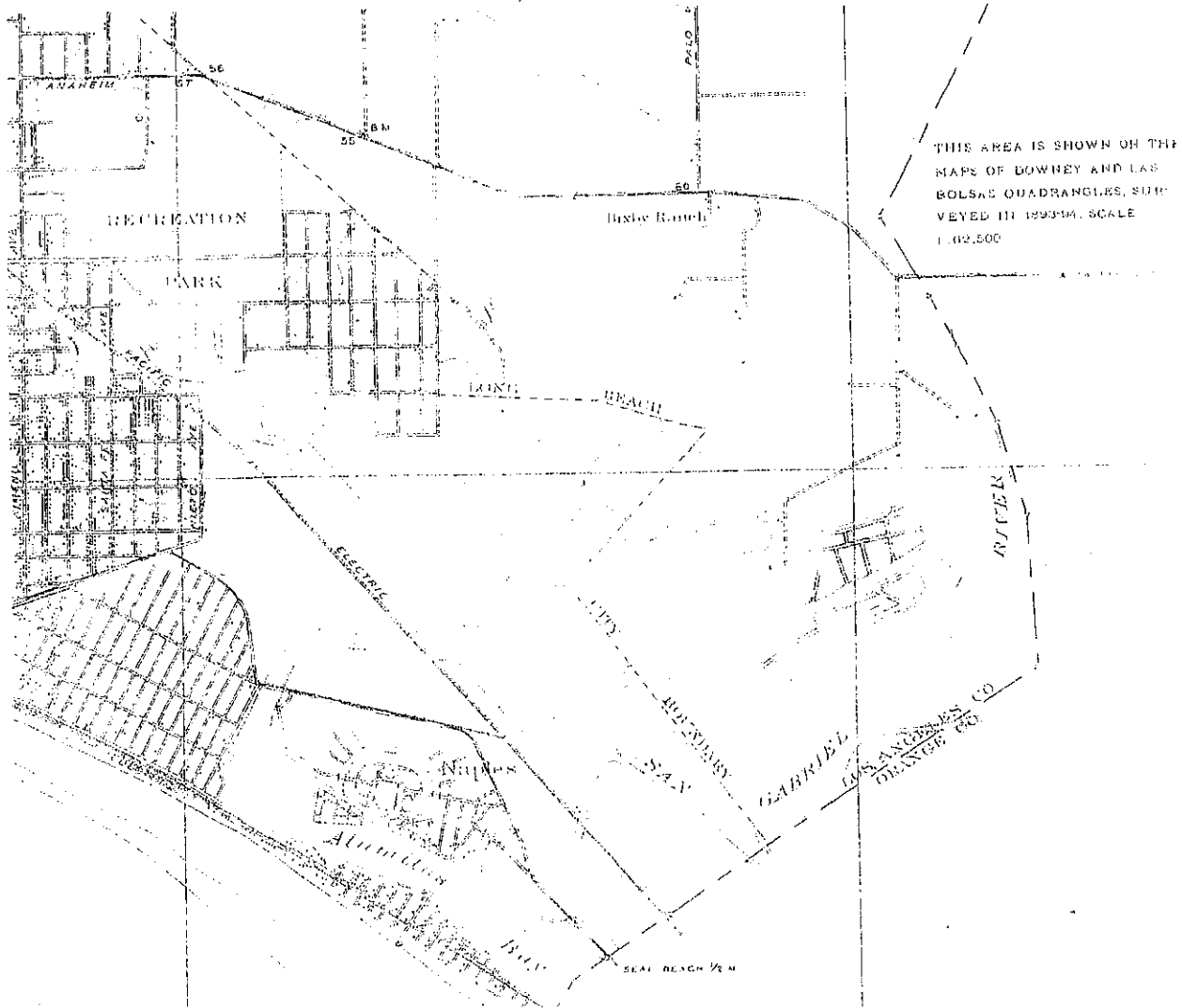
Utilities

The site is adequately served by utilities. No significant impacts are anticipated.

EXHIBIT C
TO RESOLUTION NO. 06-B, 2-1

VOLUME 1 ENVIRONMENTAL IMPACT REPORT

SCH 98071052



BARNS AREA RESTORATION & EDUCATION CENTER PROJECT RANCHO LOS ALAMITOS

Prepared by:

Community and Environmental Planning Division
Department of Planning and Building

April 2000

SECTION 10

MITIGATION MONITORING PLAN

Measure 1. A dense vegetation buffer shall be installed along the entire western and northern property lines. The buffer shall consist of evergreen trees and large shrubs. Minimum installation size shall be 15 gallon and shall be spaced no greater than 6' on center.

Timing: Show on plans

Enforcement: Zoning Division

Measure 2. Prior to the release of the building permits, the existing out buildings shall be disinfected to the standards of the Long Beach Health Department.

Timing: Prior to the release of the building permit

Enforcement: Zoning Division

Measure 3. Project operations shall conform to the Long Beach Health Department Guidelines.

Timing: On-going

Enforcement: Health Department

Measure 4. Temporary and permanent quarters for the animals shall be approved by the Long Beach Health Department prior to relocation.

Timing: On-going

Enforcement: Long Beach Health Department

Measure 5. The following air quality measures are required during construction:

- Install dust containment screens along the western, northern and southern limits of construction.

- Suspend use of all construction equipment operations during second stage smog alerts. For daily forecast, call (800) 242-4022 (Los Angeles and Orange Counties).
- Configure construction parking to minimize traffic interference.
- Provide temporary traffic control during all phases of construction activities to improve traffic flow (e.g., flag person).
- Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 10:00 a.m. and 3:00 p.m.).
- Providing dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
- Replace groundcover in disturbed areas as quickly as possible.
- Enclose, cover, water twice daily, or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt) with 5% or greater silt content.
- Water active sites at least twice daily.
- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
- Monitor for particulate emissions according to District-specified procedures. For information, call (714) 396-3600.
- All trucks hauling dirt, sand, oil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of CVC Section 23114.
- Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.

Measure 6. The project shall conform to the U.S. Secretary of the Interior's Standards for the treatment of Historic and Cultural Landscapes.

Timing: Show on Plans

Enforcement: Cultural Heritage Commission

Measure 7. The applicant shall select an archaeologist to monitor all project grading and excavation activities, to conduct test excavations (if appropriate) and to conduct salvage excavations if necessary. A Native American monitor, selected by the applicant, shall also monitor the above-described activities during the development of the proposed project.

Timing: During Construction

Enforcement: Cultural Heritage Commission

Measure 8. During all subsurface grading/excavation, archaeological monitoring shall be required. A physical inspection of any and all suspected archaeological deposits will be made by the project archaeologist and Native American monitor prior to their removal through grading, or, alternatively, there further mitigation through scientific archaeological methods such as described below:

-If archaeological sites, features or artifacts are encountered by the project Archaeologist and Native American monitor, they shall be formally recorded by the project archaeologist. Such recording will involve measuring, mapping, and photography and description, which can be made on the basis of visual inspection.

-If potentially unique resources are suspected as a result of the monitoring program describe above, the project archaeologist shall conduct a subsurface test excavation program in order to determine the presence or absence of such resources on the project site, and to reduce the likelihood of destruction of any significant archaeological resources. An archaeological test excavation should determine the level of significance of any remaining archaeological deposits, their vertical depth and horizontal extent, and provide an estimate of archaeological site volume necessary for the determination of an adequate salvage sample, should such be required.

-If the archaeological test excavations described above reveal archaeological resources (sites, features, or artifacts) deemed unique (as defined by the provisions of California Public Resources code Section 21083.2(g) by the project archaeological and native American monitor, those resources to be disturbed shall be addressed through scientific

archaeological salvage excavations subject to the provisions and limitations of California Public Resources Code Section 21083 (c), (d), and (e)(1). Any salvage excavation shall be conducted pursuant to an excavation plan prepared in accordance with Appendix k to the State CEQA Guidelines. Archaeological salvage excavations normally involve the complete excavation of any intact features (burials, caches, etc) which might be encountered, plus the scientific excavation of a predetermined salvage sample. This sample will be a percentage of the total archaeological site volume already estimated from the producing archaeological test program.

-If human burials or human remains are encountered through any of the above activities, all work shall cease in the immediate area until it can be determined whether or not such remains are those of Native American Indians. If this proves to be the case, notification shall be given in accordance with all applicable laws, including California Public Resources Code Section 5097.98 and Appendix K to the State CEQA Guidelines.

-All historic object(s) to be removed shall be documented with black and white archival photographs showing all views plus significant construction detail, keyed to the site. This documentation shall include large format photography and measured drawings. The photographs and plans prepared as mitigation shall be submitted to the City of Long Beach Planning and Building Department for inclusion in their architectural and cultural resources surveys.

Timing: As specified

Enforcement: Cultural Heritage Commission

Measure 9. Development and construction of the project shall conform to the seismic design provisions of the current Uniform Building Code and the recommendations of Diaz, Yourman and Associates.

Timing: Shown on plans

Enforcement: Building Bureau

Measure 10. Applicant shall submit an erosion protection plan to the Director of Planning and Building.

Timing: Show on plans

Enforcement: Building Bureau

Measure 11. Bixby Hills Road and Palo Verde shall be kept "broom clean" during construction.

Timing: During construction

Enforcement: Building Bureau

Measure 12. A complete grading and drainage plan shall be submitted to the Long Beach Director of Public works and the Los Angeles County Public Works Department.

Timing: Show on plans

Enforcement: Building Bureau

Measure 13. Area drains shall be installed in the animal areas.

Timing: Show on plans

Enforcement: Building Bureau

Measure 14. Applicant shall obtain a National Pollution Discharge Elimination System permit prior to the release of the building permit.

Timing: Show on plans

Enforcement: Building Bureau

Measure 15. Construction activities are limited to the hours between 7:00 a.m. and 7:00 p.m.

Timing: During construction

Enforcement: Building Bureau

Measure 16. The final design shall insure that there is a solid acoustic fence 6'-6" in height along the western property line.

Timing: Show on plans

Enforcement: Zoning Division

Measure 17. All construction equipment operating on-site shall have properly operating mufflers.

Timing: During demolition and construction

Enforcement: Building Bureau

Measure 18: Equipment and materials staging shall be as far from noise-sensitive uses as is practical.

Timing: On-going

Enforcement: Building Bureau

Measure 19. Siting semi-stationary heavy equipment shall be as far from noise-sensitive uses as is practical, consistent with construction requirements.

Timing: On-going

Enforcement: Building Bureau

Measure 20. Electrically powered equipment shall be used instead of equipment driven by internal combustion engines where feasible.

Timing: On-going

Enforcement: Building Bureau

Measure 21. Equipment left idling for long periods of time shall be switched off.

Timing: On-going

Enforcement: Building Bureau

Measure 22. An area shall be designated for delivery of materials and equipment to the site. No construction deliveries shall be permitted outside the hours of 7:00 a.m. to 10:00 p.m. on weekdays.

Timing: During demolition and construction

Enforcement: Building Bureau

Measure 23. The Foundation shall submit a plan of trucking operations to reduce impacts to the community.

Timing: During demolition and construction

Enforcement: Building Bureau

Measure 24. During construction, construction workers will generally park on site, using the rancho curbside parking only on a temporary, and short-term basis if necessary.

Timing: During demolition and construction