January 6, 2021

TO: San Joaquin River Conservancy Governing Board

FROM: John M. Shelton, Executive Officer


STAFF RECOMMENDATION:
It is recommended the Board approve $1,050,000 in Prop 40 and Prop 84 bond funds and a grant agreement with the US Green Building Council Central California for the San Joaquin River Conservancy Circle V Public Access Plan on 20.76 acres of Conservancy property within Circle V. Wildlife Conservation Board (WCB) authorization would be requested at their February 2021 meeting.

LOCATION:
All project activities will occur on property owned by the State of California, under the management jurisdiction of the San Joaquin River Conservancy (Conservancy), operated as Circle V, Madera County Assessor’s Parcel Number: 049-062-002, The property consists of approximately 13 acres of unirrigated pasture, a small hobby orchard, and two residences above the bluff; a steep bluff slope; and approximately 7 acres of sycamore/Valley oak woodland on the floodplain and extending to the San Joaquin River. The State Lands Commission determined the net acreage is 20.76 acres (state sovereign lands are not included in the net acreage). The two residences (5,513 square feet and 1,720 square feet) on the property are in fair/average condition dating back to the 1960’s. The Property supports high quality riparian habitat within the floodplain below the bluff. Deer, small mammals, coyotes, songbirds, and raptors live or forage on the site.

The Property is within the County of Madera’s Rio Mesa Area Plan, and near the County’s Gunner Ranch West and Village of Gateway area plans. Riverstone community development is active in the immediate vicinity. The property is surrounded by properties planned for large scale development including lands owned by Richard Gunner, McCaffrey Corporation, and Jim Huelskamp. The upper portion of the property is designated low density residential development in the Madera County General Plan.

PROJECT DESCRIPTION:
US Green Building Council Central California (USGBC Central California) proposes to develop a public access plan that will serve as a guide for future implementation projects on the 20.76 acres owned by the Conservancy at Circle V. The property includes two residential buildings and a storage shed. The two residences have been emptied since the Conservancy acquired the property in 2016. The residential buildings do not meet the specifications required for office and
meeting usage. This project will prepare the site for public access by discussing programming, usage, and will deliver a schematic design package for the buildings and site. The project will also include site and geotech surveys and the filing of a California Environmental Quality Act (CEQA) document. The end product of this planning project will include 65% of design plans completed for the structures and their immediate area, with conceptual designs for access improvements for the rest of the property.

USGBC Central California in collaboration with the Advocates for Indigenous California Language Survival are looking to engage stakeholders and the general community in a discussion on potential uses of the Circle V property as Indigenous and Environmental Resource Center. The objective of this project is to create a vision for the public usage of the building and site, including access to the San Joaquin River. Also providing meeting and offices spaces, and more.

The main goal of this project is to adaptively reuse the existing structures and develop highly efficient office and meeting spaces with low operational costs. The resulting structures and adjoining campus will also serve a demonstration of current Green Building technology and building design. Through this project, impacts to the environment will be minimal by following the Green Building guidelines and evaluating and preparing for the third-party green building certification. Landscape design will be considered for the design package and will engage the stakeholders in a discussion on options for native plant gardens and habitat restoration opportunities.

The proposed Project is consistent with the Conservancy’s mission and the San Joaquin River Parkway Master Plan Update and is an eligible use of Conservancy bond funds.

The detailed project proposal, maps, and line item budget are provided in Attachment 1.

MANAGEMENT OBJECTIVES AND NEEDS:

The project is consistent with the following Parkway Master Plan goals and objectives:

Fundamental Goals
- Provide education and recreation facilities and programs, including a continuous multi-use trail the length of the Parkway.
- Conserve, restore, and enhance natural resources and protect cultural resources, while also meeting recreational and educational needs.

Cultural and Historic Resources
- Preserve and protect cultural and historic resources on Parkway public lands. (RA1)
- Foster community pride, attract visitors and tourists to distinctive areas, provide recreational opportunities, enhance educational opportunities, and augment the body of scientific and historic knowledge through identification, appropriate recognition, and promotion of historic and cultural resources.
- Utilize Parkway cultural and historic resources to educate the public about the values of this heritage (ROP10, RA1).

Environmental Education, Interpretation and Outreach
- Develop Parkway exhibits, interpretive walks and trails, programs, outdoor classrooms, and self-guided brochure tours. (NRPE1)
- Develop public education elements in all Parkway projects, facilities and programs. (NRPE2)
• Utilize educational and recreational programs developed by volunteer, school, and nonprofit organizations in the area to provide public outreach. (RP13)
• Develop educational and interpretive programs to highlight the diversity of features and uses of the river. Create an interpretive theme for each area. (NRPE4)

PROJECT FUNDING:
The proposed funding breakdown for the project is as follows:

<table>
<thead>
<tr>
<th>Project Task</th>
<th>Total Cost</th>
<th>SJRC Fund</th>
<th>Cost Share</th>
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<tbody>
<tr>
<td>Project Management</td>
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<td>Inventory and Analysis</td>
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<td>Visioning Document</td>
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<tr>
<td>Contingency (5%)</td>
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<tr>
<td><strong>Total</strong></td>
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<td><strong>$1,050,000</strong></td>
<td><strong>$39,000</strong></td>
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Project costs include:
• Project Management will include grant administration and oversight.
• Inventory and Analysis will include a qualified consultant to conduct a site survey and Geotech survey.
• Outreach will include stakeholder and community meetings
• Design will include conceptual and schematic design
• CEQA Documentation will include a qualified consultant to complete necessary CEQA filing.
• Visioning Document will include relevant design and engineering documents.

CEQA REVIEW AND ANALYSIS:
This project will result in a filed CEQA document for the 20.76 acres site. The Conservancy has agreed to serve as the CEQA Lead Agency for this project. The USGBC Central California anticipates hiring an environmental consulting firm to engage with all stakeholders and the general community to discuss the potential uses of the Circle V property.

Rebecca Raus
Associate Governmental Program Analyst

San Joaquin River Conservancy Circle
V Public Access Plan

Submitted to the San Joaquin River Conservancy Board and State of California Wildlife Conservation Board by US Green Building Council Central California

December 8, 2020

Address: 2911 E Barstow Ave, M/S of 144
Fresno, CA 93740
Contact: Laura Gromis, Executive Director
Phone: 559-916-7023
Email: lgromis@usgbccc.org
Applicant Information

Applicant Name: USGBC Central California
Mailing Address: 2911 E Barstow Ave, M/S of 144
              Fresno, CA 93740
Project Manager: Laura Gromis    Title: Executive Director
Authorized Signatory: Laura Gromis    Title: Executive Director
Email: lgromis@usgbccc.org    Telephone: 559-916-7023
Organization Type: 501(c)3    Federal Tax ID#: 90-0404106

Certification

I certify that the information contained in this application, including all required attachments is accurate and that I have been authorized to apply for this grant

__________________________________   _____________________________
Signature       Date

12/24/2020

Landowner Information

Landowner Name: San Joaquin River Conservancy
Contact: John Shelton    Title: Executive Director
Authorized Signatory: John Shelton    Title: Executive Director
Email: john.shelton@sjrc.ca.gov    Telephone: 559-908-0584
PROJECT INFORMATION

Project Name: San Joaquin River Conservancy Circle V Public Access Plan

Proposed Start Date: April 1, 2021

Estimated Completion Date: June 30, 2023

Funding Amount Requested from WCB: $1,050,000

Total Project Cost (including amount requested and applicant / cooperator contribution): $1,098,000

ELECTED REPRESENTATIVES FOR PROJECT

State Senate District:

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Assembly District:

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<td>5</td>
<td>Assembly Member Frank Bigelow</td>
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Organizational Profile

The US Green Building Council Central California (USGBC Central California) is a 501c3 non-profit organization with the mission to transform the way our building and communities are designed, built, and operated, enabling an environmentally and socially responsible, healthy and prosperous environment that improves the quality of life. USGBC-CC was funded in Fresno in 2006 by green building practitioners aiming to collaborate and learn from each other. In 2007 it earned non-profit status and in 2008 the organization became officially recognized as chapter of the US Green Building Council serving the Central Valley region. USGBC Central California aims to increase green building and community literacy through outreach, education, advocacy, networking and by elevating innovators that are working on implementing green solutions. We look to inspire leaders to aim for highest environmental achievements, teach practitioners how to implement new ways to design, build and operate buildings and connect professionals working on different aspects of green building design, construction and operation. We believe minimizing silos and understanding different perspectives is key to reducing barriers and addressing challenges to sustainability in the built environment. With our multi-disciplinary approach, we have been bringing together a variety of green building experts, building professionals, students, and the general public to learn about and advance transformative practices in the built environment through our green building education program, green building tours and outreach opportunities.

USGBC Central California has been part of the Transform Fresno Initiative since 2016 and is administering bicycle related outreach through the Bike Safe Fresno program since 2019. USGBC Central California is led by Executive Director Laura Gromis, supported by a 7-member board.

Project Collaborator

The Advocates for Indigenous California Language Survival (AICLS, or the Advocates) is an all-Native led and run non-profit organization. The mission of the Advocates is to support the revitalization Indigenous language and culture in California. The Advocates were established in 1994 by culture bearers, activists and educators who recognized the languages in California were dwindling. A grassroots organization was developed to support the endeavor of linguistic and cultural resilience. After several years as a community organization under the fiscal sponsorship of Seventh Generation Foundation, in 2004 AICLS became incorporated as an independent organization.

Prior to Contact, California was once home to 80-90 different Indigenous languages, making it one of the most diverse places in the country. Throughout California’s history, the Indigenous people have been subject to various genocidal acts, from enslavement in the California Mission system, massacres and wars, relocation from their tribal lands, and governmental policies enacted to assimilate them through boarding schools, removing children, and subjecting them to abuse if they spoke their languages or practiced their customs. These acts resulted in historical trauma, an intergenerational trauma passed down by groups that have been systemically
oppressed, resulting in various mental and physical health issues. California Indian tribes, while in the same state, are not homogenous and have different experiences, resulting in different responses. For some tribes, they lost their entire language, and for others, only a few speakers remain. Language and cultural revitalization are a way for the individual and the community to heal and overcome trauma, but they need help to get started.

The Advocates established Master-Apprentice Language Learning Program (MAP), a program that pairs a fluent speaker with an apprentice for up to 3 years during which they work together on the language through their daily activities. This model language approach has been replicated throughout the country and internationally in Australia, Sweden, and Canada. For the communities without speakers, the Advocates created the Breath of Life Institute at U.C. Berkeley, another model that has been replicated throughout the country with national workshops in Oklahoma, Ohio, Oregon, and Washington D.C. In this workshop, the participants learn language from archived materials located in university and museum archives. They learn with the assistance of a linguist, a specialist in the study of languages. The Advocates also support communities with mini-grants through our Seeds of Language program and hold a biennial Language is Life Gathering to bring together language workers from throughout the state to partake in panels, group discussions, and hands-on workshops.

For many communities, the languages spoken at these events are the first words spoken in generations. Many participants of Advocates programs have become educators and speak and write on the importance of Indigenous languages. The U.N. declared 2019 as the International Year of Indigenous Languages and declared 2022-2032 the Decade of Indigenous Languages to raise global awareness of the importance of languages for sustainable development, reconciliation, health and justice. When a language is lost, an entire worldview is lost.

The Advocates are led by an Executive Director, Carly Tex, with a 9-member Board of Directors from various California Indian tribes, Recognized and un-Federally Recognized. They are Richard Bugbee (Payoomkawichum), Nancy Steele (Karuk), Stan Rodriguez (Kumeyaay), Vincent Medina (Chochenyo Ohlone), Julian Lang (Karuk), Kayla Begay (Hupa/Karuk/Yurok), Matthew Vestuto (Ventureno Chumash) and Deborah Morillo (Obispeno Chumash) and supported by our linguistic advisor, Leanne Hinton. Several were on the founding Board and continue their service to this day. We have a statewide reach and work with several tribes from the border of Oregon to down to the border of Mexico, and work with some of the last living speakers of languages.

Project Cooperator

The Lyles College of Engineering at Fresno State provides high-quality academic programs in engineering and construction management that support the infrastructure and growth of the Central California region. Our mission includes developing each student's potential to the greatest extent possible, providing quality engineering education to all students and to serve students from groups that historically have not participated in a University education.
The Lyles College offers seven undergraduate degree programs in Architectural Studies, Civil, Electrical, Computer, Geomatics and Mechanical Engineering as well as Construction Management. Graduate degrees include Construction Management, Civil Engineering and Civil Engineering with options in Water Resources Engineering and Environmental Engineering as well as Engineering with options in Electrical, Computer and Mechanical Engineering. The CSU Board of Trustees also recently gave approval for the Lyles College to begin the formal design of a new bachelor’s degree program in Biomedical Engineering. The experienced faculty has extensive industry, government, academic and research experience. Faculty members work closely with students and develop partnerships with industry members while opening doors for students to participate in internships, research and service learning projects. The two-dozen laboratories provide opportunities for advanced research projects. Faculty research is funded by external agencies including U.S. Department of Energy, U.S. Department of Defense, U.S. Department of Transportation, Caltrans, and Pacific Gas and Electric Company.

Key Personnel

**Laura Gromis**, LEED GA is the Executive Director of USGBC Central California. Laura has been working for more than 10 years on climate change solutions related issues, including green buildings, LEED, active transportation, ZNE, water conservation, energy efficiency, workforce development and climate change policies. Laura has a M.A. in Political Science, Public Law and Social Anthropology from Ruprecht Karls University Heidelberg, Germany and a Certificate in Political Studies from Science Po Lille, France.

Her work as executive director has been focused on connecting local and statewide leaders in the green building field with a local audience of practitioners. She has been sharpening the strategic development of USGBC Central California and created a locally focused approach to advance the green building discussion in the Central Valley.

Seeing climate change solutions as opportunities with multiple bottom lines has been the driving force in Laura’s work. Her work on the intersection of industry, academia and government paired with her unique work experience offers a global perspective and insight into local solutions that she employs to find new ways to approach the subject, expand to new audiences and help establish beneficial collaborations. Her most recent work been focused on outreach for active transportation elements in the Transform Fresno Initiative. As project lead, Laura will provide strategic support and direction, lead USGBC-CC’s internal staff to guide and support community design and planning efforts and ensure successful implementation of all project components.

**Angela Cardona** is supporting USGBC-CC as Finance and Operations consultant. Angela graduated with a Business Administration degree with emphasis in Entrepreneurship from Fresno State University. She brings over 10 years’ experience in the Finance and Operations fields of non-profits organizations. She worked as the Accounting Manager for Valley PBS and the Finance & Operations manager for the Downtown Fresno Partnership. Angela has created companies like CVITS – an IT Consulting Services business to ANZA WATER- a water filter distribution organization outside of the United States. Angela is currently attending University of
California, Davis to pursue a master’s in business administration – MBA. She is the owner of Anza Consulting Services, a local firm created to help streamline operations and finance processes for small business and non-profit organizations. She truly believes that making small contributions to this world will make a big impact in the lives of others and their communities.

Carly Tex is the Executive Director of AICLS. A basketweaver, linguist, language instructor, community organizer and advocate, Carly has been creating a career in language and culture ever since she began weaving baskets at the age of ten. She was an apprentice through the Alliance for California Traditional Arts and co-founded a youth weavers’ circle in the Fresno area. She has participated in grantmaking processes, and presented on California Indian language and cultural revitalization to local area schools, museums, and libraries. She obtained a Bachelor’s degree in Anthropology with emphasis in Linguistic Studies from California State University Sonoma, and a Master’s in Linguistics from University of Arizona through the Native American Languages Master’s Program (NAMA). She has 10 years of progressive experience in language revitalization and documentation methods, program administration, event coordination, and project management. She facilitates online language courses and YouTube videos, while working on a website of online Western Mono resources. She also sits on the Board of Directors for the Alliance for California Traditional Arts (ACTA) and is a member of the California Indian Basketweavers Association (CIBA). From 2012 to 2018, she sat on the Advocates for Indigenous California Language Survival (AICLS) Board of Directors and in 2018 was appointed Executive Director for Advocates for Indigenous California Language Survival (AICLS) where she is responsible for the implementation of the AICLS programs, vision, and mission to support the revitalization of California’s Indigenous languages. She is a member of North Fork Rancheria Band of Mono Indians and descendant of Dunlap Band of Mono Indians. She is dedicated to the revitalization of her heritage language, Western Mono.

Carmen Moreno is of the Tachi and Wuckchumni tribes from the Lemoore and Woodlake area. She has worked with AICLS for over 13 years as a volunteer and independent contractor through the AICLS Master-Apprentice Program, trainings and conferences. She is an educator and has demonstrated language and culture at various events and is affiliated with the California Indian Basketweavers Association. She and her family use the language on a daily basis and use technology to adapt language learning long-distance, as well as archiving and documenting her language through the making of a dictionary. She believes it is important for families to stay connected with each other by trying different resources and overcome obstacles they may face while learning to revitalize their languages within the household. She was a health care worker specializing in perinatal health care as a Lactation Consultant, and a Medical Assistant and Health Educator for health centers in Tulare and Orosi. Currently, she is a Program Assistant for the Advocates for Indigenous California Language Survival (AICLS) and provides project management assistance to the Executive Director in areas of event coordination, outreach, communication, and mentorship to AICLS program participants.

Dr. Farīborz M. Tehrānī (fa.rīborz-teh.rā.ni) is an Associate Professor at the CSU Fresno Lyles College of Engineering in the Department of Civil & Geomatics Engineering. His roles include Director, Fellow ASCE, Professional Civil Engineer, Sustainability Professional, and Project
Management Professional with three decades of academic and industry background in structural, geotechnical, and transportation engineering and management. Dr. Fariborz Tehrani has contributed to the publication of ten books; nearly seventy papers and technical reports; and presented nearly ninety papers and posters. His research and practice experiences focus on sustainable and resilient structural engineering, mechanics, and materials (SR-SEMM) and include structural analysis and design; earthquake resistant design; building materials and construction; road and bridge design; and project management. His research on sliding seismic isolation resulted in a patented methodology, Sliding Foundation System with Safety Margin, applied in construction of a small building in 1998. He has contributed to the engineering design of more than fifty structures and infrastructures; management and planning of nearly $150 million projects; and development of several research proposals leading to nearly $700k funding from NSF, DOT, and other public and private sources. Fariborz is a Fellow of ASCE and professional member of ACI, EMI, ASTM, and EWB. He is a voting member of ACI 213, EAC and ASTM C09, C12, C15, D04, and D18, the Academic Committee Past Chair of the ISI, and the Director of the ESCSI. Further, Dr. Tehrani has served in NCEES, PMI, CHESC, and EMI as panelist and subject matter expert. Fariborz reviews ACI, ASCE, IJDM, ES, and Elsevier journals and serves as an editor of SAGE journals. He has also mentored EWB student chapters in USC, UCSD, and Cal Poly SLO on multiple projects in Honduras, Ontario, and Nicaragua. Dr. Tehrani received the ASCE Region 9 Outstanding Faculty Advisor Award in 2015 for leading the Student Chapter from 2010 to 2015, the Best Practice Award from California Higher Education Sustainability Conference in 2017, and the best Research Award from ASCE Fresno and San Francisco for two projects in 2019. Fariborz received BSc from Sharif University of Technology, MSc from Amirkabir University of Technology, and MS, Degree of Engineer, and PhD from University of California, Los Angeles.

Michele Randel M. Arch, AIA, Assoc. DBIA, Architect is an Assistant Professor in the Construction Management Department in the Lyles College of Engineering. She is a licensed Architect in CA and has 25 years of experience in the industry. She has worked on many types of projects: Commercial, residential, educational, historic. In 2015 she won a City of Fresno Historic Preservation award for the Armenian Town Restoration project in Downtown Fresno. Michele received her Master of Architecture and Bachelor of Arts in Architecture and Religious Studies from Washington University in St. Louis, MO. She has been teaching architecture related courses part time since 2011. Since 2016, her main focus was to create a well rounded curriculum for students wanting to pursue a career as a Licensed Architect. In 2019, she went full time to teach more courses, advise students interested in architecture, and spearhead the approval to pilot the new Bachelor of Science Degree in Architectural Studies which began Fall 2020.

Dr. Lubo Liu is a licensed Professional Engineer in Environmental Engineering and a professor in the department of Civil and Geomatics Engineering of California State University, Fresno. Dr. Liu’s general research areas are water resources engineering and environmental engineering. His particular research interests include urban storm water management and design, reactive transport and fate of contaminants in surface water and groundwater, environmental process modeling, environmental and geophysical fluid dynamics including limn logical and riverine
hydrodynamics, bioremediation, subsurface characterization. Dr. Liu got his bachelor and master degree from Tsinghua University of China, and his Ph.D. from the University of South Carolina. He worked as a post-doctoral associate at Rutgers University and Michigan State University, respectively. Dr. Liu has more than 15 years teaching and 25 years research experience in his professional areas.

**Dr. Laura Huisinga** is an Assistant Professor in the Department of Art and Design (graphic design area; Interactive Multimedia BFA track) in the College of Arts and Humanities. She has her Ph.D. in Human-Computer Interaction from Iowa State University and her MFA in Graphic Design from the College of Art and Design at Iowa State University. She received her MFA in 2016 and her Ph.D. in 2017. Dr. Huisinga currently teaches in the Interaction Multimedia BFA design track. Her interest focuses on user experience (UX) design, usability testing methods, universal design, game theory for education, immersive design for extended reality (XR), including augmented reality (AR) and virtual reality (VR), and designing for new technologies. Dr. Huisinga’s research focuses on using augmented and virtual reality for education.

**Dr. Chris Sterling** is the Director of the Solutions Hub, a Craig School of Business Center, which connects community organizations with significant project needs to talented teams of MBA student consultants led by Craig School faculty experts. Dr. Sterling is an Associate Professor of Management teaching classes in Leadership, Negotiation, and Organizational Behavior while his research focuses on social networks, engagement and emotions in the workplace. In addition to his research pursuits Dr. Sterling has been involved in several consulting projects with a variety of organizations running the range from small non-profit organizations, medium size hospitals to fortune 500 companies in the food retail and pharmaceutical industries.

**Project Location**

All project activities will occur on property owned by the State of California, under the management jurisdiction of the San Joaquin River Conservancy (Conservancy), operated as Circle V, Madera County Assessor’s Parcel Number: 049-062-002, 42388 Avenue 11, Madera, CA 93636. The property consists of approximately 13 acres of unirrigated pasture, a small hobby orchard, and two residences above the bluff; a steep bluff slope; and approximately 7 acres of sycamore/Valley oak woodland on the floodplain and extending to the San Joaquin River (Please see Figure 1). The State Lands Commission determined the net acreage is 20.76 acres (state sovereign lands are not included in the net acreage). The two residences (5,513 square feet and 1,720 square feet) on the property are in fair/average condition dating back to the 1960’s. The Property supports high quality riparian habitat within the floodplain below the bluff. Deer, small mammals, coyotes, songbirds, and raptors live or forage on the site.

The Property is within the County of Madera’s Rio Mesa Area Plan, and near the County’s Gunner Ranch West and Village of Gateway area plans. Riverstone community development is
active in the immediate vicinity. The property is surrounded by properties planned for large scale development including lands owned by Richard Gunner, McCaffrey Corporation, and Jim Huelskamp. The upper portion of the property is designated low density residential development in the Madera County General Plan.

Figure 1: project site

Goals and Objectives

The project is in line with the mission of the San Joaquin River Conservancy and advances goals and policies defined in the San Joaquin River Parkway Masterplan. In general, the project looks to minimize impact on sensitive ecological resources by updating and repairing existing facilities and following protocols in line with leadership in energy and environmental design. It provides public access to quality scenery and outdoor recreation and emphasizes the engagement of tribal and other relevant stakeholders. It promotes the inclusion of local historical culture and aims to conserve and share cultural knowledge and foster community pride and collaboration.

Specific elements from the San Joaquin River Parkway Master Plan in line with this project include:
Vision:

- Vision 1: Safe, nearby, high-quality, and affordable outdoor, nature-oriented exercise, recreation, and hobbies;
- Vision 2: Natural areas and parklands in a metropolitan area deficient in such amenities;
- Vision 4: Direct benefits to many target audiences—e.g., anglers, bicyclists, outdoors-people, families, seniors, children, etc.
- Vision 5: Stewardship of important resources: e.g., water, floodplains, cultural sites;
- Vision 6: Venues, programs, and displays for hands-on, in-the-environment learning;
- Vision 7: Involvement and engagement in stewardship and service;
- Vision 9: Quality scenery, aesthetics, and viewsheds;
- Vision 10: Services and features within the Parkway that, as a by-product, also enhance the views, character, amenities, and values of neighboring properties; and
- Vision 11: Assurance that future generations will enjoy these resources, recreational and educational experiences.

Values:

- Value 1: The natural environment must be respected, cared for, and conserved;
- Value 3: Experiences in nature invigorate, refresh, instill wonder, and educate;
- Value 4: Outdoor activities contribute to individuals' health and well-being;
- Value 5: The community deserves and needs broadly available, convenient public access to open spaces and parks;
- Value 6: Parkway must benefit the public and serve all constituencies effectively, efficiently, and equitably, to maximize the common good;
- Value 7: The community must be involved in and have the opportunity to influence Parkway development; and
- Value 8: The Parkway will preserve natural areas and open spaces for the benefit of generations to come.

Fundamental Goals:

- Fundamental Goal 3: Provide education and recreation facilities and programs, including a continuous multi-use trail the length of the Parkway.
- Fundamental Goal 4: Conserve, restore, and enhance natural resources and protect cultural resources, while also meeting recreational and educational needs.
- Fundamental Goal 5: Conserve undeveloped areas of the floodplain to provide that they remain non-urbanized.
- Fundamental Goal 6: Develop the Parkway in a transparent and cooperative manner among local and state agencies; nonprofit land trusts, conservation, and stewardship organizations; neighboring landowners; and other stakeholders.
- Fundamental Goal 7: Create a Parkway and encourage land use and management policies for the San Joaquin River, its floodplain and bluffs, that will contribute to the economic vitality of the region, and enhance the health and quality of life of the region’s residents.
- Fundamental Goal 8: Develop rules, regulations, outreach, and management practices to protect public health, safety, and natural resources.

**Specific Goals and Policies**

**San Joaquin River Restoration Program**

*Policies*

- SJRRP 2: Support, promote, and educate Parkway visitors about river history, restoration ecology, water supply, and the SJR Restoration Program.
- SJRRP 6: Maximize recreation and public access, while still taking into account the goals and objectives of the SJRC

**Floodplain and Water Resource Management**

*Goals*

- Water 4: Design and site Parkway structures and amenities to ensure that such features do not obstruct flood flows, do not create a public safety hazard, or result in a substantial increase in off-site flows or water surface elevations. For permanent above-grade structures, the minimum level of design flood protection shall be the adopted 100-year event, or as regulated by state and federal agencies. (RFMP2/RDP1)
- Water 10: Incorporate construction best management practices for stormwater quality management, including erosion and sedimentation controls and spill prevention and control, into construction specifications and permits. (RFP3/RFP4)
- Water 11: Incorporate drainage swales and other appropriate post-construction best management practices into the design of Parkway improvements to manage stormwater runoff. (RDP3)
- Water 13: Facilitate projects that demonstrate multiple benefits to water quality, water supply, and/or ecosystem and watershed protection and restoration, including, but are not limited to: protecting healthy watersheds, fisheries, and stream flows; implementing projects within watersheds that facilitate climate change adaptation; conserving and restoring ecosystems; collaborating and coordinating with the San Joaquin River Restoration Program and collaborating with federal agencies to protect fish and wetlands; reducing wildfire risks; improving watershed health; reducing contamination of rivers, lakes and streams; and assisting in the recovery of sensitive species by improving watersheds and associated habitat
Agricultural Resources

Goals

- Agri 1: Design, construct, and manage the Parkway in a manner that is compatible with agricultural uses (crops, livestock, orchards, and nurseries). (AO1)

Air Resources, Climate Change Adaptation, and Sequestration

Goals

- Air 1: In developing the Parkway, utilize opportunities to improve regional air quality and reduce the potential for Parkway projects to contribute to air pollution. (RFP1)
- Air 2: Incorporate climate adaptation and sequestration strategies in Parkway projects.
- Policies
- Air 5: Work with community and regional interests as a positive contributor to conservation of habitat and natural resources, and partner in the reduction of greenhouse gas (GHG) emissions.
- Air 6: Work to minimize the GHG footprint, energy and water use of Parkway operations, Conservancy and grant projects.
- Air 7: Participate in and implement state and regional strategies to address climate change.
- Air 9: Develop and incorporate climate change goals and evaluation criteria in Parkway projects and grants, elevating priorities for components such as sequestration and habitat and trail linkages.

Cultural and Historic Resources

Goals

- Cultural 1: Preserve and protect cultural and historic resources on Parkway public lands. (RA1)
- Cultural 2: Foster community pride, attract visitors and tourists to distinctive areas, provide recreational opportunities, enhance educational opportunities, and augment the body of scientific and historic knowledge through identification, appropriate recognition, and promotion of historic and cultural resources.
- Cultural 3: Utilize Parkway cultural and historic resources to educate the public about the values of this heritage (ROP10, RA1).

Policies

- Cultural 2: Develop educational materials and provide them at key pubic use locations instructing the public on value of cultural heritage and the need to leave sites
undisturbed. Include what to do in the event a cultural site is disturbed or an artifact is discovered. (ROP10)

- Cultural 3: Evaluate the potential for cultural resources at project sites and protect all such resources from disturbance during project construction. (RDP19)
- Cultural 4: Work with local Native Americans organizations to develop programs allowing ceremonial use of Parkway lands.
- Cultural 5: Work with local Native Americans organizations to develop programs allowing cultivation and harvesting of culturally significant plants.
- Cultural 6: Solicit the views of the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or sites of cultural importance.
- Cultural 11: As part of any required CEQA review, identify and protect important historical, archeological, paleontological, and cultural sites and their contributing environment from damage, destruction, and abuse to the maximum extent feasible. Project-level mitigation shall include accurate site surveys, consideration of avoidance and project alternatives to preserve archaeological and historic resources, and provision for resource recovery and preservation when displacement is unavoidable.
- Cultural 13: Preserve and enhance historic resources for educational and cultural purposes through maintenance as feasible and through development of interpretive programs and facilities within the Parkway.
- Cultural 14: To the extent feasible, preserve any unique geologic resources within the Parkway for public enjoyment.

Public Access and Recreation

**Goals**

- Access 1: Provide river access and high quality recreation areas and facilities to meet recreational and environmental educational needs while conserving natural and cultural resources. (RA1)
- Access 2: Ensure access to all segments of the population and to all residents of the region, in metropolitan and outlying areas. (no#)

**Policies**

- Access 2: Minimize potential impacts to sensitive natural resources by grouping facilities and intensive uses, or siting facilities and intensive uses in areas that are already disturbed or developed, where feasible. (RP3)
- Access 17: Plan for transit connections/stops at trailheads, Parkway staging areas, and activity centers during project development. (RTPP1)
- Access 24: Maintain Parkway areas, access, and facilities in good condition and repair. (ROP4/RDP13)
Environmental Education, Interpretation and Outreach

Goals

- Interp 1: Provide within the Parkway a range of outdoor and environmental educational opportunities and programs to serve all members of the community.
- Interp 2: Develop support for the Parkway through outreach and engagement.
- Interp 3: Assure that educational opportunities highlight and incorporate the Parkway’s natural resources, wildlife, and habitat.

Policies

- Interp 1: Develop Parkway exhibits, interpretive walks and trails, programs, outdoor classrooms, and self-guided brochure tours. (NRPE1)
- Interp 6: Develop public education elements in all Parkway projects, facilities and programs. (NRPE2)
- Interp 7: Utilize educational and recreational programs developed by volunteer, school, and nonprofit organizations in the area to provide public outreach. (RP13)
- Interp 8: Develop educational and interpretive programs to highlight the diversity of features and uses of the river. Create an interpretive theme for each area. (NRPE4)
- Interp 9: Engage in public outreach to a variety of groups and cultures; incorporate designs, text and graphics to communicate across multiple languages.
- Interp 10: Develop specific outreach messages and programs to reach a variety of audiences including, but not limited to, visitors, business and economic development interests, tourism, and others.
- Interp 11: Lead a process to secure community consensus in support of the Parkway.

Operations, Management, and Implementation

- Oper 10: Encourage public-public and public-private partnerships with other agencies and organizations that can assist in funding, implementing, managing, and maintaining Parkway facilities and programs.

Project Description

US Green Building Council Central California (USGBC Central California) proposes to develop a public access plan that will serve as a guide for future implementation projects on the 20.76 acres owned by the Conservancy at Circle V. The property includes two residential buildings and a storage shed. The two residences have been unoccupied since the Conservancy acquired the property in 2016. The residential buildings do not meet the specifications required for office and meeting usage. This project will prepare the site for public access by discussing
programming and usage for the buildings and site. The project will also include site and geotech surveys and the filing of a California Environmental Quality Act (CEQA) document. The end product of this planning project will include 65% of design plans for building and site above the bluff completed and conceptual ideas about access to the area below the bluff, the oak and riparian woodlands along the San Joaquin River captured.

USGBC Central California in collaboration with the Advocates for Indigenous California Language Survival are looking to engage stakeholders and the general community in a discussion on potential uses of the Circle V property as Indigenous and Environmental Resource Center. The objective of this project is to create a vision for the public usage of the building and site to provide meeting and office spaces, access to the San Joaquin River, and more. The intent of this project is to adaptively reuse the existing structures and develop highly efficient office and meeting spaces with low operational costs. Impacts to the environment will be minimal by following green building guidelines and evaluating and preparing for third party green building certification. Landscape design will be considered for the design package and options for native plant gardens and habitat restoration opportunities discussed.

Through this project, local tribal communities will be able to access land and natural resources relevant for cultural practices and expressions, including collecting natural grasses, plants and acorns that are still relevant as building materials and staples for tribal communities. The property includes many species of cultural significance to the native American tribes. This project will allow tribal members access to these culturally relevant resources close to the urban center than many tribal members have moved to to be close to jobs and housing. In addition, the general public to gain access to a natural part of the river. Through this project and by creating access to this property, management of the property will be easier to facilitate and any natural elements will be easier to protect.

To increase the educational value, the project plan includes collaboration with Fresno State students in the department of Engineering, Construction Management, Interactive Multimedia and Business. The engineering and architectural students are going to work on conceptual designs based on discussions during the first stakeholder meetings and current site conditions. Interactive Multimedia concepts will be presented and upon approval of stakeholders options further developed. Two constructional management student interns will be working with the design team on design development. A capstone project from business students is going to develop a business plan based on the design concept incorporating the different elements of the building and property to prepare for the implementation grant. Educational site visits and other opportunities will engage stakeholders, the general public and local professionals in a conversation on ways to minimize impact of development and construction projects on the environment.

**Scope of Work**

The scope of work for this project includes the following tasks:
1. Project Management / Grant Administration
   a. Contracting / Procurement
   b. Initial administrative project set-up
   c. Scheduling, data management, project updates
   d. Team coordination

**Deliverables:** Subcontractor and personnel additions to team. Tasks 1b and 1c enable the project to move along efficiently, meeting deadlines and deliverables, managing the project schedule and subcontractor / team coordination.

2. Inventory and Analysis
   a. Existing document review
   b. Site survey / aerial survey by qualified consultant
   c. Geotech survey by qualified consultant
   d. Landscaping Analysis: Tree and Native Plant Report
   e. Student Service Learning Project: Planning
   f. Student Service Learning Project: Stormwater Management
   g. Student Service Learning Project: Engineering Design
   h. Student Service Learning Project: Business Plan Development

**Deliverables:** Site survey, geotech survey, landscaping analysis, engineering report, permit strategy for next stage of project development, business plan.

3. Outreach
   a. Develop stakeholder list and outreach strategy for three envisioned stakeholder meetings and 2 community meetings.
   b. Conduct virtual or in-person engagement opportunities with stakeholders, community and potential future users as possible by COVID guidelines
   c. Capture results and summarize public input to help guide project design
   d. Share programming, planning and design updates
   e. Stakeholder and community coordination

**Deliverables:** Stakeholder and community meetings or on-site visits and tours. May also include a project website, online surveys, virtual meetings, design charettes and project videos. The team will conduct outreach specifically focused on native american tribes to include local tribal members explicitly in the planning process and provide opportunities for input in the design, building a sense of ownership in the project and cultivating stewardship for the property.

4. Design
   a. Conceptual design
i. Design alternatives (Student Service Learning Project)
ii. Drainage system design (Student Service Learning Project)
iii. Low-impact development concept (Student Service Learning Project)
iv. Interactive Multimedia Tools Overview (Student Service Learning Project)

b. Conceptual Design for access pathway to river and landscaping on the lower part of the property (15% documentation)
c. Schematic design for building and site above the bluff (30% documentation)
d. Design Development for building and site above the bluff (65% documentation)

**Deliverables:** Conceptual design alternative overview posters and presentation, Schematic Design Package: Preliminary Project Description, Scope Narrative by Discipline, Schematic Site Plan, Proposed Design Sketches including schematic plans, elevations, 3D visualization, Cost Estimate, Set of 65% design plans from the following disciplines:

- Structural system (Framing and foundation plan)
- Mechanical & Plumbing (Equipment, diffusers and ducting layout)
- Electrical & Low Voltage (lighting, switch, Outlet locations)
- Landscaping: detailed site inventory of flora and fauna species, design development of pathways, design development of public use areas, plant list to be featured on site, development of irrigation system
- Civil Engineering: Civil Construction Documents (Cover Sheet, Existing Conditions / Demo Plan, Civil Site Plan, Detail Sheet, Precise Grading and Drainage Plan, Details, Master Onsite Utility Plan, Details, Erosion Control Plan, Storm Water Pollution Prevention Plan, Storm drain analysis and design, including incorporation of Low Impact Development best management practices incorporated at a conceptual level, Bluff Stabilization)

5. CEQA Documentation

a. Qualified consultant (TBD) to complete initial study / mitigated negative declaration CEQA filings
b. Qualified consultant to complete cultural resources study that tier-off the existing SJRPMP.
c. Evaluate further permitting needs.
d. Student Service Learning Project: Traffic Study

**Deliverables:** Necessary documentation for CEQA filings, which will be recorded in the state register.
6. Visioning Document

a. The Visioning Document includes all relevant design and engineering documents developed throughout the process, excluding the CEQA documentation. Design graphics and narrative will help to envision the proposed updates for the property. Technical detail and 65% design documents will be included for the building and site above the bluff, 30% of the design for access to the river bottom and site below the bluff including oak forest and riparian woodland.

Deliverable: A Visioning Document will provide an overview of the project that communicates the vision, community input and necessary technical support documentation to move the project to the next phase.

Timeline

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<th>Task Number and Name</th>
<th>Total Task Cost</th>
<th>Cost Share Contribution 1</th>
<th>Cost Share Contribution 2</th>
<th>Cost Share Contribution 3</th>
<th>WCB Funds Requested</th>
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<td>1. Project Management / Grant Administration</td>
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<td>6. Visioning Document</td>
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**Americans with Disabilities Act (ADA)**

Federal standards require newly designed or newly constructed and altered portions of existing trails connecting to designated staging areas or accessible trails to comply with the guidelines. The ADA guidelines recognize that the natural environment often prevents full implementation of certain technical provisions. Departures are permitted from certain technical provisions where at least one of four conditions is present:

- Where compliance would cause substantial harm to cultural, historic, religious, or significant natural features or characteristics;
- Where compliance would substantially alter the nature of the setting or the purpose of the facility, or portion of the facility;
- Where compliance would require construction methods or materials that are prohibited by federal, state, or local regulations or statutes; or
- Where compliance would not be feasible due to terrain or the prevailing construction practices.

**Project Readiness**

The project is ready to start as proposed in this proposal. For project approval processes of the SJRC, CEQA will need to be submitted by SJRC during this grant phase.

**Permitting**

This project will prepare a permitting strategy identifying required permits, timelines, responsible parties, and rough costs through qualified consultant (TBD) with permitting experience. The filling of permit applications is not part of this project and will occur during following phases of the project.
Long Term Management Plan

This project is a planning project and does not need to provide a long-term management plan.

Support and Collaboration

The landowner San Joaquin River Conservancy initiated the project discussion and is in support of the project. The collaboration team includes the Advocates for Indigenous California Language Survival (AICLS) as tribal liaison representing the interest and conducting outreach to local tribes. The project is supported by Fresno State Construction Management, Engineering and Graphic Design.

Attachments

NOTE: THIS INFORMATION SHOULD BE PROVIDED TO WCB ALONG WITH THE COMPLETED PROJECT APPLICATION A MINIMUM OF FOUR MONTHS PRIOR TO THE DESIRED BOARD MEETING DATE.

Attachment A - Resolution from USGBC-CC governing board
Attachment B - Project location map showing project area, GIS shape file
Attachment C - Photos of the project site
Attachment D - Complete line item budget in electronic MS Excel spreadsheet (Section VI)
Attachment E - Support letters (Section IX)
RESOLUTION NUMBER: 1
Resolution of the Board of Directors of US Green Building Council Central California approving the application for grant funds from the Wildlife Conservation Board for the Vinnard Project.

WHEREAS funds were made available to the Wildlife Conservation Board for the enhancement or restoration of fish and wildlife habitat and for the development of public access facilities for hunting, fishing or other wildlife-oriented recreational uses.

WHEREAS: US Green Building Council Central California intends to (insert project description).

NOW, THEREFORE, BE IT RESOLVED that the US Green Building Council Central California hereby:
1. Approves the filing of an application for funding from the Wildlife Conservation Board; and
2. Certifies that said Applicant will comply with all federal, state and local environmental, public health, and other appropriate laws and regulations applicable to the project and will obtain or will ensure that the other project partners obtain all appropriate permits applicable to the project; and
3. Further commits to the terms and conditions specified in the grant agreement; and
4. Appoints Laura Gromis, Executive Director, as a representative(s) of US Green Building Council Central California to conduct negotiations, execute, submit and sign all documents including but not limited to applications, agreements, amendments, payment requests, and other documents which may be necessary for the completion of the proposed project.

APPROVED AND ADOPTED the 1st day of December, 2020.

I hereby certify that the foregoing Resolution Number 1 was adopted by board of directors of
US Green Building Council Central California

Sheila Hakimipour, President of the Board
Attachment B
<table>
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<tr>
<th>Task Number and Name</th>
<th>Task Description</th>
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<th>Total Task Cost</th>
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<th>Cost Share Contribution 2</th>
<th>Cost Share Contribution 3</th>
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<tr>
<td>1. Project Management / Grant Administration</td>
<td>a. Contracting: Design team, site survey, geotech survey, CEQA b. Initial project set-up (invoicing, file structure, communications and graphic standards) c. Scheduling, data management, project updates d. Project coordination</td>
<td>USGBC</td>
<td>$180,000</td>
<td>$180,000</td>
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<td>2. Inventory and Analysis</td>
<td>a. Existing document review b. Engage a qualified consultant to conduct site survey / aerial survey c. Engage a qualified consultant to conduct geotech survey d. Engage qualified consultant to conduct tree and native plant study e. Project Studies, Evaluations, and Proposed Alternatives (Student Service Learning Project) f. Evaluation of hydrological conditions (Student Service Learning Project) g. Permit strategy (Student S i L i Pj)</td>
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<td>a. Conceptual design for access to lower part b. Schematic Design (30% documentation) building and site c. Design development (65% design plan developed) building and site</td>
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