

APPROVED

AUG 03 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-140

DATE August 03, 2023

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CESAR CHAVEZ RECREATION COMPLEX PHASE IIIC (AKA SHELDON ARLETA PARK PHASE IIIC) (W.O. #E170163A) (PRJ20817) PROJECT – CANCELLATION OF BIDS; MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF GENERAL SERVICES, AND THE BUREAU OF ENGINEERING

B. Aguirre _____	M. Rudnick _____
B. Jones _____	For C. Santo Domingo <u>DF</u>
B. Jackson _____	N. Williams _____

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Cancel all bids received on May 18, 2022, for the Cesar Chavez Recreation Complex Phase IIIC (AKA Sheldon Arleta Park Phase IIIC) (W.O. #E170163A) (PRJ20817) project (Project);
2. Authorize the General Manager of the Department of Recreation and Parks (RAP) to execute a Memorandum of Understanding (MOU) for the construction of the Project by the Department of General Services (GSD) and construction management by the Department of Public Works, Bureau of Engineering (BOE), substantially in the form on file in the Board of Recreation and Parks Commissioners (Board) Office and as attached to this Report as Attachment No. 1;
3. Authorize RAP's Chief Accounting employee, subject to Mayor and City Council Approval, to request the City Administrator Officer (CAO) to include in the CAO report to the City Council that a transfer of an appropriation in the amount of \$3,939,444 be approved for the construction of the Project; and,
4. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee or Designee to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY

The proposed Project is located at 12455 Wicks Street, Sun Valley, CA 91352. The site is bound by Sheldon Street, Arleta Avenue, Wicks Street, and Sharp Avenue. This 45-acre park provides recreational amenities such as a baseball field, an outdoor basketball court, an administration building with public restrooms, a children’s play area, picnic area and landscaping. Due to the size of the park, the facilities, features, programs, and services it provides, Cesar Chavez Recreation Complex (AKA Sheldon Arleta Park) meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

This proposed Project is a competitively awarded Proposition K – L.A for Kids Program (Proposition K) project. The proposed Project’s scope includes the construction of one (1) baseball field, children’s play area, prefabricated restroom/office/storage building, picnic area with canopy, landscaping, and irrigation. The Proposition K Program requires that at least three Local Voluntary Neighborhood Oversight Committee (LVNOC) meetings be conducted. There was a total of four LVNOC meetings for the project. The last meeting was held on October 27, 2021. The community, the LVNOC, and Council District No. 6 are in full support of the Project.

The Department of Public Works, Bureau of Engineering (BOE), Architectural Division prepared the plans and specifications for this Project.

The City Engineer’s estimate for the proposed Project’s construction cost was Four Million, Five Hundred Eighty-Four Thousand and Two Hundred and Two Dollars (\$4,584,202).

Funds are available from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT NO.</u>
Prop 68	205/89/89RHU
Prop K (8th Cycle)	43K/10/10LM07
Prop K (8th Cycle)	43K/10/10KM07
Quimby	302/89/89460K-AV
Sites and Facilities (Prop K Bond)	209/88/88RME0
CTIEP FY 2023-24	TBD

On April 7, 2022, the Board of Recreation and Park Commissioners (Board) approved the final plans and call for bids for this Project (Board Report No. 22-076). On May 18, 2022, two (2) bids were received from Ford E.C., Inc. and 2H Construction, Inc., from the list of ten (10) RAP As-Needed Pre-Qualified General Contractors for Park Facilities Construction – New Facility Construction (PQGC), approved by the Board on May 21, 2020. The bid amounts received are listed in the following table.

Contractor	Base Bid
Ford E.C., Inc.	\$6,863,191
2H Construction, Inc.	\$7,528,170

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In addition to the base bid, the scope of work includes the following additional items: restroom/admin building, playground, and bleachers, to be installed by separate RAP pre-qualified vendors for the total estimated amount of One Million, Two Hundred Fifty-Five Thousand, Two Hundred Forty-Five Dollars (\$1,255,245).

Since the base bids came in significantly higher than the City Engineer's estimate, BOE reached out to GSD for an estimate for the same scope of work. On March 7, 2023, GSD submitted an estimate in the amount of Three Million, Two Hundred Eighty-Two Thousand, Eight Hundred Seventy Dollars (\$3,282,870). With a recommended twenty percent contingency in the amount of Six Hundred Fifty-Six Thousand, Five Hundred Seventy-Four Dollars (\$656,574), the total of recommended funding amount is Three Million, Nine Hundred Thirty-Nine Thousand, Four Hundred Forty-Four Dollars (\$3,939,444), which is Two Million, Nine Hundred Twenty-Three and Seven Hundred Forty-Seven Dollars (\$2,923,747) lower than the lowest base bid received.

Among the abovementioned funding sources, Prop 68 funds are on a reimbursement basis and Quimby funds cannot be transferred from RAP to GSD. Prop 68 and Quimby Funds will be used for the construction of the additional items noted above to be separately constructed RAP pre-qualified vendors. The funding information for this scope of work is shown in the below table:

PROJECT CONSTRUCTION COST	AMOUNT
RAP Pre-qualified Vendor Items	\$1,255,245
<u>TOTAL CONSTRUCTION BUDGET</u>	<u>\$1,255,245</u>
FUNDING SOURCES	
Prop 68 (205/89RH DU)	\$1,500,000
Quimby (302/89460K-AV)	\$700,000
<u>Total Funding Available for Construction</u>	<u>\$2,200,000</u>

The rest of the funding will be used for the GSD construction. The funding information for this scope of work is shown in the below table:

PROJECT CONSTRUCTION COST	AMOUNT
Construction Cost (Contractor)-GSD	\$3,283,870
20% Contingency	\$656,574
Construction Administration	\$450,000
<u>TOTAL CONSTRUCTION BUDGET</u>	<u>\$4,390,444</u>
FUNDING SOURCES	
Prop K (8th Cycle) (43K/10LM07)	\$500,000
Prop K (8th Cycle) (43K/10KM07)	\$483,400
Sites and Facilities (209/88RME0)	\$2,129,342
CTIEP FY 2023-24 (Funding Account TBD)	\$5,310,200
<u>Total Funding Available for Construction</u>	<u>\$8,422,942</u>

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Due to the large cost difference in the base bid between GSD and the lowest bidder from the PQGC, it is recommended that the Board cancel all bids received on May 18, 2022, and authorize the General Manager to execute an MOU for the construction of the Project with the GSD and the BOE for construction management.

TREES AND SHADE

The proposed project and this MOU will not result in any tree removal. Existing trees near the project will be protected during the construction.

A total of eighty-four (84) proposed new trees are to be planted as part of the Project. The proposed planted trees are: eleven (11) Desert Willow, eleven (11) Tecate Cypress, seven (7) Mondell Pine, fourteen (14) Chinese Pistache, twenty-seven (27) Coast Live Oak, and fourteen (14) Tipu tree.

At the time of construction completion, the trees would provide approximately 5,847 square feet of canopy coverage. At five (5) years after construction completion, it is anticipated that those trees will provide 14,233 square feet of canopy coverage.

ENVIRONMENTAL IMPACT

The Project was previously evaluated for environmental impact in accordance with California Environmental Quality Act (CEQA), and the Board determined that all the environmental impacts can be mitigated to a level less than significant and adopted the Project's Final Initial Study/Mitigated Negative Declaration (IS/MND). The IS/MND was adopted by the Board on June 16, 2004. A Notice of Determination (NOD) for the adopted Final IS/MND was filed with the Los Angeles City Clerk and the Los Angeles County Registrar/Recorder on June 23, 2004. On January 2022, BOE revisited the IS/MND due to the proposed relocation of an emergency access / service entry along Wicks Street and prepared an Addendum to the Final June 22, 2004 IS/MND to analyze the potential environmental impacts associated with the relocation of the emergency access / service entry; it was determined that no new environmental impacts would result from the minor relocation of the entryway.

The proposed Board's action consists of reallocation of funds among different City Departments and does not change the characteristics of the project and its potential impacts on the environments. No further action pursuant to the California Environmental Quality Act is necessary.

FISCAL IMPACT

There is no immediate fiscal impact to RAP's General Fund at this time. However, operations and maintenance costs will be evaluated and included in future RAP budget requests. The City's liability under the contract resulting from this bid process shall only extend to the present City appropriation to fund the contract. However, if the City appropriates funds for any succeeding years, the City's liability shall be extended to the extent of such appropriation, subject to the terms and conditions of the contract.

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STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 1: Provide Safe and Accessible Parks

Outcome No. 2: Every Angeleno has walkable access to a park in their neighborhood

This Report was prepared by Gunwoo Choi, Project Manager, BOE Architectural Division. Reviewed by Steve Fierce, Principal Architect, BOE Architectural Division; and Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment No. 1 – Memorandum of Understanding
- 2) Attachment No. 2 – CEQA Notice of Determination

ATTACHMENT A

MEMORANDUM OF UNDERSTANDING

BETWEEN

**THE DEPARTMENT OF RECREATION AND PARKS,
CONSTRUCTION FORCES OF THE
DEPARTMENT OF GENERAL SERVICES**

AND

**THE BUREAU OF ENGINEERING
OF THE DEPARTMENT OF PUBLIC WORKS
OF THE CITY OF LOS ANGELES**

**FOR THE CONSTRUCTION
OF THE
CESAR CHAVEZ RECREATION COMPLEX PHASE IIIC
(AKA SHELDON ARLETA PARK PHASE IIIC)**

12455 WICKS STREET, SUN VALLEY, CA 91352

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MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is made and entered into by and between the Department of Recreation and Parks, hereinafter referred to as RAP, the Department of General Services, Construction Forces, hereinafter referred to as GSD, and the Department of Public Works, Bureau of Engineering, hereinafter referred to as BOE.

WITNESSETH

WHEREAS, on November 5, 1996, the voters of Los Angeles approved Proposition K: The Los Angeles for Kids Program (Prop K), which authorized funding for certain competitively awarded projects; and

WHEREAS, RAP was awarded Prop K funding for certain facility enhancements at Cesar Chavez Recreation Complex (AKA Sheldon Arleta Park), such project being referred to as the Cesar Chavez Recreation Complex Phase IIIC (AKA Sheldon Arleta Park Phase IIIC) project (Project); and

WHEREAS, awarding the rehabilitation and construction services for the Project to GSD is in the best interest of the City as the City could not execute a timely contract for such service through a public bid process due to the high bid amounts received; and

WHEREAS, GSD has successfully completed numerous rehabilitation/addition/new construction projects and has represented that it can provide the needed construction services for the Project at a significantly lower cost than the bids received through the public bid process; and

WHEREAS, BOE will provide construction management services for the GSD for the Project; and

WHEREAS, RAP, GSD, and BOE wish to memorialize their understanding and collaboration on the Project in this MOU regarding the terms and conditions of the services to be provided for construction of the Project.

NOW, THEREFORE, RAP, GSD, and BOE agree to enter into and abide by the terms and conditions of this MOU.

ARTICLE I – THE MOU

A. PURPOSE OF THE MOU – The purpose of this MOU is:

To establish the responsibility of GSD to provide construction services for the Cesar Chavez Recreation Complex Phase IIIC (AKA Sheldon Arleta Park Phase IIIC) project (Project) located at 12455 Wicks Street, Sun Valley, CA 91352.

To establish the responsibility of BOE to provide construction management services and coordinate with GSD and RAP.

To memorialize how BOE will pay GSD for construction services for the Project.

B. TERM OF THE MOU

This MOU will commence upon execution by the authorized representatives of RAP, GSD, and BOE, and will expire twenty-four (24) months thereafter unless extended by written amendment per Article VIII.A.

C. REPRESENTATIVE OF THE PARTIES OF THIS MOU

The representatives of the respective parties who are authorized to administer this MOU and to whom formal notices, demands, requests and communications shall be given are as follows:

1. For RAP:

Jimmy Kim, General Manager
Department of Recreation and Parks

Attn: Darryl Ford, Superintendent
221 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012

2. For GSD:

Tony Royster, General Manager
Department of General Services

Attn.: Daniel Rodriguez, Director
Construction Forces
555 Ramirez St. MS 508
Los Angeles, CA 90012

3. For BOE:

Ted Allen, P.E., City Engineer
Bureau of Engineering
Department of Public Works

Attn.: Steven Fierce, Principal Architect
1149 S. Broadway, 8th Floor
Los Angeles, CA 90015

ARTICLE II – SERVICES TO BE PERFORMED BY RAP – RAP will do the following:

- A. Review and approve the construction documents and specifications for the Project before construction commences.
- B. Provide GSD unrestricted access to the Project site through mutually agreed upon working hours and working days.
- C. Respond to GSD's Request(s) for Information when owner review and approval is required. Such responses shall be forwarded to BOE for processing.
- D. Review all applicable Shop Drawings and Submittals and approve within seven (7) working days when owner approval is required. Comments shall be forwarded to BOE for processing.

- E. Notify BOE in writing of any owner requested changes to the construction documents and if such changes are outside the current scope of work, RAP shall provide adequate funding for such changes.

ARTICLE III – SERVICES TO BE PERFORMED BY BOE – BOE will do the following:

- A. Obtain full construction budget appropriation to GSD through actions by the L.A. for Kids Steering Committee and City Council prior to the start of construction.
- B. Review and authorize GSD expenditures, submitted on a quarterly basis, for labor, equipment and material costs incurred by GSD.
- C. Provide a complete permitted set of construction documents and specifications as approved by RAP.
- D. Provide overall Project Management and Construction Management activities, which shall include expenditures vs. budget review, schedule review and weekly meetings with GSD to review budget, design and construction issues.
- E. Respond and approve all of GSD's Request(s) for Information in a timely manner.
- F. Review and approve all mutually agreed upon Change Orders that fall within the budgeted 20% contingency amount, subject to Board of Recreation and Park Commissioners (Board) approval, if required.
- G. Approve and process all GSD invoices for all authorized completed work.
- H. Review and approve all submittals and service contracts forwarded by GSD, including shop drawings and product data and samples, for this project in a timely manner.
- I. Advise RAP of any changes that may change the intended function or overall design characteristics of the Project.
- J. Participate and prepare the final acceptance inspections for the Project in conjunction with RAP. Once all noted items have been corrected, transmit final status report to RAP.
- K. After the end of construction, BOE and RAP shall review and approve "Operational and Maintenance" manuals provided by GSD.

ARTICLE IV – SERVICES TO BE PERFORMED BY GSD – GSD will do the following:

- A. Upon receipt of final plans from BOE, GSD shall conduct a Class "A" estimate to determine final costs of the Project. If necessary, adjustments shall be made to the construction costs per Article VII.A.2.
- B. GSD shall perform all required work to improve the Project site per the final construction documents and Specifications approved by the Board in compliance with applicable Federal, State and City codes and regulations.
- C. GSD shall coordinate with BOE to establish a Project construction schedule. The schedule shall be subject to the approval of BOE.

- D. GSD shall immediately notify BOE in writing of issues or barriers that impede or delay the completion of the work, including changes to cost estimates and to the construction schedule.
- E. GSD shall provide Shop Drawings and Submittals to BOE, subject to the approval of BOE or RAP.
- F. GSD shall immediately notify BOE of the need for modifications by way of a change order. All change orders are subject to the approval of BOE and RAP.
- G. GSD shall provide "Operational and Maintenance" manuals, subject to the approval of BOE and RAP.
- H. GSD shall provide a monthly report to the BOE within fourteen (14) days of the end of each month, covering all expenditures on the Project during construction. The report shall include all costs for labor, equipment and materials incurred through that period.

ARTICLE V – RECORD DRAWINGS

- A. After completion of construction, GSD shall revise and correct the final Construction Documents indicating all changes made during construction based on the construction records including, but not limited to, change orders, plan clarification/corrections and addenda. Each drawing sheet shall be prominently marked "AS-BUILT". These drawings shall be reviewed and approved by BOE.
- B. When the "AS-BUILT" drawings are approved, GSD shall deliver two (2) copies of the Record Drawings to BOE to be forwarded to RAP for its use.
- C. In addition to the Record Drawings above, BOE will deliver to RAP, one (1) updated electronic file and one (1) updated set of Mylar drawings or as required per designer's contract.

ARTICLE VI – TIME PERIODS

- A. It is understood and agreed in this MOU that time is of the essence. The construction phases will be completed within 420 calendar days from the issuance by BOE to GSD of a Notice-To-Proceed.
- B. The time during which GSD is delayed in its work by BOE or any other agency, whose approval is required, shall be added to the time period for completion of construction. Delays due to unforeseen circumstances, which are not the fault or negligence of GSD, shall also be added to time period for completion.

ARTICLE VII – PAYMENT

A. COMPENSATION

- 1. Upon approval of the appropriation of the approved funds below, BOE shall authorize the expenditure of an amount not to exceed \$ 3,939,444 for the complete and satisfactory performance of the terms of this MOU. These funds are available in the following accounts:

Funding Sources	Appropriation	Fund/Dept./Acct. No.	Available Balance
Prop K (8 th Cycle)	\$ 500,000	43K/10/10KM07	\$ 483,400
Prop K (8 th Cycle)	\$ 500,000	43K/10/10LM07	\$ 500,000
Sites and Facilities	\$ 2,129,342	209/88/88RME0	\$ 2,129,342
CTIEP FY 2023-24	\$ 5,310,200	TBD	\$ 5,310,200

2. The construction cost may be adjusted as necessary upon the completion of the Class "A" estimate. BOE shall approve a cost and/or scope adjustment after authorization from the Proposition K – LA for Kids Steering Committee, and subject to approval of an Amendment to the MOU by Board per Article VIII.A.
3. The GSD shall not be obligated to perform services under this MOU where the cost of work exceeds the estimate stipulated in this MOU, until written authorization is received from the BOE. Written authorization shall be in the form of a change order. Unforeseen conditions shall be addressed through the standard change order system.
4. The Change Order System includes an initiation document originating from the Construction Manager, a preliminary estimate by the BOE, a cost proposal from GSD to the BOE, an analysis of the proposal by the BOE, and a Change Order document signed by the GSD and the BOE.

B. METHOD AND TIME OF PAYMENT

1. Upon execution of this MOU, BOE shall coordinate with the appropriate City Departments to arrange the appropriation of \$3,939,444 into GSD salary and material accounts for construction services.
2. Scheduled payment reimbursements for GSD's services shall be made, on a quarterly basis. GSD shall provide a quarterly report detailing the expenses incurred for that quarter. The amount of the quarterly payment will be based on the number of staff hours and purchase orders directly chargeable to the project supported by timesheet records and the current hourly rate and verification of the purchase orders and if requested, GSD shall provide copies to BOE.

ARTICLE VIII – MODIFICATIONS

- A. Except as otherwise provided herein, this MOU may be altered, modified or amended only in writing, and executed by the parties hereto.
- B. Modifications or extra work requested during the construction phase shall be documented by a Change Order. The Change Order shall contain a description of the scope change or extra work, any additional costs approved by BOE and any time extensions approved by BOE. Change Orders exceeding \$100,000 shall require approval by Board prior to commencement of the work covered by the change order.

- C. This MOU contains the full and complete agreement between RAP, BOE and GSD. No verbal agreement or conversation with any officer or employee of the parties shall affect or modify any of the terms and conditions of the MOU.

sample

IN WITNESS WHEREOF, RAP, GSD, and BOE have caused this Memorandum of Understanding to be executed by their duly authorized representatives.

For: Department of Recreation and Parks

Jimmy Kim, General Manager

Executed this _____ day of _____, 20__

For: Department of Public Works, Bureau of Engineering,

Ted Allen, P.E., City Engineer

Executed this _____ day of _____, 20__

For: Department of General Services

Tony Royster, General Manager

Executed this _____ day of _____, 20__

ATTACHMENT B

Project Name

Work Order No.

1. Cesar Chavez Recreation Complex Phase IIIC Also Known As:
Sheldon Arleta Park Phase IIIC

E170163A

sample

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT

DOCUMENT FILED
 CITY CLERK'S OFFICE
 RECEIVED BY
 JUN 23 2004
 RE 04-04

ORIGINAL FILED

JUN 23 2004

NOTICE OF DETERMINATION

(Article I - City CEQA Guidelines)

LOS ANGELES, COUNTY CLERK

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. The filing of this notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167.

LEAD CITY AGENCY AND ADDRESS: Department of Public Works, Bureau of Engineering 650 South Spring Street, Suite 574, Los Angeles CA 90014-1914	COUNCIL DISTRICT 6
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PROJECT TITLE: (Including its common name, if any) Sheldon-Arleta Park Project W.O. No. E1700500	CASE NO.: C.F.: 04-0529
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PROJECT DESCRIPTION AND LOCATION:
 Development of active and passive recreational facilities on a city-owned 45-acre site formerly used as a municipal landfill. The site is bounded by Sheldon Street on the north, Sharp Avenue on the east, Wicks Street on the south and Arleta Avenue on the west. Planned facilities include: soccer fields; baseball fields; basketball courts; children's play area, splash pad, jogging path; bike path; group and individual picnic areas; service facility; concession space; restrooms; off-street parking; security fencing and lighting; and landscaped buffer areas. 12455 Wicks St, Sun Valley.

CONTACT PERSON: Jim Doty	STATE CLEARINGHOUSE NUMBER: 2004051066	TELEPHONE 213-847-8694
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This is to advise that on **June 22, 2004** the **City Council** of the City of Los Angeles approved the project described above and made the following determinations:

SIGNIFICANT EFFECT	<input type="checkbox"/> The project will have a significant effect on the environment. <input checked="" type="checkbox"/> The project will not have a significant effect on the environment.
MITIGATION MEASURES	<input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval.
OVERRIDING CONSIDERATION	<input type="checkbox"/> A Statement of Overriding Considerations was adopted. <input type="checkbox"/> A Statement of Overriding Considerations was not adopted. <input checked="" type="checkbox"/> A Statement of Overriding Considerations was not required.
ENVIRONMENTAL IMPACT REPORT	<input type="checkbox"/> An Environmental Impact Report was prepared for project and may be examined at the Office of the City Clerk. <input checked="" type="checkbox"/> An Environmental Impact Report was not prepared for the project.
NEGATIVE DECLARATION	<input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for project and may be examined at the Office of the City Engineer <input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.

SIGNATURE:  Ara Kasparian, Ph.D.	TITLE: Manager Environmental Mgmt Group	DATE: 6/22/04
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DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency

*Addendum to the
Initial Study/Mitigated Negative Declaration
for*

Sheldon Arleta Park

W.O. E1700500/State Clearinghouse Number: 2004051066



City of Los Angeles
Department of Public Works
Bureau of Engineering
Environmental Management Group
1149 South Broadway, Suite 600
Los Angeles, California 90015
Contact: Billy Ho, (213) 485-5745

January 2022

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Section 1.0 Project Overview

This addendum addresses the environmental impacts of the proposed project, Sheldon Arleta Park (Project), as it relates to the newly proposed emergency / service entry along Wicks Street.

The proposed Project is located in the northeastern San Fernando Valley, near the junction of State Route 170 (Hollywood Freeway) and Interstate 5 (Santa Ana Freeway). It is bounded by Sheldon Street on the north, Sharp Avenue on the east, Wicks Street on the south and Arleta Avenue on the west (Figures 1 and 2). The area north of Sheldon Street is the City of Los Angeles Department of Water and Power's Tujunga Spreading Grounds. The site is located in Council District 6, and is included in the Sun Valley La Tuna Canyon Community Plan.

The proposed Project is located in a site formerly used as municipal landfill, and consists of a 45- acre park with recreational facilities including soccer fields, baseball fields, basketball courts, a children's play area and splash pad, a jogging path, a bike path, group and individual picnic areas, a service facility, a concession space, restrooms, off-street parking, security fencing and lighting, and landscape buffer areas. Currently, the Project is being implemented in phases, depending on funding.

The Sheldon - Arleta Park IS/MND was adopted by the Los Angeles City Council on June 22, 2004. The Notice of Determination was filed on the same day. Since the Project IS/MND was adopted, a new emergency / service entry with a sliding gate has been included in the design details along Wicks Street and was not considered in the impact analysis.

The purpose of this Addendum is to analyze the proposed Project revisions as required under the CEQA Guidelines, Section 15162 and 15164. With respect to the proposed Project, the revision provided in this Addendum are only minor changes that do not result in any new significant environmental effect(s), therefore, the revised Project does not require of a subsequent negative declaration or Environmental Impact Report (EIR).

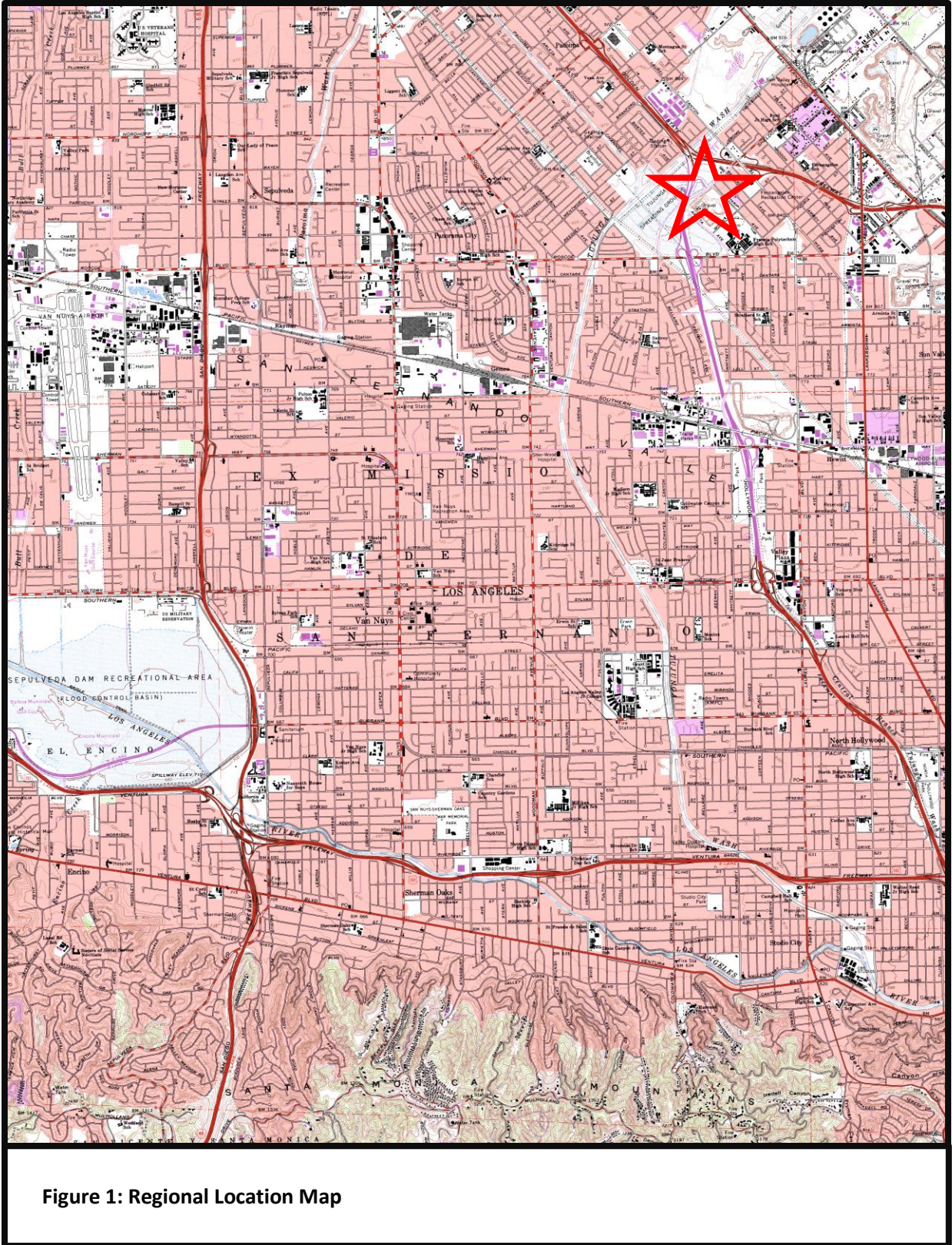




Figure 2: Project Location Map

Section 2.0 Purpose of the Addendum to the IS/MND

This addendum analyzes the proposed project revisions as required under the CEQA Guidelines, Sections 15162 and 15164. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration or Environmental Impact Report (EIR) have occurred. Under Section 15162, the lead agency shall prepare a new EIR if:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR, was adopted as complete or the Negative Declaration was adopted, shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

With respect to the proposed Project, none of these conditions are applicable and implementation of the mitigation measures outlined in the original IS/MND are sufficient; therefore, the Project does not require a new EIR or negative declaration.

Section 3.0 Previous Environmental Review

Initial Study/Mitigated Negative Declaration

The Sheldon Arleta Park IS/MND was adopted by the Los Angeles City Council on June 22, 2004. The Notice of Determination was filed on the same day.

The environmental review of the Project concluded that, with appropriate mitigation measures, the environmental impact of the Project would be less than significant.

The study determined that the Project's impacts on aesthetics would be less than significant with mitigation measures, as an attenuation berm between the recreational facilities and the nearby residents would shield residents from most of parks lights and field lighting would not be included in the Project.

Air quality impacts would also be less than significant with mitigation measures. The area could be significantly affected in the construction phase, but appropriate mitigation measures, such as controlling dust and using aqueous diesel fuel to operate equipment would render the impact less than significant. Air emissions generated by the anticipated traffic during park operation would remain below the regional thresholds of significance; carbon monoxide (CO) concentrations would also be below the federal and state air quality thresholds; odors generated by the old landfill would be controlled by an existing monitoring system and contained by the current gas flare system; park users would be exposed to concentrations of landfill gasses below the recommended OSHA threshold; and an explosive event would be highly unlikely due to the use of monitoring equipment.

To assess the impact of the project on biological resources, a vegetation survey was conducted on February 4 and 5, 2004, to provide a baseline record of existing plants; to determine whether any rare, threatened or endangered plants are present; to characterize the vegetation community, and to identify any potential wildlife habitat value. The survey did not observe any trees on the bordering streets, but found about 250-300 trees growing in the park area, belonging to forty-one (41) vascular plant species and to twenty two (22) tree or shrub species. Few of these plants were native and the vast majority was exotic. None of the species observed is included in the Inventory of Rare and Endangered Plants, or in the California Native Plant Society's (CNPS) California State Department of Fish and Game's Natural Diversity Database. The large number of nonnative species is indicative of a highly disturbed site, representative of no recognizable vegetation community. Many of the non-native plant species appear to have been planted as landscaping, but other species may have invaded as either ruderals or garden escapees. The IS/MND concluded that the proposed Project which would transform a closed municipal landfill into a park, would have no impact on existing biological resources. As part of the park construction phase, all of the existing trees documented in the IS/MND have been removed and have now been replaced by 302 trees and 3,598 shrubs and vines.

The study also acknowledged some risks related to the previous use of the site as a landfill. It analyzed issues related to geology and soil, to hazards and hazardous materials and to hydrology and water

quality and concluded that following the monitoring and response protocols included in the Final Closure and Post-closure Maintenance Plan of the landfill, the impacts of the project would be less than significant.

The environmental review addressed issues of land use planning and concluded that the Project would not conflict with any applicable land use plan approved for the area. It also determined that the park would have no impact on mineral resources and that mitigation measures should be implemented to reduce its noise impact to less than significant.

The study analyzed the impacts of the proposed Project on population and housing and concluded that the proposed Project would not induce growth, nor displace existing residents. It also assessed the impact on public services, recreation and utilities and concluded that any impact would be less than significant.

The IS/MND also addressed issues of traffic generated by the operation of the recreational facility. The Project is expected to generate about 1,202 vehicle trips daily and 300 vehicle trips (total of both directions) during the PM peak hour on weekdays. On Saturdays, the Project is expected to generate about 2,502 trips daily and 340 trips during the midday peak hour. About 60% of Project traffic is expected to use the vehicular entrance from Arleta Avenue (the primary entrance) and approximately 40% is projected to use the Sheldon Street entrance (the secondary entrance). Project-related traffic impacts were determined by comparing projected intersection levels of service in 2007 with and without the Project. The study projects that the intersection of Arleta Avenue and Sheldon Street will operate at level of service E primarily due to high numbers of westbound vehicles on Sheldon Street turning right onto northbound Arleta Avenue and that the addition of traffic from the proposed project would significantly affect the Arleta/Sheldon intersection during the weekday PM peak period. Additionally, since the primary entrance to the recreation center is located on Arleta Avenue and the secondary entrance is on Sheldon Street traffic will concentrate on these two roads.

The IS/MND is requiring the following mitigation measures to address traffic impacts:

- T1. Impacts to the intersection of Arleta Avenue and Sheldon Street will be mitigated to a less-than significant level by design and construction of the Golden State Freeway Corridor Automated Traffic Surveillance and Control (ATSAC) /Adaptive Traffic Control Systems (ATCS).
- T2. Sheldon Street and Arleta Avenue shall be widened (additional right-of-way dedicated) and improved as needed for site access to the satisfaction of LADOT. Widening and improvement will not be required along the entire frontage due to the geotechnical constraints of the site.
- T3. Sheldon Street shall be widened, improved and restriped to the satisfaction of LADOT to provide median channelization on Sheldon Str. for two-way left turn lanes and/or left turn pockets for full service access to the project site.
- T4. Arleta Avenue shall be widened, improved and restriped to the satisfaction of LADOT to provide full service access to the project site. Project access shall be directly opposite the northern-most of the existing driveways to the DWP Anthony Office Building and shall meet the standards required for signalized driveways to the satisfaction of LADOT.

As a previous project on the same area had triggered the Los Angeles Unified School District to request additional traffic mitigation measures, T5 through T 13 were also included in the Project.

- T5. The project manager or designee shall notify the LAUSD Transportation Branch (323-227-4400) of the expected start and ending dates for various portions of the project that may affect traffic through the area.
- T6. Safe and convenient pedestrian routes to John Francis Polytechnic High School shall be maintained.
- T7. Ongoing communication shall be maintained with the administrator of John Francis Polytechnic High School, providing sufficient notice to forewarn staff, children and parents when existing pedestrian and vehicular routes to school will be impacted.
- T8. Appropriate traffic control (signs and signals) shall be employed as needed to ensure pedestrian and vehicular safety.
- T9. Haul routes shall not include streets adjacent to John Francis Polytechnic High School when school is in session.
- T10. Streets adjacent to John Francis Polytechnic High School shall not be used for staging or parking of construction vehicles, including vehicles used to transport construction personnel.
- T11. Barriers shall be erected as needed to minimize unauthorized entry onto the construction site.
- T12. Security patrols shall be provided as needed to minimize unauthorized entry onto the construction site.
- T13. Construction equipment shall be secured when not in use to minimize attraction to children.

Section 4.0 Project Description and Proposed Modifications

4.1 Project Purpose and Description

The proposed Project has the goal of providing outdoor recreation opportunities and advancing public health and welfare.

The Sheldon Arleta Park is one of the 253 parks owned and managed by the City of Los Angeles. It is a recreational facility on a city owned 45-acre site, formerly used as a municipal landfill. It is located at 12455 Wicks Street, in an area bounded by Sheldon Street to the north, Sharp Avenue on the east, Wicks Street on the south and Arleta Avenue on the West.

It includes soccer fields, baseball fields, basketball courts, a children's play area and splash pad, a jogging path, a bike path, group and individual picnic areas, a service facility, a concession space, restrooms, off-street parking, security fencing and lighting, and landscaped buffer areas.

4.2 Proposed Additions and Modifications to the Project

The IS/MND was adopted in June 2004 and, since that date, the Project has been implemented in phases according to the availability of funding. A new emergency / service access entry on Wicks Street has

been included in the design.

Section 5.0 Impact Discussion

5.1 Introduction

The IS/MND identified and evaluated the impacts of the proposed Project, but did not discuss the impact of a new emergency / service entry along Wicks Street. The analyses provided below addresses each of the environmental issues analyzed in the IS/MND and focus on the potential changes in environmental impacts due to proposed modifications to the Project. The analysis of each environmental issue first summarizes the findings of the IS/MND, and then discusses the potential physical effects of the proposed modifications.

5.2 Aesthetics

According to the adopted IS/MND, the impacts on aesthetics would be less than significant after mitigation, because the Project would not create substantial light or glare that would adversely affect day or night time views in the area, and field lighting would not be included in the Project. The lighting included in the Project would be less than 30 feet high, and would be shielded to shine only where needed. If field lighting were installed in the future, it would be aimed only to the playing fields and turned off at 10:00 pm.

The addition of an emergency / service entry would not result in any change to the Project site's overall aesthetic character. This is a relatively small area that will be seldomly used and will not cause substantial light or glare issues. As such, implementation of the proposed modification to the Project would not result in any new or substantially different aesthetic impacts. With implementation of the existing mitigation, aesthetic impacts will remain less than significant during construction and operation of the Project.

5.3 Air Quality

The adopted IS/MND determined that impacts of the Project on air quality would be less than significant after mitigation, because best management practices would reduce air emissions during construction. Operational emissions, generated by the anticipated vehicle traffic, would not generate any significant impact, as they would remain below the regional, state and federal thresholds.

The addition of an emergency / service entry would not result in any change to the Project site's air quality impacts. This is a relatively small area that will be seldomly used and will not create an excessive source of emissions. As such, implementation of the proposed modification to the Project would not result in any new or substantially different air quality impacts. With implementation of the existing mitigation, air quality impacts will remain less than significant during construction and operation of the Project.

5.4 Biological Resources

The adopted IS/MND states that the Project would have no impact on existing biological resources, because no rare, threatened or endangered species are present in the area. The vegetation survey ascertained that, since the landfill's closure in 1974, no recognizable plant community has established in the area. Since the adoption of the IS/MND the Project has been partially implemented and has removed all the existing vegetation and replaced it with 302 trees and 3,598 shrubs and vines.

In the event trees will need to be removed or relocated to accommodate for roadway improvements in later construction phases, all removals and relocations will be conducted in accordance with the Migratory Bird Treaty Act and the California Department of Fish and Game Code. In accordance with the Migratory Bird Treaty Act, tree removal activities shall take place outside of the nesting season (February 15 – August 15), to the extent feasible. If tree removals should occur during the nesting season, a biological monitor would be required during the removal activities to ensure that no active nests would be impacted. If active nests are found, a 200-foot buffer radius (500 feet for raptors) would be established until the fledglings have left the nest.

The addition of an emergency / service entry to the Project site would not result in any new or substantially different impact on biological resources. With implementation of the existing mitigation, impacts will remain less than significant during construction and operation of the Project.

5.5 Cultural Resources

According to the adopted IS/MND, the Project would have no impact on cultural resources because the park is placed on a vacant site that was previously a municipal landfill.

The addition of an emergency / service entry would not change the method of construction assumed in the cultural resources impact analysis within the previously adopted IS/MND of the proposed Project. Implementation of the proposed modifications to the Project would not result in any new or substantially different impacts.

5.6 Geology and Soils

The adopted IS/MND states that the impacts on geological stability and soils would be less than significant after mitigation, because the Project would follow the recommendations included in the Preliminary Geotechnical Feasibility Evaluation and monitor the potential surface settlement of the former landfill.

The addition of an emergency / service entry would not change the method of construction assumed in the geology and soil impact analysis within the previously adopted IS/MND. As such, implementation of the proposed modifications to the Project would not result in any new or substantially different impact on geology and soil. With implementation of the existing mitigation, geological and soil impacts will remain less than significant during construction and operation of the Project.

5.7 Hazards and Hazardous Materials

The adopted IS/MND determined that the impacts related to hazards and hazardous materials would be

less than significant after mitigation, because the Project would follow the final Closure and Post Closure Maintenance Plan of the former landfill approved by the California Integrated Waste Management Board (now CalRecycle) in 1999 and by the California Regional Water Quality Control Board, Los Angeles Region in 2001 and its more recent amendment, approved in 2013.

The addition of an emergency / service entry would not change the method of construction assumed in the hazard and hazardous materials impact analysis within the previously adopted IS/MND of the proposed Project. As such, implementation of the proposed modifications to the Project would not result in any new or substantially different impact on hazards and hazardous materials. With implementation of the existing mitigation, hazards and hazardous materials impacts will remain less than significant during construction and operation of the Project.

5.8 Hydrology and Water Quality

According to the IS/MND, impacts of the Project on hydrology and water quality would be less than significant after mitigation. The park, in fact, will not be used for recreation until a revised Final Closure and Post Closure Maintenance Plan has been approved by Cal Recycle and by The California Regional Water Quality Control board, Los Angeles Region; and the Local Enforcement Agency has determined that site improvements are consistent with the approved plan.

The addition of an emergency / service entry would not change the method of construction assumed in the hydrology and water quality impact analysis within the previously adopted IS/MND. As such, implementation of the proposed modifications to the Project would not result in any new or substantially different hydrology and water quality impacts. With implementation of the existing mitigation, hydrology and water quality impacts will remain less than significant during construction and operation of the Project.

5.9 Land Use and Planning

The adopted IS/MND states that the impacts on land use and planning would be less than significant after mitigation, because the Project would not conflict with any land use plan, policy or regulation of agencies with jurisdiction over the Project.

The addition of an emergency / service entry would not change the method of construction assumed in the land use and planning impact analysis within the previously adopted IS/MND. As such, implementation of the proposed modifications to the Project would not result in any new or substantially different impact on land use and planning. With implementation of the existing mitigation, land use and planning impacts will remain less than significant during construction and operation of the Project.

5.10 Mineral Resources

The adopted IS/MND states that the Project would have no impacts on mineral resources.

The addition of an emergency / service entry would not change the method of construction assumed in

the mineral resources impact analysis within the previously adopted IS/MND. As such, implementation of the proposed modifications to the Project would not result in any new or substantially different impact on mineral resources.

5.11 Noise

According to the adopted IS/MND, the impacts on noise would be less than significant after mitigation, because the Project would increase local noise levels, but would not exceed City thresholds.

Furthermore, the Project includes a sound attenuation berm to protect neighboring residences and schools, while amplified sound generated by sports activities would be regulated and would not increase noise levels at nearby residences.

The addition of an emergency / service entry would not change the method of construction assumed in the noise impact analysis within the previously adopted IS/MND. Additionally, operational noise impacts associated with the additional emergency / service entry remain negligible as presence of emergency vehicles are seldom, and routine entry and exit of service vehicles typically occur during business hours and are brief. As such, implementation of the proposed modifications to the Project would not result in any new or substantially different noise impacts. With implementation of the existing mitigation, noise impacts will remain less than significant during construction and operation of the Project.

5.12 Population and Housing

The adopted IS/MND states that the Project would have no impacts on population and housing.

The addition of an emergency / service entry would not change the method of construction assumed in the population and housing impact analysis within the previously adopted IS/MND of the proposed Project. As such, implementation of the proposed modifications to the Project would not result in any new or substantially different impact on population and housing.

5.13 Public Services

The adopted IS/MND states that the Project would have no impacts public services.

The addition of an emergency / service entry would not change the method of construction assumed in the public services impact analysis within the previously adopted IS/MND. As such, implementation of the proposed modifications to the Project would not result in any new or substantially different impact on public services.

5.14 Recreation

The adopted IS/MND states that the Project would have no negative impact on recreation, as it includes recreational facilities.

The addition of an emergency / service entry would not change the method of construction assumed in the recreation impact analysis within the previously adopted IS/MND. As such, implementation of the

proposed modifications to the Project would not result in any new or substantially different impact on recreation.

5.15 Transportation and Traffic

According to the adopted IS/MND, the impacts on traffic and transportation would be less than significant after mitigation, because the Project would increase local traffic, but also include mitigation measures such as widening Sheldon Street and Arleta Street and restriping them to provide access to the park. According to the IS/MND, with these measures the Project would not impinge on the level of service of local streets and intersections.

The addition of an emergency / service entry would not change the method of construction assumed in the transportation and traffic impact analysis within the previously adopted IS/MND. The main access points to the park remain the same. The number of vehicles anticipated to travel to the park and the vehicle/miles travelled to the park do not change due to the addition of this entrance. As such, implementation of the proposed modifications to the Project would not result in any new or substantially different transportation and traffic impacts. With implementation of the existing mitigation, transportation and traffic impacts will remain less than significant during construction and operation of the Project.

5.16 Utilities and Service Systems

According to the adopted IS/MND, the impacts on utilities and on the existing service systems would be less than significant, because the Project would increase the burden on utilities and public services only incrementally, in a manner that would not reduce the quantity or quality of services provided to the existing activities and to the local residents.

The addition of an emergency / service entry would not change the method of construction assumed in the utilities and public services impact analysis within the previously adopted IS/MND. As such, implementation of the proposed modifications to the Project would not result in any new or substantially different utilities and public services impacts and they will remain less than significant during construction and operation of the Project.

Section 6.0 Conclusion

As required by CEQA Guidelines Section 15164, an addendum to a previously adopted negative declaration shall be prepared if some changes or additions to a project are necessary and that none of the conditions warranting the preparation of a subsequent MND or EIR are present. As demonstrated in the analysis included in Section 5.0 above, this Addendum is the appropriate document to analyze the proposed modifications to the Project for the following reasons:

- No substantial changes are proposed to the Project which will require major revisions of the previously prepared and adopted negative declaration;
- No substantial changes have occurred with respect to the circumstances under which the Project is being undertaken; and
- No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted, has been identified.