



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

August 08, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

21 August 8, 2017

LORI GLASGOW
EXECUTIVE OFFICER

**BONELLI EQUESTRIAN CENTER REFURBISHMENT PROJECT
APPROVE REVISED SCOPE OF WORK AND INCREASED PROJECT BUDGET,
AND APPROPRIATION ADJUSTMENT; AND
ADOPT YOUTH EMPLOYMENT PLAN
CAPITAL PROJECT NO. 87196
(SUPERVISORIAL DISTRICT 5) (4 VOTES)**

SUBJECT

Approval of the recommended actions will adopt the Mitigated Negative Declaration and approve the revised scope of work, budget increase, and appropriation adjustment for the Bonelli Equestrian Center Refurbishment Project, Capital Project No. 87196, to provide sufficient funds to complete the project; and adopt the Youth Employment Plan.

IT IS RECOMMENDED THAT THE BOARD:

1. Consider the Mitigated Negative Declaration for the Bonelli Equestrian Center Refurbishment Project, together with any comment received during the public review process; find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Mitigated Monitoring and Reporting Program, finding that it is adequately designed to ensure compliance with the mitigation measures during the project implementation; find on the basis of the whole record before the Board, that there is no substantial evidence that the project will have significant effect on the environment; and adopt the Mitigated Negative Declaration.
2. Approve the revised total project budget of \$2,300,000 from the previously approved budget of \$1,950,000, for the Bonelli Equestrian Center Refurbishment Project, Capital Project No. 87196.

3. Approve an appropriation adjustment to appropriate \$350,000 of County Excess Funds, available to the Fifth Supervisorial District pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1996 for the Bonelli Equestrian Center Refurbishment Project, Capital Project No. 87196 to fully fund the Project.

4. Approve the revised Project and authorize the Director of the Department of Parks and Recreation, or his designee, to implement the revised scope of work for the Bonelli Equestrian Center Refurbishment Project, Capital Project No. 87196, through a Board-approved Job Order Contract.

5. Adopt the Youth Employment Plan for the Bonelli Equestrian Center Refurbishment Project, as required by the Los Angeles County Regional Park and Open Space District Procedural Guide.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will consider and adopt the Mitigated Negative Declaration (MND); approve the budget increase and revised scope of work for the Bonelli Equestrian Center Refurbishment Project, Capital Project No. 87196 (revised Project) by the Board; allow the Department of Parks and Recreation (Department) to complete the revised Project through a Board-approved Job Order Contract (JOC); and adopt a Youth Employment Plan (YEP) for the revised Project located at Frank G. Bonelli Regional Park, 120 Via Verde Park Road, San Dimas, CA 91773.

The Department was authorized to deliver the construction using a Board-approved JOC. The approved scope of work consisted of the refurbishment and replacement of existing stables and accessory structures, site amenities, paving, and grading work to improve site drainage and stormwater management. During the design development, the consultant proposed increased measures to address drainage and stormwater management requirements, including biofiltration, sand filtering, and permeable paving. The request for the additional funding is a result of the increased measures, as well as increased costs for the stable and accessory structures.

The revised Project also consists of minor work, including temporary facilities to provide temporary stables for the horses that are currently boarded at the site.

Youth Employment Plan

In 2009, the Board, acting as the governing body of the Los Angeles County Regional Park and Open Space District (RPOSD), adopted a procedural guide for projects funded by the Los Angeles County Safe Neighborhood Parks Proposition of 1996 (Proposition A). RPOSD's policy requires that the grantee's governing body adopt a YEP for each Proposition A funded project at a duly noticed public meeting. Approval of the recommended actions will adopt a YEP (Attachment II) for the revised Project to comply with the requirements of RPOSD's policy. Youth will be employed to perform tasks such as area clean-up, landscaping, and painting.

Implementation of Strategic Plan Goals

The proposed recommendations further the Board-approved County Strategic Plan Goal Realize Tomorrow's Government Today to pursue operational effectiveness (Goal III.3) by enhancing recreation opportunities to benefit County residents in the Fifth Supervisorial District.

Green Building/Sustainable Design

The revised Project will support the Board's Sustainable Design Program by improving storm water drainage across the site and using high efficiency lighting that is energy efficient and low maintenance.

FISCAL IMPACT/FINANCING

On April 14, 2015, the Board approved the Project with a total project budget of \$1,950,000. The revised total Project budget is estimated at \$2,300,000, which includes construction, Youth Employment, Civic Art fee, consultant services, plan check, and County services. The revised Project Schedule and Budget Summary are included in Attachment I.

The recommended appropriation adjustment (Attachment III) will increase the Project budget by appropriating an additional \$350,000 to the Bonelli Equestrian Center Refurbishment Project, Capital Project Number 87196, which will be offset with Proposition A Grant Funds. Upon approval of the appropriation adjustment, sufficient funds will be available to fully fund the revised Project in the Fiscal Year 2017-18 Capital Projects/Refurbishment Budget, Capital Project No. 87196.

The revised Project budget of \$2,300,000 is fully funded with \$1,950,000 from the Fifth District's net County cost, and \$350,000 of County Excess Funds, available to the Fifth Supervisorial District pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1996 (Proposition A Grant Funds).

Operating Budget Impact

The Bonelli Equestrian Center is operated by a third party pursuant to a concession agreement with the Department and the Department does not anticipate any one-time start up or ongoing operating costs resulting from the recommended actions.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Approval of the recommended actions will authorize the Department to implement the revised Project using a Board-approved JOC program. With the Board's authorization, the revised Project will be performed using a JOC as the work involves repair, remodeling, and refurbishing of County facilities.

The standard Board-directed clauses that provide for contract termination, negotiation, and hiring displaced County employees will be included in the JOC. The JOC contractor who is awarded this contract, will be required to fully comply with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Service Program), and Chapter 2.201 (Living Wage Program).

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009, the revised Project budget includes 1 percent of design and construction costs to be allocated to the Civic Arts Fund.

ENVIRONMENTAL DOCUMENTATION

On April 14, 2015, the Board approved the Project, authorized the Department to deliver the Project, and found the Project categorically exempt from the California Environmental Quality Act (CEQA).

However, as part of the schematic design work performed by the Board-approved as-needed consultant, an Initial Study was subsequently prepared for the project in compliance with CEQA due to the revisions to the Project. It was determined that the revised Project, which includes site drainage and stormwater management, required mitigation measures as a result of potential impacts identified to nesting and migratory birds. Subsequently, an MND was prepared. Native American consultation (AB 52) was also initiated for the revised Project.

The Initial Study identified two effects of the revised Project in the environmental area of biological resources. Prior to the release of the proposed mitigated negative declaration for public review, revisions to the project were made or agreed to which would avoid the effects or mitigate the effects to a point where no significant effects would occur, as follows:

Biological Resources

BIO-1: If construction activities are scheduled to occur during the raptor breeding season (January 15 through August 15), pre-construction surveys shall be conducted by a qualified biologist within three days prior to construction activities to determine if raptors occur within 500 feet of the areas that could be indirectly impacted by construction noise. If there are no raptors nesting (includes nest building or other breeding/nesting behavior) within this area, construction shall be allowed to proceed. However, if any raptors are observed nesting or displaying breeding/nesting behavior within the survey area, construction shall be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after August 15; or (2) a temporary noise barrier or berm shall be constructed at the edge of the impact footprint to reduce noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ). Alternatively, construction equipment could be modified and/or the duration of construction equipment operation could

be controlled to keep noise levels below 60 dB LEQ or ambient in lieu of or in concert with a wall or other sound attenuation barrier.

BIO-2: To ensure compliance with the Migratory Bird Treaty Act (MBTA), clearing of vegetation shall occur outside of the breeding season of the most avian species (February 1 through September 15). Clearing during the breeding season of MBTA-covered species could occur if it is determined that no nesting birds (or birds displaying breeding or nesting behavior) are present within three days prior to clearing. A pre-construction survey shall be conducted to determine if breeding or nesting avian species occur within areas directly affected by vegetation removal. If any such birds are observed nesting or displaying breeding/nesting behavior within the Project footprint, construction in the areas shall be postponed until (1) the nest is abandoned or the young have fledged or (2) after September 15. The no-work buffer zone placed around the nest shall be determined by a qualified biologist at the time of discover, and will vary based on site conditions and the type of work to be conducted. A qualified biologist shall monitor vegetation removal if conducted during the breeding season.

The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the County, that the project as a whole may have a significant effect on the environment. Based on the initial study and project revisions, the Mitigated Negative Declaration was prepared for the revised Project.

Pursuant to Public Resources Code Sections 21092 and 21092.3, public notice was published in the San Gabriel Valley Tribune and posted at the Frank G. Bonelli Regional Park, 120 Via Verde, San Dimas for a period of 30 days. Comments were received from two members of the public and from one public agency. All comments received and responses to the comments are attached in the Final

MND and sent to commenting agencies.

A tribal consultation under AB 52 was requested from the Gabrieleno Band of Mission Indians-Kizh Nation (Kizh Nation) and was conducted. On June 22, 2016, the Los Angeles County Department of Parks and Recreation (DPR) initiated environmental review of the Bonelli Equestrian Center Refurbishment Project under CEQA. On June 22, 2016 within 14 days of the start of CEQA, DPR notified the Kizh Nation by letter of the opportunity to consult on this project. On July 6, 2016, DPR received a written request from the Kizh Nation to consult. DPR subsequently initiated consultation with the Kizh Nation on July 25, 2016, which included a meeting at the project site. During the site visit meeting, the Kizh Nation noted that the site where the equestrian center sits is not of concern because the land is already disturbed and mostly built on bedrock with very little fill surface. However, the Kizh Nation believe that the area east of the equestrian center may have Tribal Cultural Resource. Through consultation, DPR and the Kizh Nation came to consensus about appropriate mitigation measures. Consequently, DPR have incorporated mitigation measures in the Cultural Resources section of the CEQA document.

The location of documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is located at the Los Angeles County Department of Parks and Recreation 510 South Vermont Ave., Los Angeles, CA90020.

The project is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Wildlife. Upon the Board's adoption of the MND, Parks will file a Notice of Determination with the County Clerk in compliance with Section 21152 of the California Public Resources Code.

CONTRACTING PROCESS

Withers and Sandgren LTD was selected by the Planning and Development Agency from the Department's approved list of as-needed consultants to provide design consultant services for the revised Project.

Construction of the improvements will be completed using a Board-approved JOC.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will have no impact on County services or projects at this facility. Temporary facilities will be provided and closure to portions of the equestrian center will be brief. Construction will be coordinated with park staff to minimize disruption.

CONCLUSION

Upon approval by the Board, please forward one adopted copy to the Chief Executive Office, Capital Projects Division, and one adopted copy to the Department of Parks and Recreation.

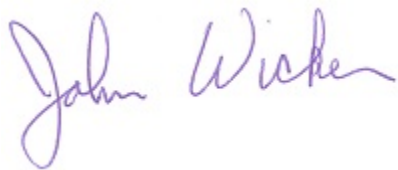
Should you have any questions please contact Daniel Abratte at (626) 252-5691 or dabratte@parks.lacounty.gov, Henry Ling at (626) 934-3859 or hling@parks.lacounty.gov, Nicole Melkonian at (213) 738-2986 or nmelkonian@parks.lacounty.gov, or Kaye Michelson at (213) 738-2955 or kmichelson@parks.lacounty.gov.

The Honorable Board of Supervisors

8/8/2017

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Respectfully submitted,



JOHN WICKER

Director

JW:NEG:KR:HL:D

A

Enclosures

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors
Arts Commission
Auditor Controller
Parks and Recreation

ATTACHMENT I

**BONELLI EQUESTRIAN CENTER REFURBISHMENT PROJECT
APPROVE REVISED PROJECT BUDGET
AND APPROPRIATION ADJUSTMENT
ADOPT YOUTH EMPLOYMENT PLAN
CAPITAL PROJECT NO. 87196
(SUPERVISORIAL DISTRICT 5) (4 VOTES)**

PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Board Approval	08/08/2017
Jurisdictional Approvals	09/20/2017
JOC Contract	11/13/2017
Start Construction	12/18/2017
Substantial Completion	10/01/2018
Project Acceptance	10/15/2018

PROJECT BUDGET SUMMARY

Project Activity	Adopted Budget	Impact of this Action	Revised Project Budget
Land Acquisition	\$0	\$0	\$0
Construction			
Purchase Order Contract	0	0	0
Job Order Contracts	\$1,515,000	\$305,000	\$1,820,000
Change Orders/Contingency	0	0	0
Departmental Crafts Parks	0	0	0
Department Trails	0	0	0
Youth Employment	0	\$2,000	\$2,000
Construction Consultants	0	0	0
Telecomm Equip – Affixed to Building	0	0	0
Civic Arts	<u>\$15,000</u>	<u>\$7,000</u>	<u>\$22,000</u>
Subtotal	\$1,530,000	\$314,000	\$1,844,000
Programming/Development	\$0	0	\$0
Plans and Specifications	\$0	0	\$0
Consultant Services			
Architecture & Engineering Services	\$313,000	\$22,000	\$335,000
DPW Consultant Services	0	0	0
Geotech/Soils Report and Soils Testing	0	0	0
Material Testing	0	0	0
Cost Estimating	0	0	0
Topographic Surveys	0	0	0
Construction Management	0	0	0
Construction Administration / Gordian	0	0	0
Environmental	0	0	0
Utilities/Change Order	0	0	0
Other Expenditure:	<u>0</u>	<u>0</u>	<u>0</u>
Subtotal	\$313,000	\$22,000	\$335,000
Miscellaneous Expenditures – Furniture	\$0	0	\$0
Jurisdictional Review/Plan Check/Permit	\$50,000	\$6,000	\$56,000
County Services			
Code Compliance Inspection	0	0	0
Quality Control Inspection	0	0	0
Design Review	0	0	0
Contract Administration	0	0	0
Gordian Group	\$30,000	\$7,000	\$37,000
DPW Project Management	0	0	0
ISD Job Order Contract Management	0	0	0
DPW Job Order Contract Management	\$8,000	0	\$8,000
ISD Communications/Data	0	0	0
Project Security	0	0	0
Project Technical Support	0	0	0
Countywide Contract Compliance-ISD	<u>\$19,000</u>	<u>\$1,000</u>	<u>\$20,000</u>
Subtotal	\$57,000	\$8,000	\$65,000
TOTAL	\$1,950,000	\$350,000	\$2,300,000

ATTACHMENT II

BONELLI EQUESTRIAN CENTER REFURBISHMENT PROJECT APPROVE REVISED PROJECT BUDGET AND APPROPRIATION ADJUSTMENT ADOPT YOUTH EMPLOYMENT PLAN CAPITAL PROJECT NO. 87196 (SUPERVISORIAL DISTRICT 5) (4 VOTES)

YOUTH EMPLOYMENT PLAN

BACKGROUND (Scope of Work)

The Project is located at 120 Via Verde Road in San Dimas. The Project includes refurbishment and replacement of existing stables and accessory structures, paving, site amenities and work to improve site drainage and storm water management.

Tasks that may be performed by At-Risk Youth

Youth will perform weed abatement and general clean-up duties.

Estimated Cost of Youth Employment

It is estimated that the Department will expend a minimum of \$2,000 in youth employment on this Project.

Method of Youth Employment

The Department shall employ youth through a service agreement with a conservation corps organization.

Youth Employment Goal:

The Youth Employment Goal for the County of Los Angeles was \$15,739,507.43. The Department exceeded this goal.

ATTACHMENT III

**BONELLI EQUESTRIAN CENTER REFURBISHMENT PROJECT
APPROVE REVISED PROJECT BUDGET
AND APPROPRIATION ADJUSTMENT
ADOPT YOUTH EMPLOYMENT PLAN
CAPITAL PROJECT NO. 87196
(SUPERVISORIAL DISTRICT 5) (4 VOTES)**

**APPROPRIATION ADJUSTMENT
(SEE ATTACHED)**

AUGUST 8, ~~July 10~~, 2017

DEPT NO: 600

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF PARKS AND RECREATION

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2017-18

4 - VOTES

SOURCES		USES	
PARKS AND RECREATION		PARKS AND RECREATION	
BONELLI EQUESTRIAN CENTER REFURBISHMENT		BONELLI EQUESTRIAN CENTER REFURBISHMENT	
A01-CP-91-R400-65043-87196		A01-CP-6014-65043-87196	
REGIONAL PARK AND OPEN SPACE DISTRICT-CAPITAL PROJECTS		CAPITAL ASSETS - B & I	
INCREASE REVENUE	350,000	INCREASE APPROPRIATION	350,000

SOURCES TOTAL \$ 350,000

USES TOTAL \$ 350,000

JUSTIFICATION

The appropriation adjustment is necessary to fully fund the Bonelli Equestrian Center Refurbishment Project, Capital Project No. 87196.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

21 AUG 8 2017

Malou Rubio
AUTHORIZED SIGNATURE MALOU RUBIO, DEPTL FINANCE MANAGER II

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

Lori Glasgow
LORI GLASGOW
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

- ACTION
- RECOMMENDATION

AUDITOR-CONTROLLER

BY *Lorfaun*

B.A. NO. 002

DATE *June 30, 2017*

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY *Christa-Ann Yu*

DATE *July 3, 2017*