WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

"To Enrich Lives Through Effective And Caring Service""

Board of Supervisors
GLORIA MOLINA
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Fifth District

November 12, 2014

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

22 November 12, 2014

SACHI A. HAMAI
EXECUTIVE OFFICER

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:

DEPARTMENT OF PARKS AND RECREATION:
ESTABLISH PUENTE HILLS COUNTY
REGIONAL PARK MASTER PLAN PROJECT
APPROVE APPROPRIATION ADJUSTMENT
CAPITAL PROJECT NO. 69770
FOURTH DISTRICT
(4 VOTES)

SUBJECT

Approval of the recommended actions and appropriation adjustment will establish the proposed Puente Hills County Regional Park Master Plan Project and allow the Department of Parks and Recreation to proceed with a Park Master Plan, conceptual plan alternatives, and the required environmental documents for the proposed Puente Hills County Regional Park.

IT IS RECOMMENDED THAT THE BOARD:

1. Establish the proposed Puente Hills County Regional Park Master Plan Project, Capital Project No. 69770, with a Project budget in the amount of $814,000.

2. Approve the appropriation adjustment to transfer Sanitation Special Districts of Los Angeles County in the amount of $814,000 from the Department of Parks and Recreation's Trust Account (TK7-7272) to the proposed Puente Hills County Regional Park Master Plan Project, Capital Project No. 69770.

3. Authorize the Director of the Department Parks and Recreation, or his designee, to use a Board-approved, as-needed design consultant to provide a Park Master Plan and environmental document services for a not-to-exceed fee of $813,382 for the proposed Puente Hills County Regional Park

Master Plan Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will establish the proposed Puente Hills County Regional Park Master Plan Project (Project) and allow the Department of Parks and Recreation (Parks) to use a Board-approved as-needed Design Consultant (Design Consultant) to provide a Park Master Plan and environmental document services for the proposed Puente Hills County Regional Park (Park).

Background

As required by Conditional Use Permit (CUP) No. 02-027-(4), the Sanitation Districts of Los Angeles County (Sanitation Districts) prepared the Puente Hills Landfill Final Use Feasibility Study (Study), which assesses the feasibility of various concepts for a public park at the Puente Hills Landfill (Landfill) and recommends a final use concept. Taking into account the long-term impacts of ground settlement, space limitations, and other feasibility criteria, the Study concluded that a primitive park with multi-use trails was technically viable for the final use concept. On October 30, 2013, Parks provided comments to the Study concurring with the final use concept.

The Landfill, which is located within a larger 1,365 acre area owned, operated, and maintained by the Sanitation Districts, was officially closed on October 31, 2013, as required by CUP No. 02-027-(4). Currently, post-closure activities managed by the Sanitation Districts are underway, including establishing final grade, drainage controls, preparing the site for final landscape cover necessary for erosion control, and other related safety and infrastructure improvements.

Pursuant to CUP Condition No. 60, “the Sanitation District has agreed to provide to Los Angeles County, all funds needed for the preparation of the Project and environmental documentation, as well as funding for development, operation, and maintenance of the proposed Park to support recreational use.” In accordance with CUP Condition No. 60, Parks requested a partial payment of $813,382 for the development of a Park Master Plan, conceptual plan alternatives, and appropriate environmental documentation for the proposed Park.

Upon completion of post-closure activities (pertaining to grading, methane control, drainage, and safety) the landfill areas will be certified by regulators, that the former landfill areas may be re-used, specifically for public open space and parkland. Following certification of closure, Parks will have access to approximately 155 acres of top-deck fill areas (Project areas) proposed for recreational use, including development of trails.

After the completion of post-closure maintenance activities overseen by the Sanitation Districts, and only after regulatory authorities have determined that the refuse-filled portions of the site no longer pose a threat to health, safety, and the environment, Parks will eventually gain access to approximately 450 additional acres of filled portions of the site.

Project

The proposed Project will include plans to develop a Park located on the western edge of Puente Hills in the unincorporated area of North Whittier, on the Landfill solid waste fill areas. The proposed Park would be developed, operated, and maintained by Parks; however, fee-ownership will remain with the Sanitation Districts, per a Joint Powers Agreement (JPA) developed between both parties and executed on April 28, 1987.

The proposed Park would be developed primarily as a multi-use trails park with regional connectivity to Parks' existing vast trails network. It would serve as a link to several cities and communities between the foothills and the San Gabriel River through the existing multi-use Schabarum-Skyline Trail, which serves as a back-bone trail and an integral trail within the Park's trails network. The proposed Park design would also incorporate passive and low-intensity recreational and related uses that are compatible and potentially interconnected with the adjoining Puente Hills Habitat Preservation Authority lands, open space, trails, and recreational uses.

The Design Consultant will provide general development requirements, topographic map, geotechnical report, survey map, and soil reports; identify necessary regulatory permitting, compliance, and jurisdictional constraints; develop conceptual design alternatives through site analysis and four community outreach workshops; and provide conceptual grading and utility plans, conceptual plan, probable cost estimates, perspective renderings, and a proposed Park Master Plan for the proposed Park. Additionally, the Design Consultant will conduct all necessary environmental assessments/studies and provide all necessary documents/reports required to complete appropriate environmental analysis and documentation for future consideration by the Board.

Construction of the proposed Park would be planned in phases in order not to impede or impact ongoing post-closure requirements, including monitoring of methane wells and ground conditions (settling), and other Sanitation Districts' operations related to sanitation, similar uses, and the management of their property.

The Project budget for development and construction of the proposed Park would be negotiated between Parks and the Sanitation Districts in an amended JPA, which is currently being drafted by the Sanitation Districts. Parks would also negotiate funding for operating and maintenance upon completion of the proposed Project.

Following completion of the appropriate environmental documentation, Parks will return to the Board for consideration of the environmental documentation when it recommends approval of the proposed Project and to establish a capital project for implementation of the design, construction, and Project budget of the proposed Park.

Implementation of Strategic Plan Goals

The recommended actions support the Board-approved County Strategic Plan Goal of Community Support and Responsiveness (Goal 2), by investing in new facilities that will enhance recreational activities for County residents.

Green Building/Sustainable Design Program

The Project design supports the Board's Green Building/Sustainable Design Program by incorporating drought-tolerant/low water-use plant materials; low water-use irrigation systems, including smart irrigation controllers; vegetative swales to capture storm water runoff; and waterless urinals and low-flow toilets in the proposed restroom facilities to increase on-site water conservation. The Project design also incorporates recycled materials in construction and site amenities; solar-driven utilities, including security lighting and permeable paving; and surfacing, where feasible.

FISCAL IMPACT/FINANCING

The total Project cost estimate for the proposed Project is $813,382 for design services, which will

include development, topographic map, geotechnical report, survey map, soil reports; identifying regulatory permitting, compliance, and jurisdictional constraints; develop conceptual design alternatives through site analysis; community outreach workshops; conceptual grading and utility plans, conceptual plan, probable cost estimates, perspective renderings and environmental assessments/studies.

On June 19, 2014, $813,382 in Sanitation Special Districts Funds was transferred to Parks' Trust Account, Fund TK7, BSA Account 7272 (TK7-7272) for the proposed Project.

Approval of the attached appropriation adjustment (Attachment I) will authorize the transfer of $814,000 from Parks' Trust Account, Fund TK7, BSA Account 7272 (TK7-7272), to the Puente Hills County Regional Park Master Plan Project, Capital Project No. 69770, to provide sufficient funds to fully fund the proposed Project.

Operating Budget Impact

Based on the proposed Park Master Plan Project description, Parks does not anticipate additional one-time or ongoing costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to the Board's Civic Art Policy, adopted on December 7, 2004, and amended on December 15, 2009, the proposed Project is exempt from the Civic Art Fee because the proposed Project does not include construction.

Data regarding the Design Consultant's minority participation is on file with Parks.

ENVIRONMENTAL DOCUMENTATION

The proposed activities are not a project pursuant to the California Environmental Quality Act (CEQA) because they are activities that are excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed actions involving the establishment of a project and project budget, and commencement of design and environmental services are administrative activities of government, which will not result in direct or indirect physical changes to the environment.

Prior to commencing any activities that would be a project under CEQA, Parks will return to the Board for consideration of appropriate environmental documentation under CEQA.

CONTRACTING PROCESS

On May 17, 2011, the Board awarded and authorized the Director of the Department of Parks and Recreation (Director), or his designee, to execute consultant services agreements with Design, Community and Environment; Post Buckley, Schuh & Jernigan, Inc., dba PBS&J; RBF Consulting; RJM Design Group, Inc.; Sapphos Environmental Inc.; and Withers and Sandgren LTD, for an annual not-to-exceed fee of $1,000,000, to provide as-needed planning, environmental, and architectural/engineering services for various County projects for a three-year term with two one-year extensions, provided that the expiration date of the contracts is subject to the following condition: where services for given projects have been authorized, but are not completed prior to the stated

expiration date, the expiration date of the agreements is extended to allow for completion of such services.

RBF Consulting was selected by the Park's Planning and Development Agency from the approved list of as-needed consultants to provide planning and environmental consultant services for the proposed Project.

The fee for the Design Consultant's services is determined by negotiation between Parks and the Design Consultant based on the Consultant and Sub-Consultant(s) Fee Schedules, included in Attachment C of the Consultant Services Agreement No. 10329 approved by the Board on August 8, 2011. The negotiated fee has been reviewed by Parks and is considered reasonable for the scope of work.

The proposed Park Master Plan and environmental document services are necessary to better meet the community's needs and will be completed by the Design Consultant for a not-to-exceed fee of $813,382.

The Design Consultant's fee schedule, Community Business Enterprise participation data, and three-year contracting history with the County are on file with Parks.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed Project will have no impact on current County services.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and to the Department of Parks and Recreation.

Respectfully submitted,

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:SHK:DJT
SW:VM:rp

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Parks and Recreation

November 12, 2014

ATTACHMENT I

**DEPARTMENT OF PARKS AND RECREATION:
ESTABLISH PUENTE HILLS COUNTY
REGIONAL PARK MASTER PLAN PROJECT
APPROVE APPROPRIATION ADJUSTMENT
CAPITAL PROJECT NO. 69770**

**APPROPRIATION ADJUSTMENT
(Attached)**

PINK

BA FORM 03/13

BOARD OF SUPERVISORS OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 600

DEPARTMENT OF PARKS AND RECREATION

November 12, 2014

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 2014-15

4 - VOTES

SOURCES		USES	
PARKS AND RECREATION		PARKS AND RECREATION	
Puente Hills County Regional Park Master Plan		Puente Hills County Regional Park Master Plan	
A01-CP-94-9924-65043-69770		A01-CP-6014-65043-69770	
Other Miscellaneous/CP	$814,000	Capital Assets-Building and Improvements	$ 814,000
INCREASE REVENUE		INCREASE APPROPRIATION	

SOURCES TOTAL: $ 814,000

USES TOTAL: $ 814,000

JUSTIFICATION

Appropriation adjustment is necessary to transfer funds, received from the Sanitation Districts of Los Angeles County, from the Department of Parks and Recreation's Trust Account (TK7-7272) to the Puente Hills Park Master Plan Project, Capital Project No. 69770 to fund the Park Master Plan for the proposed Puente Hills County Regional Park Project.

AUTHORIZED SIGNATURE Sabra White, CEO Manager

ADOPTED
BOARD OF SUPERVISORS

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

#22 NOV 12 2014

SACHI A. HAMAI
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

☐ ACTION

☑ RECOMMENDATION

☑ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

AUDITOR-CONTROLLER BY

B.A. NO. 045 Oct. 28 20 14

CHIEF EXECUTIVE OFFICER BY

Oct 28 20 14