

REPORT OF GENERAL MANAGER

NO. 04-213

DATE June 16, 2004

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

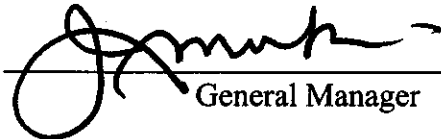
SUBJECT: **SHELDON-ARLETA PARK (W.O. E170500) - APPROVAL OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

\* K. Chan  
H. Fujita  
F. Mok

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J. Combs  
J. Kolb  
G. Stigile

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\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

**RECOMMENDATION:**

That the Board:

1. Review and consider the Initial Study/Mitigated Negative Declaration (IS/MND) and the associated Mitigation Monitoring and Reporting Plan (MMRP) prepared by the City's Bureau of Engineering, finding that all potentially significant environmental effects of the project have been properly disclosed and evaluated in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines, and that the IS/MND reflects the Department of Recreation and Parks' independent judgment and analysis; and
2. Recommend that the City Council review, consider and adopt the proposed Initial Study/Mitigated Negative Declaration (IS/MND), together with the Public Review Record which contains comments received during the public review process, and
  - (a) Find on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment and that the IS/MND reflects the City Council's independent judgment and analysis,
  - (b) Adopt the IS/MND and Mitigation Monitoring Program, and
  - (c) Specify that the City Engineer, located at 650 S Spring St, and the City Clerk, located at 200 N Spring St, are the custodians of documents and other material which constitute the record of proceedings upon which the City Council's decision is based.

## REPORT OF GENERAL MANAGER

PG 2

NO. 04-213

### SUMMARY:

The city proposes to develop recreational facilities on a city-owned 45-acre site formerly used as a municipal landfill<sup>1</sup>. The proposed 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.

Sheldon-Arleta Park programs and recreational amenities will be maintained and operated by the Department of Recreation and Parks. The park will be open to the public on weekdays from 9:00 AM to dusk. On weekends, the park will be open to the public from 9:00 AM to 5:00 PM. The facility will be located in the North Valley Service Area (Operations West).

The Department of Public Works Bureau of Sanitation will have the lead responsibility for implementing the actions in the Landfill Closure and Post-Closure Maintenance Plan: maintaining the landfill cap; maintaining and operating the groundwater and landfill gas monitoring and control systems; and responding with corrective actions as necessary.

Funding for the City's portion of the project is anticipated to be from Proposition K.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared for the project based on an Initial Study, which determined that all potentially significant environmental affects that, would be mitigated to less than significant levels.

The MND was circulated to all interested parties and responsible agencies, and filed with the State Clearinghouse. The comment period opened on May 5, 2004 and closed on June 9, 2004. Minor revisions have been made to the Draft MND in response to these comments, however the revisions do not change the MND's conclusions. The Public Review Record describes the recommended revisions to the Draft MND.

When adopting a mitigated negative declaration, the city is required to adopt a program for reporting on or monitoring the changes, which it has either required in the project or made condition of approval to mitigate or avoid significant environmental effects. A copy of the MND, the Public Review Record, and the Mitigation Monitoring Program are on file in the Board Office.

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1. The size of the site has been variously described. The area enclosed by the streets is 45 acres. The landfill covered about 41 acres.

REPORT OF GENERAL MANAGER

PG 3

NO. 04-213

A summary of the Mitigation Monitoring and Reporting Program is shown below:

Mitigation Measures	Responsibility	Record
Parking lot lighting shall not exceed 30 feet in height and shielded to shine downward. Only low-level security lighting (no field or parking areas) is allowed after closing and only at the minimum level of illumination to identify unauthorized people on-site.	Project Engineer	Project Plans & Specifications
All night-lights shall be shielded to shine only on the subject property, and no light bulb shall be visible from any adjacent property.	Project Engineer	Project Plans & Specifications
The maximum height of any identifying monument sign within 300 feet from residential properties shall not exceed 8 feet and shall not be lighted after closing time.	Project Engineer	Project Plans & Specifications
All field lighting shall be directional lighting aimed only at the playing field/seating areas.	Project Engineer	Project Plans & Specifications
Field lighting is allowed until 10 PM and then shall be turned off by automatic timer. Field lighting is allowed only for the active recreation areas.	Project Engineer	Project Plans & Specifications
All construction equipment shall be properly maintained and operated.	Project Engineer	Project Plans & Specifications
Aqueous diesel fuels shall be used in all construction equipment, where feasible.	Project Engineer	Project Plans & Specifications
Diesel oxidation catalysts shall be used in all construction equipment, where feasible.	Project Engineer	Project Plans & Specifications
Land disturbance shall be minimized to the extent feasible.	Project Engineer	Project Plans & Specifications
Disturbed land and open storage piles that will be left inactive for several days, shall be stabilized by applying a chemical stabilizer, (b) covering, or (c) watering three times per day.	Project Engineer	Project Plans & Specifications
Disturbed land that will not be paved as part of the project shall be re-vegetated as soon as possible.	Project Engineer	Project Plans & Specifications
The construction area shall be sufficiently dampened to control dust caused by construction and hauling and at all times provide reasonable control of dust by wind.	Project Engineer	Project Plans & Specifications
During periods of high winds either cease all clearing, earth moving and excavation activities or apply water to	Project Engineer	Project Plans & Specifications

REPORT OF GENERAL MANAGER

PG 4

NO. 04-213

Mitigation Measures	Responsibility	Record
soil not more than 15 minutes prior to moving the soil.		
All truck loads of imported or exported soil or debris shall be either (a) securely covered or (b) comply with vehicle freeboard requirements of Section 23114 of the California Vehicle Code and be sufficiently watered to prevent excessive amount of dust.	Project Engineer	Project Plans & Specifications
Proposed project activities should take place outside of the breeding bird season, which generally runs from March 1- August 31 to avoid take. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).	Project Engineer	Project Plans & Specifications
The Department of Fish and Game recommends using native plant materials in any project landscaping for their wildlife and water conservation values.	Project Engineer	Project Plans & Specifications
The Department of Fish and Game recommends that artificial night lighting should be shielded or hooded so that light is directed to desired locations and not into landscaping areas and/or directly into the sky where light is disruptive to migrating birds and insects.	Project Engineer	Project Plans & Specifications
The Department of Fish and Game recommends placing landscaping around areas where birds will not fly into windows trying to get to the landscaping.	Project Engineer	Project Plans & Specifications
The Department of Fish and Game recommends using window frosting on windows so that they do not reflect surrounding landscaping and pose a bird collision hazard or use netting greater than inch mesh to reduce bird collisions into windows.	Project Engineer	Project Plans & Specifications
The Department of Fish and Game recommends providing trash receptacles and dumpsters with lids or other devices which prevent scavenging by mammals and birds such as crows and ravens.	Project Engineer	Project Plans & Specifications
Landfill Final Closure and Post-Closure Maintenance Plan shall be modified as follows: (a) routine evaluations and inspections shall be increased from "at least twice a year" to weekly inspections by park staff; (b) the number of survey monuments used to determine	PW-San	Sheldon-Arleta Landfill Final Closure and Post-Closure Maintenance

REPORT OF GENERAL MANAGER

PG 5

NO. 04-213

Mitigation Measures	Responsibility	Record
settling shall be increased from three to no less than 12; and (c) the frequency at which site settling (differential and total) is determined shall be increased from "once every 5 years" to annually.		Plan
Site improvements shall be consistent with the recommendations of the Geotechnical Data Report except those recommendations that are contrary to the general locations of active and passive uses as shown in the Conceptual Park Plan developed in community meetings.	Project Engineer	Geotechnical Data Report  Project Plans & Specifications
The site shall not be used for recreation until (a) a revised <u>Final Closure and Post Closure Maintenance Plan</u> has been approved by the California Integrated Waste Management Board and the California Regional Water Quality Control Board, Los Angeles Region, and (b) the Local Enforcement Agency has determined that site improvements are consistent with the approved plan.	PW-San	Sheldon-Arleta Landfill Final Closure and Post-Closure Maintenance Plan
The site shall not be used for recreation until (a) a revised <u>Final Closure and Post Closure Maintenance Plan</u> has been approved by the California Integrated Waste Management Board and the California Regional Water Quality Control Board, Los Angeles Region, and (b) the Local Enforcement Agency has determined that site improvements are consistent with the approved plan.	PW-San	Sheldon-Arleta Landfill Final Closure and Post-Closure Maintenance Plan
The sound attenuation berm shall be designed to provide sound attenuation for Sharp Avenue residences.	Project Engineer	Project Plans & Specifications
To achieve the greatest possible noise attenuation for Sharp Avenue residents, the sound attenuation berm shall be as close to Sharp Avenue as is feasible.	Project Engineer	Project Plans & Specifications
Grading for the sound attenuation berm along Sharp Avenue shall be done as early as possible in order to maximize shielding of Sharp Avenue residences from construction noise.	Project Engineer	Project Plans & Specifications
Amplified sound shall be regulated by the Department of Recreation and Parks such that amplified sound	Project Engineer	Project Plans & Specifications

REPORT OF GENERAL MANAGER

PG 6

NO. 04-213

Mitigation Measures	Responsibility	Record
shall not cause exterior noise levels at residences along Sharp Avenue to exceed the city's maximum noise standards for a residential zone.		
Impacts to the intersection of Arleta Ave. and Sheldon St. will be mitigated to a less-than-significant level by design and construction of the Golden State Freeway Corridor ATSAC/ATCS System.	LADOT	Golden State Freeway Corridor ATSAC/ATCS Records
Sheldon St. and Arleta Ave. 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.	Project Engineer	Project Plans & Specifications
Sheldon St. shall be widened, improved and restriped to the satisfaction of LADOT to provide median channelization on Sheldon St. for two-way left turn lanes and/or left turn pockets for full service access to the project site.	Project Engineer	Project Plans & Specifications
Arleta Ave. 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.	Project Engineer	Project Plans & Specifications
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.	Project Engineer	Project Plans & Specifications
Safe and convenient pedestrian routes to John Francis Polytechnic High School shall be maintained.	Project Engineer	Project Plans & Specifications
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.	Project Engineer	Project Plans & Specifications
Appropriate traffic control (signs and signals) shall be	Project	Project Plans &

REPORT OF GENERAL MANAGER

PG 7

NO. 04-213

Mitigation Measures	Responsibility	Record
employed as needed to ensure pedestrian and vehicular safety.	Engineer	Specifications
Haul routes shall not include streets adjacent to John Francis Polytechnic High School when school is in session.	Project Engineer	Project Plans & Specifications
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.	Project Engineer	Project Plans & Specifications
Barriers shall be erected as needed to minimize unauthorized entry onto the construction site.	Project Engineer	Project Plans & Specifications
Security patrols shall be provided as needed to minimize unauthorized entry onto the construction site.	Project Engineer	Project Plans & Specifications
Construction equipment shall be secured when not in use to minimize attraction to children.	Project Engineer	Project Plans & Specifications

Upon approval of the Initial Study/Mitigated Negative Declaration, staff will proceed with the completion of the construction documents, incorporating the recommendations of the MND, for the proposed project. The completed construction documents will then be presented to the Board for approval and call for bids. It is anticipated that the construction of the proposed project will occur in several phases. Construction is scheduled to begin in August or September of 2005 and take about 12 months. The schedule includes about six months for contingencies and post-construction activities such as inspection and commissioning. Project completion is scheduled for March 2007.

This Board Report was prepared by Kathleen Chan, Acting Superintendent, and by Bureau of Engineering staff.