



August 17, 2020

Shane Stueckle
Deputy Town Manager
Town of Yucca Valley
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

Subject: Proposition 68 Aquatics and Recreational Center Project– Request for Contract Amendment No. 1 to Analyze a Second Site at Brehm Park Family Recreation Center (TYV-03)

Dear Mr. Stueckle:

This revised contract amendment request details additional work needed to analyze a second site in addition to the first site (located at 56525 Little League Drive, “Option 1”). The second site encompasses the northeastern portion of the Brehm Park Family Recreation Center property at 56620 Little League Drive (“Option 2”). The Option 2 site is north of Little League Drive, east of the existing soccer fields, south and west of the single-family resident parcels. This site is recently developed with recreational uses and does not contain natural habitat.

TASK 1. PROJECT INITIATION

The Project Initiation task has been completed. Therefore, no changes are proposed for this task.

TASK 2. TECHNICAL STUDIES

Task 2.1 Air Quality & Greenhouse Gas

Rather than modeling emissions associated with both Option 1 and Option 2, the air quality and (GHG) emissions modeling will be based on the worst-case construction scenario. Therefore, no changes are proposed for this task.

Task 2.2 Noise

With the addition of the Option 2 Site, the noise and vibration technical study will be expanded to include an analysis for the Option 2 site. PlaceWorks will evaluate potential noise and vibration impacts for the construction and operational phases of the proposed aquatics and recreational facility project at both sites. The noise and vibration analysis will analyze both site options for the proposed recreation facility using relevant criteria for noise exposure based on applicable federal, state, and local standards and ordinances, including those in the Municipal Code and General Plan Noise Element. The dominant noise source in the project area is highway traffic and local roadway traffic.

The nearest sensitive receptors to the Option 2 site are single-family homes to the east. As discussed in the original proposal, the nearest sensitive receptors to Option 1 site are the single-family homes to the west. PlaceWorks will assess existing noise conditions and identify the nearest sensitive receptors and other environmental noise characteristics based on PlaceWorks experience of similar noise environments, aerial photography, site plans, and project site photos. Given the roadway configuration around both site options, traffic noise is expected to be the dominant noise source in the area; both now and at project build-out. As

such, no field measurements of ambient noise levels are proposed, and existing conditions will be addressed based on data from the project traffic study and available noise contours.

The findings of the technical analysis will be provided in a noise and vibration section of the Addendum. Modeling outputs will be included in an appendix.

Task 2.3 Transportation

The additional of Option 2 will be incorporated into the original scope and cost. Therefore, no changes are proposed for this task.

TASK 3 ADDENDUM

Task 3.1 – Screencheck Addendum

Instead of analyzing one site, the Addendum will evaluate two sites (Option 1 and Option 2) in conformance with CEQA Section 15164. This task includes preparing and finalizing the project descriptions for Option 1 and Option 2. The Addendum will include a completed environmental checklist and associated discussion that compares each of the options to the approved project. We will use the standard Initial Study environmental checklist form and include findings of the environmental effects of the project compared to the 2006 Certified EIR, as amended, and 2010 Adopted MND. We will rely on and make use of the analysis and mitigation measures in the 2015 MND.

PlaceWorks will coordinate with the Town to obtain any additional or updated information for Option 2, including construction equipment and schedule information. Project site plans, elevations, and grading plans (as available) will also be used to accurately evaluate project-related impacts.

Task 3.2 – Final Addendum

No changes to the scope of work for this task are needed at this time

TASK 4 CERTIFICATION DOCUMENTS

No changes to the Mitigation Monitoring Program or Notice of Determination tasks are warranted.

TASK 5 PROJECT MANAGEMENT AND MEETINGS/HEARINGS

Task 5.1. Project Management

This contract amendment assumes three additional months of project management time.

Task 5.2. Meetings and Public Hearings

Our scope of work includes attendance at 3 meetings/ hearings. No changes to the scope of work for this task are needed at this time.

REIMBURSABLES

No changes to the scope of work for this task are needed at this time.

Cost Estimate

The following is a summary of our requested contract amendment in the total amount of **\$21,600**.

| TASK/SUBTASK DESCRIPTION | CONTRACT | REQUESTED CONTRACT AMENDMENT NO. 1 | TOTAL WITH CONTRACT AMENDMENT NO. 1 |
|---------------------------------------------------------|-----------------|------------------------------------|-------------------------------------|
| Task 1. Project Initiation | \$4,275 | \$0 | \$4,275 |
| Task 2. Technical Analysis | \$42,555 | \$4,820 | \$47,375 |
| Task 2.1. Air Quality and GHG Emissions | \$7,450 | \$0 | \$7,450 |
| Task 2.2. Noise and Vibration | \$6,505 | \$4,820 | \$11,325 |
| Task 2.3. Traffic (Fehr & Peers) | \$28,600 | \$0 | \$28,600 |
| Task 3. Addendum | \$15,020 | \$13,710 | \$28,730 |
| Task 2.1. Screencheck Addendum | \$13,055 | \$13,710 | \$26,765 |
| Task 2.3. Final Addendum | \$1,965 | \$0 | \$1,965 |
| Task 4. Certification Documents | \$875 | \$0 | \$875 |
| Task 5. Project Management and Meetings/Hearings | \$7,365 | \$3,070 | \$10,435 |
| Task 5.1. Project Management | \$3,080 | \$3,070 | \$6,150 |
| Task 5.2. Meetings and Hearings | \$4,285 | \$0 | \$4,285 |
| TOTAL LABOR | \$70,090 | \$21,600 | \$91,690 |
| Reimbursables | \$1,230 | \$0 | \$1,230 |
| TOTAL | \$71,320 | \$21,600 | \$92,920 |

Notes: Reimbursable expenses are billed at our current rates plus 2% of labor for office expenses.

We appreciate your consideration of this requested contract amendment. Please let us know if you need any additional information to assist you in expediting this request.

Sincerely,

PLACEWORKS



Nicole Vermilion
Principal