

APPROVED

APR 21 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-089

DATE April 21, 2022

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH ATWATER PARK OUTDOOR IMPROVEMENTS (PRJ21618) (PRJ21559) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [EXTERIOR ALTERATIONS INVOLVING MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE]; CLASS 1(12) [OUTDOOR LIGHTING FOR SECURITY AND OPERATIONS], CLASS 2 [REPLACEMENT OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY]; CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT REQUIRED FOR SAFETY AND THE PUBLIC CONVENIENCE INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE]; CLASS 4(3) [NEW GARDENING AND LANDSCAPING]; CLASS 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED] CLASS 11(2) [CONSTRUCTION OF PARKING LOTS UNDER 110 SPACES WHERE NO DECKING OR UNDERGROUNDING IS INVOLVED] AND CLASS 11(6) [PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING OR INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301, 15302, 15303, 15304(b), 15304(f) AND 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>FUC</i> C. Santo Domingo	<i>DF</i> _____
J. Kim	_____	N. Williams	_____



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work for the North Atwater Park Outdoor Improvements (PRJ21618) (PRJ21559) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers listed in Attachment 1, a maximum of Two Million, Five Hundred Thousand Dollars (\$2,500,000.00) in Park Fees, for the proposed Project.

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3. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) [Exterior alterations involving minor construction where there be negligible or no expansion of use]; Class 1(12) [Outdoor lighting for security and operations], Class 2 [Replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity]; Class 3(4) [Installation of new equipment required for safety and the public convenience involving negligible or no expansion of use]; Class 4(3) [New gardening and landscaping]; Class 4(12) [Minor trenching and backfilling where the surface is restored]; Class 11(2) [Construction of parking lots under 110 spaces where no decking or undergrounding is involved] and Class 11(6) [Placement of minor structures accessory to (appurtenant to) existing or institutional facilities] of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15303, 15304(b), 15304(f) and 15311 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk.
4. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
5. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this proposed Project in the budget contingency amounts for such contracts as stated in this Report;
6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

North Atwater Park is located at 3900 W. Chevy Chase Drive within Griffith Park. This 5.36-acre park provides a baseball diamond, basketball courts, children's play area and splash pad, restroom(s), volleyball courts, and benches for the surrounding community. Approximately 2,587 City residents live within a one-mile half walking distance of North Atwater Park. Due to the size of the park, and the facilities, features, programs, and services it provides, Griffith Park meets the standards for a Regional park, as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

The scope of the proposed Project includes the following:

- Renovation of the existing baseball diamond, including improvements to the backstop, dugouts, fencing, bleachers.
- Construction of ADA compliant walkways, including connections to existing trails.
- Construction of a parking lot/area on eastern side of the park, including any necessary improvement to the existing public right of way
- Replacement of the existing, non-functional, splash pad with new equipment
- Replacement of the existing restroom building with new prefabricated restroom
- Landscape and irrigation improvements and installation of park amenities such as benches, picnic tables, hydration station(s)
- Installation of new security lighting and cameras

PROJECT FUNDING

Upon approval of this Report, Two Million, Five Hundred Thousand Dollars (\$2,500,000.00) in Park Fees can be committed to the proposed Project.

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000.00) in the unappropriated balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000 in funds to complete various park projects citywide. The proposed Project is one of the park projects that RAP has identified for the use of these funds.

The total amount of funding available for the proposed Project is Three Million, Two Hundred Seventy-Two Thousand Five Hundred Dollars (\$3,727,500.00).

The anticipated pre-qualified on-call contracts will be for Park Facility Construction. The budget contingency for the Park Facility Construction contracts will be Five Hundred Thousand Dollars (\$500,000.00).

These Park Fees were collected within ten (10) miles of Griffith Park, which is the standard distance for the commitment of Park Fees for regional recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$1,819,782.16	55%
Park Fees	302/89/89716H	\$680,217.84	21%
Deferred Maintenance Funds	302/89/89727H-NR	\$772,500.00	24%
Total		\$3,272,500.00	100%

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PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Spring 2023.

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at North Atwater Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of exterior alterations involving minor construction where there be negligible or no expansion of use; outdoor lighting for security and operations, replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity; installation of new equipment required for safety and the public convenience involving negligible or no expansion of use; new gardening, and landscaping; minor trenching and backfilling where the surface is restored; construction of parking lots under 110 spaces where no decking or undergrounding is involved and placement of minor structures accessory to (appurtenant to) existing or institutional facilities.

According to the parcel profile report retrieved on March 17, 2022, this area resides in a liquefaction zone. The construction of this Project, however, will not create conditions that could lead to liquefaction.

This site is not within a coastal or methane, zone, so there is no reasonable possibility that the project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed project. As of March 17, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) has not listed the Project site or any contaminated sites near the Project area (within 500 feet). According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the Project or within the Project site. Furthermore, the Project is located within the boundaries of the historic area of Griffith Park, an Historic Cultural Monument of the City of Los Angeles (HCM#942), but it does not affect any contributing element to the historic designation and will not cause a substantial adverse change in the significance of a historical resource.

As such, RAP staff recommends that the Board of Recreation and Parks Commissioners' (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(12), Class 2, Class 3(4), Class 4(3), Class 4(12), Class 11(2) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15303, 15304(b), 15304(f), 15311 of California CEQA Guidelines. Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

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FISCAL IMPACT

The approval of this commitment of Park Fees for this Project will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Park Fees, Deferred Maintenance Funds, or funding sources other than RAP's General fund. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service at this facility.

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: All parks are safe and welcoming

Result: The outdoor improvements at the North Atwater Park within Griffith Park will enhance the park user's experience.

This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Construction and Maintenance Branch.

ATTACHMENTS

- 1) ATTACHMENT 1 – List of Work Order Numbers for the proposed Project

ATTACHMENT 1 – List of Work Order Numbers for the Griffith Park - North Atwater Park Outdoor Improvements (PRJ21618) Project

FUNDING SOURCE	FUND/DEPT./ACCT. NO.	WORK ORDER NO.
Park Fees	302/89/89716H	QT073188
Park Fees	302/89/89716H	QT073709
Park Fees	302/89/89716H	QM133327
Park Fees	302/89/89718H	QP001714
Park Fees	302/89/89718H	QP001592
Park Fees	302/89/89718H	QP002121
Park Fees	302/89/89718H	QP000002
Park Fees	302/89/89716H	QT073851
Park Fees	302/89/89716H	QT073982
Park Fees	302/89/89716H	QT074109
Park Fees	302/89/89718H	QP000178
Park Fees	302/89/89718H	QP000876
Park Fees	302/89/89718H	QP000894
Park Fees	302/89/89718H	QP000335
Park Fees	302/89/89718H	QP000902
Park Fees	302/89/89718H	QP000614
Park Fees	302/89/89718H	QP000644
Park Fees	302/89/89718H	QP000651
Park Fees	302/89/89718H	QP000738
Park Fees	302/89/89718H	QP000854
Park Fees	302/89/89718H	QP000439
Park Fees	302/89/89718H	QP000297
Park Fees	302/89/89716H	QM154693
Park Fees	302/89/89716H	QM185018
Park Fees	302/89/89716H	QT064363
Park Fees	302/89/89716H	QT070517
Park Fees	302/89/89716H	QT071678
Park Fees	302/89/89716H	QT074229
Park Fees	302/89/89718H	QP001577
Park Fees	302/89/89718H	QP000982
Park Fees	302/89/89718H	QP001585
Park Fees	302/89/89718H	QP001029
Park Fees	302/89/89718H	QP001076
Park Fees	302/89/89718H	QP000984
Park Fees	302/89/89718H	QP001153
Park Fees	302/89/89718H	QP001757

Park Fees	302/89/89718H	QP001756
Park Fees	302/89/89718H	QP002202
Park Fees	302/89/89718H	QP001521
Park Fees	302/89/89718H	QP002111
Park Fees	302/89/89718H	QP001760
Park Fees	302/89/89718H	QP001921
Park Fees	302/89/89718H	QP002043
Park Fees	302/89/89718H	QP002066
Park Fees	302/89/89718H	QP001928
Park Fees	302/89/89718H	QP001975
Park Fees	302/89/89718H	QP002080
Park Fees	302/89/89718H	QP001845
Park Fees	302/89/89718H	QP001235
Park Fees	302/89/89718H	QP002179
Park Fees	302/89/89718H	QP001814
Park Fees	302/89/89716H	QT074749
Park Fees	302/89/89716H	QT078257
Park Fees	302/89/89718H	QP002325
Park Fees	302/89/89718H	QP002030
Park Fees	302/89/89718H	QP001605
Park Fees	302/89/89718H	QP001529
Park Fees	302/89/89718H	QP001271
Park Fees	302/89/89716H	QT074085
Park Fees	302/89/89716H	QT074281