

# APPROVED

July 21 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 22-194

DATE July 21, 2022

C.D. 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GARVANZA PARK – PLAYGROUND REPLACEMENT (PRJ21582) 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(3) [MINOR ALTERATION OF EXISTING PEDESTRIAN TRAILS], CLASS 2 [REPLACEMENT OF EXISTING STRUCTURES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] AND CLASS 11(6) [PLACEMENT OF MINOR STRUCTURES ACCESSORY TO EXISTING INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(c), 15302 AND 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>FUE</i> C. Santo Domingo	<i>DF</i> _____
B. Jackson	_____	N. Williams	_____

*Nat Denise Williams for*  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and total budget for the Garvanza Park – Playground Replacement (PRJ21582) 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 Six Hundred Thousand, Eighty Seven Dollars and Seventy Cents (\$600,087.70) in Park Fees, for the proposed Project;
3. Approve the proposed Project to be bid and constructed through RAP’s list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such construction contracts as set forth in this Report;

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5. 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(3) [Minor alteration of existing pedestrian trails], Class 2 [Replacement of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity] and Class 11(6) [Placement of minor structures accessory to existing institutional facilities] of City CEQA Guidelines and Article 19, Sections 15301(c), 15302 and 15311 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the State Clearinghouse and with the Los Angeles County Clerk;
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 an NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Garvanza Park is located at 6240 Meridian Street in the Garvanza area of the City. This 5.59 acre facility provides a children's play area, baseball fields, and a skate park for the use of the surrounding community. Approximately 6,422 City residents live within a one-half mile of Garvanza Park. Due to the facilities and features it provides, Garvanza Park meets the standard for a community park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The proposed Project includes the following scope of work items:

- Replacement of existing playgrounds
- Installation of site amenities
- Path of travel improvements

The rendering of the new playground is shown in Attachment 2.

### PROJECT FUNDING

Upon approval of this Report, a maximum of Six Hundred Thousand, Eighty Seven Dollars and Seventy Cents (\$600,087.70) in Park Fees can be committed to the proposed Project, which is the total budget for the Project inclusive of the budget contingency amount set forth below.

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The anticipated pre-qualified on-call contracts for the Garvanza Park – Playground Replacement (PRJ21582) Project will be for Playground Construction. The budget contingency for the Playground Construction contract will be One Hundred Thousand Dollars (\$100,000.00).

These Park Fees were collected within five (5) miles of Garvanza Park, which is the standard distance for the commitment of the Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89716H	\$137,765.33	22%
Park Fees	302/89/89718H	\$462,322.37	78%
<b>Total</b>		<b>\$600,087.70</b>	<b>100%</b>

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and the proposed Project is anticipated to begin in Fall 2022.

TREES AND SHADE

The proposed Project will have no impact on existing trees at the park. The new playground will include integrated shade toppers.

ENVIRONMENTAL IMPACT

The proposed Project consists of a minor alteration of existing pedestrian trails; replacement of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity and placement of minor structures accessory to existing institutional facilities.

This site is not within a coastal, or methane, 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 October 8, 2021, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://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. The proposed Project site is located on Garvanza Pumping Station and Site of Highland Reservoir, a City of Los Angeles Historic Cultural Monument #412. However, the replacement of the existing playground, the alteration of the path of travel and the installation of park amenities will not cause a substantial adverse change in the significance of a historical resource.

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As such, 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(3), Class 2 and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301(c), 15302 and 15311 of California CEQA Guidelines. RAP Staff will file a Notice of Exemption with the State Clearinghouse and the Los Angeles County Clerk upon Board's approval.

### FISCAL IMPACT

The approval of the commitment of Park Fees will have no fiscal impact on RAP's General Fund.

The estimated costs for the actions listed in the Project Scope section of this report are anticipated to be funded by Park Fees or funding sources other than the RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal 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 replacement of the playground will enhance the park users' experience.

This Report was prepared by Meghan Luera, Senior Management Analyst I, Planning, Maintenance and Construction Branch.

### ATTACHMENTS

- 1) Attachment 1 – List of Accounts and Work Orders for proposed Project
- 2) Attachment 2 – Rendering of New Playground

**ATTACHMENT 1 – List of Accounts and Work Orders for Garvanza Park – Playground Replacement (PRJ21582) Project**

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002280
Park Fees	302/89/89718H	QP001892
Park Fees	302/89/89718H	QP002085
Park Fees	302/89/89718H	QP001872
Park Fees	302/89/89718H	QP001775
Park Fees	302/89/89718H	QP001920
Park Fees	302/89/89718H	QP002124
Park Fees	302/89/89718H	QP002184
Park Fees	302/89/89718H	QP002244
Park Fees	302/89/89718H	QP002399
Park Fees	302/89/89718H	QP002490
Park Fees	302/89/89716H	QM185571
Park Fees	302/89/89716H	QM195413
Park Fees	302/89/89718H	QP002741
Park Fees	302/89/89718H	QP001417
Park Fees	302/89/89716H	QM161608
Park Fees	302/89/89718H	QP002533
Park Fees	302/89/89718H	QP002412
Park Fees	302/89/89718H	QP002316
Park Fees	302/89/89718H	QP002522
Park Fees	302/89/89718H	QP002523
Park Fees	302/89/89718H	QP002753
Park Fees	302/89/89716H	QT072571
Park Fees	302/89/89716H	QT073362
Park Fees	302/89/89716H	QT074864
Park Fees	302/89/89718H	QP001026
Park Fees	302/89/89718H	QP001407
Park Fees	302/89/89718H	QP001098
Park Fees	302/89/89718H	QP001249
Park Fees	302/89/89716H	QT074301
Park Fees	302/89/89718H	QP002506
Park Fees	302/89/89718H	QP001091
Park Fees	302/89/89718H	QP001296
Park Fees	302/89/89718H	QP001555
Park Fees	302/89/89718H	QP001401
Park Fees	302/89/89718H	QP001562
Park Fees	302/89/89718H	QP001412
Park Fees	302/89/89718H	QP001453
Park Fees	302/89/89718H	QP002589
Park Fees	302/89/89718H	QP002382
Park Fees	302/89/89716H	QT074157
Park Fees	302/89/89718H	QP000775
Park Fees	302/89/89718H	QP001384
Park Fees	302/89/89716H	QT074280

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002459
Park Fees	302/89/89718H	QP002000
Park Fees	302/89/89718H	QP001873
Park Fees	302/89/89718H	QP002781
Park Fees	302/89/89718H	QP002847
Park Fees	302/89/89718H	QP002584

ATTACHMENT 2



Garvanza Park Playground Rendering



Green PiP AREA: 2237 ft<sup>2</sup>  
 Blue PiP AREA: 186 ft<sup>2</sup>  
 Brown PiP AREA: 16 ft<sup>2</sup>  
 Beige PiP AREA: 23 ft<sup>2</sup>  
 TOTAL AREA: 2463 ft<sup>2</sup>  
 PERIMETER: 178' 3"



#	Product Number	Product Name	M.F.H.	Sum of Safety Zone Area (imp)	Count
A	NRO102-xx01	Pony	2' 0"	154	1
B	NRO417-xx21	Little Hen's House	1' 11"	427	1
C	NRO606-xx21	Theater & Music Cottage	0"	0	1
D	NRO425-xx21	Castle, Large	9' 10"	1327	1

## Garvanza Park Area 1

6240 Meridian Street  
Los Angeles, CA 90042  
Site Plan



MANUFACTURER'S SHOP DRAWING:

FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.

TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES. PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.

SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 51/2\"/>

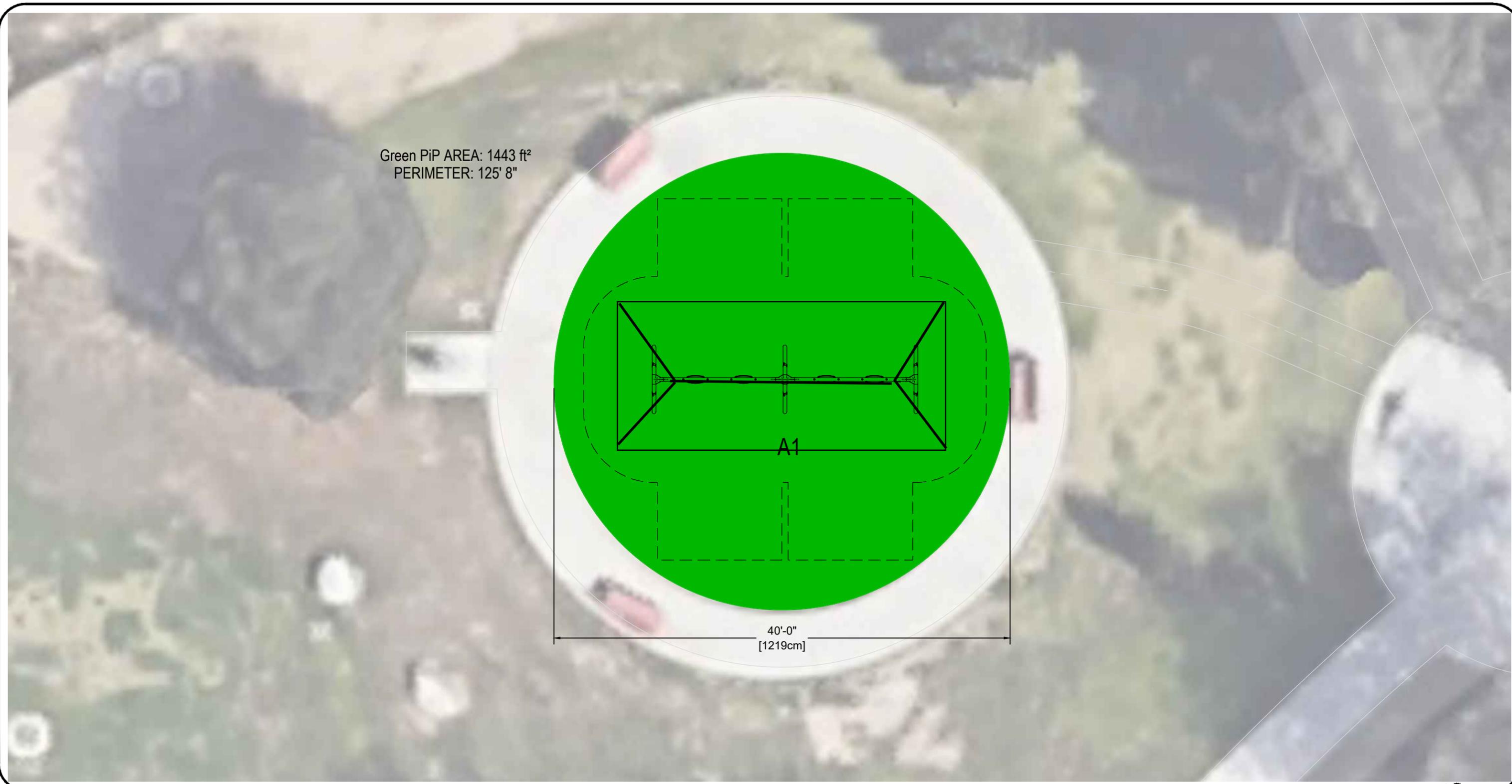
DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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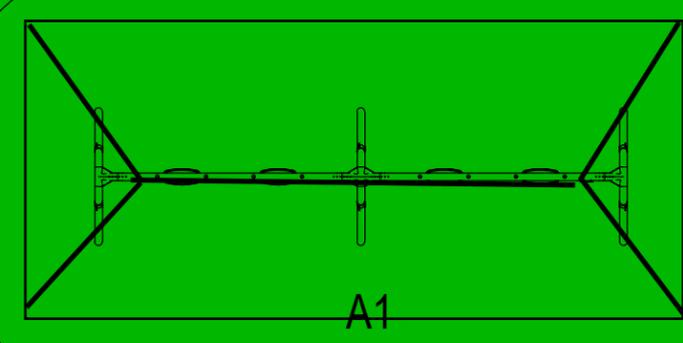


REVIEW BY: DESIGN	DATE: 04/19/2022	SHEET: L2.0
REPS NAME: Grant Bauer	DRAWN BY: AdaPur	
REV. NO. -	REV. BY: -	REVISION DATE: -

LAYOUT IS IN ACCORDANCE WITH ASTM F1487



Green PiP AREA: 1443 ft<sup>2</sup>  
PERIMETER: 125' 8"



40'-0"  
[1219cm]

#	Product Number	Product Name	M.F.H.	Sum of Safety Zone Area (imp)	Count
A	KSW20162160 - KSW924 Custom	4 Belt Swing	7' 11"	-	1

**Garvanza Park**  
**Area 1**  
6240 Meridian Street  
Los Angeles, CA 90042  
Site Plan



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TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES. PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.  
SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 51/2" OF 3,500 PSI MINIMUM COMPRESSIVE STRENGTH. CONTACT KOMPAN FOR SPECIFIC PRODUCT REQUIREMENTS. ALL COMPOSITE STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MAXIMUM, 1% OPTIMAL. SPECIFICATIONS FOR EACH KOMPAN STRUCTURE MAY BE FOUND AT [KOMPAN.COM/KOMPANMASTER](http://KOMPAN.COM/KOMPANMASTER).  
DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.  
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REPS NAME: Grant Bauer	DRAWN BY: AdaPur	
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		REVISION DATE: -

LAYOUT IS IN ACCORDANCE WITH ASTM F1487