

# APPROVED

MAR 17 2022

BOARD OF RECREATION  
AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 22-057

DATE March 17, 2022

C.D. 12

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: VAN NORMAN LAKES RESERVOIR – OUTDOOR PARK IMPROVEMENTS (PRJ21603) 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 4(1) [GRADING ON LAND WITH A SLOPE OF LESS THAN TEN PERCENT] AND CLASS 4(3) [NEW LANDSCAPING] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a), 15304(a) AND 15304(b) OF CALIFORNIA CEQA GUIDELINES

|           |       |                            |                 |
|-----------|-------|----------------------------|-----------------|
| AP Diaz   | _____ | M. Rudnick                 | _____           |
| H. Fujita | _____ | <i>fu</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Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_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 Van Norman Lakes Reservoir – Outdoor Park Improvements (PR21603) Project (Project), as described in the Summary of this Report;
2. Authorize RAP staff to commit from the following fund and work order numbers, a maximum of Fifty Thousand Dollars (\$50,000.00) in Park Fees, for the proposed Project:

| FUNDING SOURCE | FUND/DEPT./ACCT. NO. | WORK ORDER NO. |
|----------------|----------------------|----------------|
| Park Fees      | 302/89/89716H        | QT074704       |
| Park Fees      | 302/89/89716H        | QT050791       |

3. Approve the proposed Project to be bid and constructed through the 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 proposed Project in the budget contingency amounts for such contracts as stated 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(1) [Exterior alterations involving minor construction where there be negligible or no expansion of use]; Class 4(1) [Grading on land with a slope of less than ten percent] and Class 4(3) [New landscaping] of City CEQA Guidelines and Article 19, Sections 15301(a), 15304(a) and 15304(b) of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the State Clearinghouse and the Los Angeles County Clerk;
6. Authorize RAP's Chief Accounting Employee or designee 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

Van Norman Lake Reservoir is located at 15800 West Rinaldi Street in the Granada Hills community of the City. This 10.9-acre property is leased to RAP from the Los Angeles Department of Water and Power (LADWP) and includes several baseball fields and is the site of the Granada Hills Little League. Approximately 1,915 City residents live within a one half-mile walking distance of Van Norman Lake Reservoir. Due to the facilities, features, programs, and services it provides, Van Norman Lake Reservoir 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:

- Landscaping
- Grading and site work
- Improvements to the fencing
- Improvements to the ballfields, including bleacher and dugout repairs

PROJECT FUNDING

Upon approval of this Report, Fifty Thousand Dollars (\$50,000.00) in Park Fees can be committed to the proposed Project.

The anticipated pre-qualified on-call contracts for this Project will include the following with the budget contingency amounts:

| On-Call Contract           | Budget Contingency Amount |
|----------------------------|---------------------------|
| Park Facility Construction | \$5,000,00                |
| Fence and Wall             | \$5,000.00                |

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These Park Fees were collected within five (5) miles of Van Norman Lake Reservoir, 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         | \$50,000.00   | 100%              |
| <b>Total</b>  |                       | \$50,000.00   | 100%              |

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Spring 2022.

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Van Norman Lake Reservoir.

ENVIRONMENTAL IMPACT

The proposed Project consists of exterior alterations involving minor construction where there be negligible or no expansion of use; grading on land with a slope of less than ten percent and new landscaping.

According to the parcel profile report retrieved February 28, 2022, this area resides in a liquefaction zone. The construction of this project will not create conditions that could lead to liquefaction. This is a highly developed area where the maintenance and repair of buildings occurs regularly without incident and, as such, this not an unusual circumstance.

This site is not within a coastal, methane, or historic 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 February 28, 2022, 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. Furthermore, the project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of a historical resource.

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Based on this information, staff recommends that the Board of Recreation and Parks Commissioners' (Board) determines 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), Class 4(1) and Class 4(3) of City CEQA Guidelines and Article 19, Section 15301(a), 15304(a) and 15304(b) 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 this commitment of Park Fees 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 or funding sources other than the 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 improvements to the ballfields and facility will enhance the park user's experience.

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