

# APPROVED

REVISED

MAY 05 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-107

DATE May 05, 2022

C.D. 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EL SERENO RECREATION CENTER – PLAYGROUND REPLACEMENT (PRJ21572) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 2 [REPLACEMENT OF AN EXISTING STRUCTURE WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED], CLASS 4(3) [NEW GARDENING, TREE PLANTING, OR LANDSCAPING], CLASS 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED], AND CLASS 11(6) [CONSTRUCTION OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15302, 15304(b), 15304(f) AND 15311 OF CALIFORNIA STATE CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<u>ML</u>
J. Kim	_____	N. Williams	_____

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

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and total budget for the El Sereno Recreation Center – Playground Replacement (PRJ21572) Project (Project), as described in the Summary of this Report;
2. Approve the proposed Project to be bid and constructed through the RAP’s list of pre-qualified on-call contractors;
3. 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;
4. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2 [Replacement of an existing structure where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure

## BOARD REPORT

PG. 2 NO. 22-107

and backfilling where the surface is restored], and Class 11(6) [Construction or placement of minor structures accessory to (appurtenant to) existing institutional facilities] of City CEQA Guidelines and Article 19, Sections 15302, 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 upon the Board of Recreation and Parks Commissioners' (Board) approval.

5. 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,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

El Sereno Recreation Center is located at 4721 Klamath Street in the El Sereno community of the City. This 13.94-acre park provides a recreation center, swimming pool, senior center, baseball fields, skate park, and basketball courts for the use of the surrounding community. Approximately Three Thousand, Seven Hundred Sixty Two (3,762) City residents live within a one-half (1/2) mile walking distance of El Sereno Recreation Center. Due to the size of the park, and the facilities, features and programs it provides, El Sereno Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The scope of the proposed Project includes the following:

- Demolition of two existing play areas.
- Installation of two new play areas with safety surfacing.
- Installation of amenities like trash receptacles, benches, tables and a hydration station.
- Site landscaping upgrades.

A rendering of the Project is attached to this Report as Attachment 1.

### PROJECT FUNDING

Previously, Los Angeles City Council approved the use of Two Hundred and Two Thousand Dollars (\$202,000.00) in AB1290 Funds for the proposed Project (Council File (CF) No. 20-0371).

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 (CF No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 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.

BOARD REPORT

PG. 3 NO. 22-107

The total amount of funding available for the proposed Project is Seven Hundred and Seventeen Thousand Dollars (\$717,000.00), which will be the total budget for this Project, inclusive of the budget contingency amount set forth below.

The anticipated pre-qualified on-call contracts will be for Playground Construction. The budget contingency for the Playground Construction contracts will be One Hundred Forty Three Thousand Four Hundred Dollars (\$143,400.00).

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance Funds	302/89/727H-EY	\$515,000.00	72%
AB1290 Funds	302/89/270K-ES	\$202,000.00	28%
<b>Total</b>		<b>\$717,000.00</b>	<b>100%</b>

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at the park.

ENVIRONMENTAL IMPACT

The proposed Project consists of the following:

- replacement of an existing structure where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced;
- new gardening, tree planting, or landscaping;
- minor trenching and backfilling where the surface is restored;
- placement of minor structures accessory to (appurtenant to) existing institutional facilities.

According to the parcel profile report retrieved April 14, 2022, this area resides in a liquefaction zone and high fire severity zone. The construction of this project will not create conditions that could lead to liquefaction. This project does not meet the minimum criteria to qualify for a fire or life safety review and therefore is not considered a fire hazard. 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, historic, methane, hazardous waste, or borderline zone so there is no reasonable possibility that the project will 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 April 14, 2022, the State Department

## BOARD REPORT

PG. 4 NO. 22-107

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 resource and will not cause a substantial adverse change in the significance of a historical resource.

Based on this information, RAP staff recommends that the Board determines that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2, Class 4(3), Class 4(12), and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15302, 15304(b), 15304(f), and 15311 of California CEQA Guidelines. RAP Staff will file a NOE with the State Clearinghouse and the Los Angeles County Clerk upon the Board's approval.

### FISCAL IMPACT

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by AB1290 Funds and 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 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 at El Sereno Recreation Center will enhance the park user's experience and increase safety.

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

### ATTACHMENTS

- 1) Attachment 1 – Renderings of the New Playgrounds



















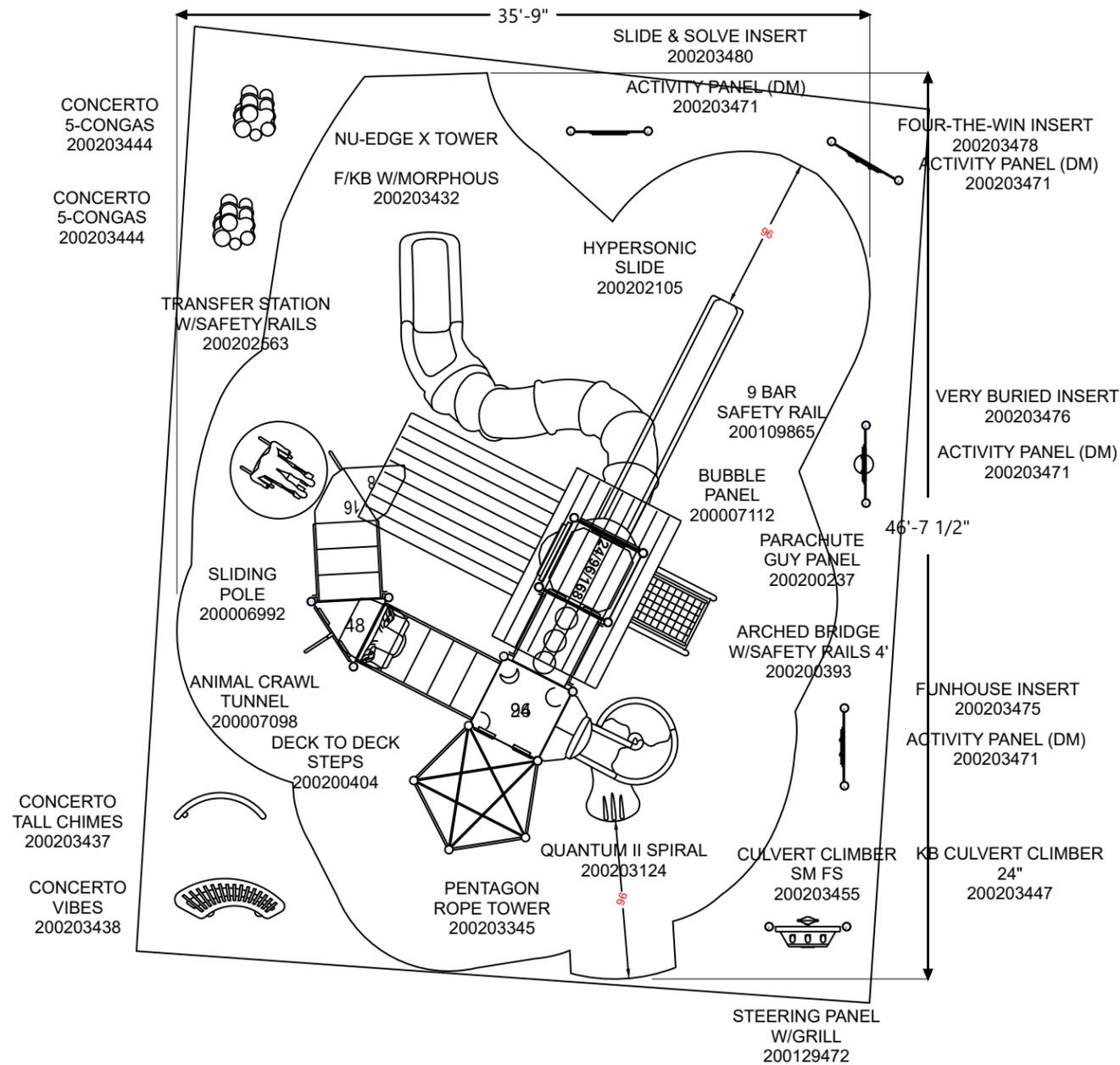
**General Notes:**

**Age Group**

2-5yrs  5-12 yrs  2-12yrs  13+ yrs

1. The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.
2. For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
3. Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
4. All deck heights are measured from top of ground cover.
5. Fall absorbing ground cover is required under and around all play equipment.
6. The minimum recommended fall zone around the entire playstructure is shown. This zone is to be free of all tripping or collision hazards (i.e. roots, rocks, border material, etc.).
7. All post lengths are identified by text showing the post lengths, i.e. 96 represents a 96 inch post.
8. Not all equipment may be appropriate for all children. Supervision is required.

AGE GROUP: 5-12  
 ELEVATED PLAY ACTIVITIES - TOTAL: 7  
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 5 REQ'D 4  
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0  
 GROUND LEVEL ACTIVITY TYPE: 4 REQ'D 2  
 GROUND LEVEL QUANTITY: 11 REQ'D 2



**Project:**  
 NU Edge Tower  
 Los Angeles, CA  
 LTCPS rep:  
 Scott Muscolo  
 PACIFIC PARK & PLAYGROUND, INC  
 (714) 846-4885

Ground Space: 38'-0" x 44'-6"  
 Protective Area: 36'-0" x 47'-0"

Drawn by: Scott Muscolo  
 Date: 2/10/2022  
 DWG Name: R0322\_44600367317

LTCPS - Farmington  
 878 East Highway 60  
 Monett, Missouri 65708  
 Voice: 1-800-325-8828  
 Fax: 417-354-2273

**Playground Layout Compliance:**

- ASTM F1487 - Playground Equipment for Public Use.
- CPSC Handbook for Public Playground Safety

This playground design meets the final Access Board Regulations.



The play components identified in this plan are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487.

LEED points for this structure  
 0

