

APPROVED

JAN 04 2024

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-006

DATE January 04, 2024

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CAMPO DE CAHUENGA PARK – BUILDING AND OUTDOOR IMPROVEMENTS (PRJ21714) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(a) [MINOR ALTERATION OF EXISTING PUBLIC OR PRIVATE STRUCTURES, INVOLVING NEGLIGIBLE OR NO EXPANSION OF EXISTING OR FORMER USE, SUCH AS INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES]; SECTION 15301(c) [MINOR ALTERATIONS OF EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES]; SECTION 15303(e) [LOCATION OF LIMITED NUMBERS OF NEW, SMALL FACILITIES OR STRUCTURES SUCH AS ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES]; AND SECTION 15304(b) [NEW GARDENING OR LANDSCAPING] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(3), CLASS 3(6), AND CLASS 4(3) OF CITY CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for C. Santo Domingo	<u>DF</u>
B. Jackson	_____	N. Williams	_____



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Campo De Cahuenga – Building and Outdoor Improvements (PRJ21714) 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 Four Million, Thirteen Thousand, Seven Hundred Seventy-Six Dollars and Six Cents (\$4,013,776.06) in Park Fees for Campo De Cahuenga – Building and Outdoor Improvements (PRJ21714) Project;
3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;

BOARD REPORT

PG. 2 NO. 24-006

5. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(a) [Minor alteration of existing public or private structures, involving negligible or no expansion of existing or former use, such as interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances]; Section 15301(c) [Minor alterations of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities]; Section 15303(e) [Location of limited numbers of new, small facilities or structures such as accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences]; and Section 15304(b) [New gardening or landscaping] of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(3), Class 3(6), and Class 4(3) of City CEQA Guidelines, and direct RAP staff to file a Notice of Exemption (NOE) 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 a Notice of Exemption (NOE); and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Campo De Cahuenga Park is located at 3919 Lankershim Boulevard in the North Hollywood area of the City. This 0.73 acre historical facility includes a Mission Revival and Spanish Colonial Revival style replica "adobe" ranch house. Campo De Cahuenga Park is currently designated as City of Los Angeles Cultural-Historic Monument No. 29. Approximately One Thousand One Hundred Eight (1,108) City residents live within a one-half (1/2) mile walking distance of Campo De Cahuenga Park. Due to the facilities, features, programs, and services it provides, Campo De Cahuenga meets the standard for a Regional Park, as defined in the City's Public Recreation Plan.

The proposed Campo De Cahuenga – Building and Outdoor Improvements (PRJ21714) Project includes a variety of improvements to the existing building and outdoor areas that will be completed in two (2) phases. It is anticipated that some of the construction may be completed concurrently but RAP is identifying the two phases due to differing design schedules and permitting requirements of the various scope items.

Phase I – Building Improvements

PROJECT SCOPE

The Phase I scope of work of the proposed Project includes the following:

- Renovation of existing building including the kitchen, restrooms, and roof.

BOARD REPORT

PG. 3 NO. 24-006

PHASE I FUNDING

Staff currently estimates that Phase I of the Project will cost One Million, Four Hundred Six Thousand, Three Hundred Forty Dollars (\$1,406,340.00), which is the total budget for this phase, including budget contingency.

On-Call Contract	Contingency Amount
Park Facility Construction	\$300,000.00

PHASE I CONSTRUCTION

See below the anticipated Phase I Schedule:

Phase	Duration
Pre-design	January 2024 – March 2024
Design	March 2024 – September 2024
Bid and Award	September 2024 – October 2024
Construction	November 2024 – April 2025
Post Construction	April 2025 – September 2025

Phase II – Outdoor Improvements

PHASE II SCOPE

The Phase II scope of work of the proposed Project includes the following:

- Renovation of the adjacent landscaped areas including new paving, fencing and gates, shade structures, parking lot, plantings and irrigation, lighting, and security cameras.

PHASE II FUNDING

Staff currently estimates that this phase of the Project will cost Two Million, One Hundred Forty-Five Thousand, Seven Dollars (\$2,145,007.00), which is the total budget for this phase, including budget contingency.

See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project for both phases:

On-Call Contract	Contingency Amount
Park Facilities Contract	\$375,000.00
Electrical Contract	\$25,000.00

BOARD REPORT

PG. 4 NO. 24-006

PHASE II CONSTRUCTION

See below the anticipated schedule for Phase II:

Phase	Duration
Predesign	January 2023 – December 2023
Design	April 2024 – July 2024
Bid and Award	September 2024 – November 2024
Construction	December 2024 – June 2026
Post Construction	July 2026 – December 2026

TOTAL PROJECT FUNDING

Upon approval of this Report, Four Million, Thirteen Thousand, Seven Hundred Seventy-Six Dollars and Six Cents (\$4,013,776.06) in Park Fees can be committed to the proposed Project. RAP has determined that sufficient funding has been identified for the proposed Project, inclusive of Phase I and II.

The Park Fees were collected within ten (10) miles of Campo De Cahuenga, 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.

TOTAL FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$1,019,087.51	25%
Park Fees	302/89/89718H	\$2,994,688.55	75%
Total		\$4,013,776.06	100%

TREES AND SHADE

The proposed Project at Campo De Cahuenga includes the installation of three (3) trees. The proposed Project will add two (2) shade structures.

ENVIRONMENTAL IMPACT

The proposed Project consists of minor alteration of existing public structures involving negligible or no expansion of existing or former use, repair of existing parking lots, location of limited numbers of new accessory (appurtenant) structures, and new tree planting and landscaping.

According to the parcel profile report retrieved on December 20, 2023, this area resides in a liquefaction zone, but the construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the proposed Project may impact 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

BOARD REPORT

PG. 5 NO. 24-006

proposed Project. As of December 20, 2023, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They listed five (5) leaking underground storage tanks cases near the Project area (within 1,000 feet). The Regional Water Quality Control Board closed RB Case # 916080025 and RB Case # 916080052 in 1996, RB Case # 916080061 and RB Case # 916041189 in 2009, and RB Case # R-00211 in 2014. None of them represent a threat for the patrons of the site. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Campo de Cahuenga is one of California's most important historic locations: it is the site of where the 1847 articles of capitulation between Mexico and the United States that ended fighting in California were signed. The site includes the remnants of the adobe house where the articles were signed, a parking lot with a celebratory fountain, a landscaped area with historical significance and a memorial building. The site is listed in the National Register of Historic Places (NRHP #72001602); it is also a California Historical Landmark (CHL #51) and a City of Los Angeles Historic Cultural Monument (HCM #29). The proposed Project includes internal updates of the memorial building, which do not involve any modification of the existing structure, and external upgrades that do not affect the remnants of the original adobe house, the original pattern of the courtyard and the original landscape. The area where the original adobe house is located is not included in the proposed Project, therefore there will be no substantial adverse change in the significance of this historical resource.

Based in this information, RAP staff recommends that the Board determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(a), 15301(c), 15303(e) and 15304(b) of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(3), Class 3(6) and Class 4(3) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

The approval of this allocation 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 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 improvements to the outdoor space and building at Campo de Cahuenga will help improve the park users' experience.

BOARD REPORT

PG. 6 NO. 24-006

This report was prepared by David Lee, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 – List of Work Orders
- 2) Attachment 2 – Phase II Project Renderings

LIST OF WORK ORDERS FOR CAMPO DE CAHUENGA – BUILDING AND OUTDOOR
IMPROVEMENTS (PRJ21720) (PRJ21723) PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000275
Park Fees	302/89/89718H	QP001097
Park Fees	302/89/89718H	QP001551
Park Fees	302/89/89716H	QT082075
Park Fees	302/89/89718H	QP002108
Park Fees	302/89/89718H	QP001830
Park Fees	302/89/89718H	QP001953
Park Fees	302/89/89718H	QP001763
Park Fees	302/89/89718H	QP002162
Park Fees	302/89/89718H	QP001578
Park Fees	302/89/89718H	QP002133
Park Fees	302/89/89718H	QP001807
Park Fees	302/89/89718H	QP002062
Park Fees	302/89/89718H	QP001759
Park Fees	302/89/89718H	QP001983
Park Fees	302/89/89718H	QP001985
Park Fees	302/89/89718H	QP001851
Park Fees	302/89/89718H	QP002276
Park Fees	302/89/89716H	QM174899
Park Fees	302/89/89716H	QM191990
Park Fees	302/89/89716H	QT082358
Park Fees	302/89/89718H	QP000481
Park Fees	302/89/89718H	QP000421
Park Fees	302/89/89718H	QP000674
Park Fees	302/89/89718H	QP000815
Park Fees	302/89/89716H	QT073907
Park Fees	302/89/89718H	QP001475
Park Fees	302/89/89718H	QP001109
Park Fees	302/89/89718H	QP001322
Park Fees	302/89/89718H	QP001602
Park Fees	302/89/89718H	QP000936
Park Fees	302/89/89718H	QP001596
Park Fees	302/89/89718H	QP001493
Park Fees	302/89/89718H	QP001074
Park Fees	302/89/89718H	QP001362
Park Fees	302/89/89718H	QP001039
Park Fees	302/89/89718H	QP001061
Park Fees	302/89/89718H	QP001556
Park Fees	302/89/89718H	QP001559
Park Fees	302/89/89718H	QP001558
Park Fees	302/89/89718H	QP001557
Park Fees	302/89/89718H	QP001268
Park Fees	302/89/89718H	QP000954

LIST OF WORK ORDERS FOR CAMPO DE CAHUENGA – BUILDING AND OUTDOOR IMPROVEMENTS (PRJ21720) (PRJ21723) PROJECT (CONT.)

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001406
Park Fees	302/89/89718H	QP001635
Park Fees	302/89/89718H	QP001311
Park Fees	302/89/89718H	QP001260
Park Fees	302/89/89718H	QP001389
Park Fees	302/89/89718H	QP001393
Park Fees	302/89/89718H	QP001371
Park Fees	302/89/89718H	QP001015
Park Fees	302/89/89718H	QP001084
Park Fees	302/89/89718H	QP001152
Park Fees	302/89/89718H	QP001642
Park Fees	302/89/89718H	QP001504
Park Fees	302/89/89716H	QM073167
Park Fees	302/89/89716H	QM190087
Park Fees	302/89/89716H	QM196353
Park Fees	302/89/89716H	QT073619
Park Fees	302/89/89716H	QT073704
Park Fees	302/89/89716H	QT073927
Park Fees	302/89/89716H	QT074665
Park Fees	302/89/89716H	QT079280
Park Fees	302/89/89718H	QP002769
Park Fees	302/89/89718H	QP002766
Park Fees	302/89/89718H	QP002761
Park Fees	302/89/89718H	QP002259
Park Fees	302/89/89718H	QP002368
Park Fees	302/89/89718H	QP002157
Park Fees	302/89/89718H	QP002597
Park Fees	302/89/89718H	QP002596
Park Fees	302/89/89718H	QP002685
Park Fees	302/89/89718H	QP002734
Park Fees	302/89/89716H	QT082101
Park Fees	302/89/89718H	QP003138
Park Fees	302/89/89718H	QP003505
Park Fees	302/89/89718H	QP003167
Park Fees	302/89/89718H	QP003251
Park Fees	302/89/89718H	QP002906
Park Fees	302/89/89718H	QP003179
Park Fees	302/89/89718H	QP003277
Park Fees	302/89/89718H	QP003121
Park Fees	302/89/89718H	QP003005
Park Fees	302/89/89718H	QP003006
Park Fees	302/89/89718H	QP003008
Park Fees	302/89/89718H	QP003243

LIST OF WORK ORDERS FOR CAMPO DE CAHUENGA – BUILDING AND OUTDOOR IMPROVEMENTS (PRJ21720) (PRJ21723) PROJECT (CONT.)

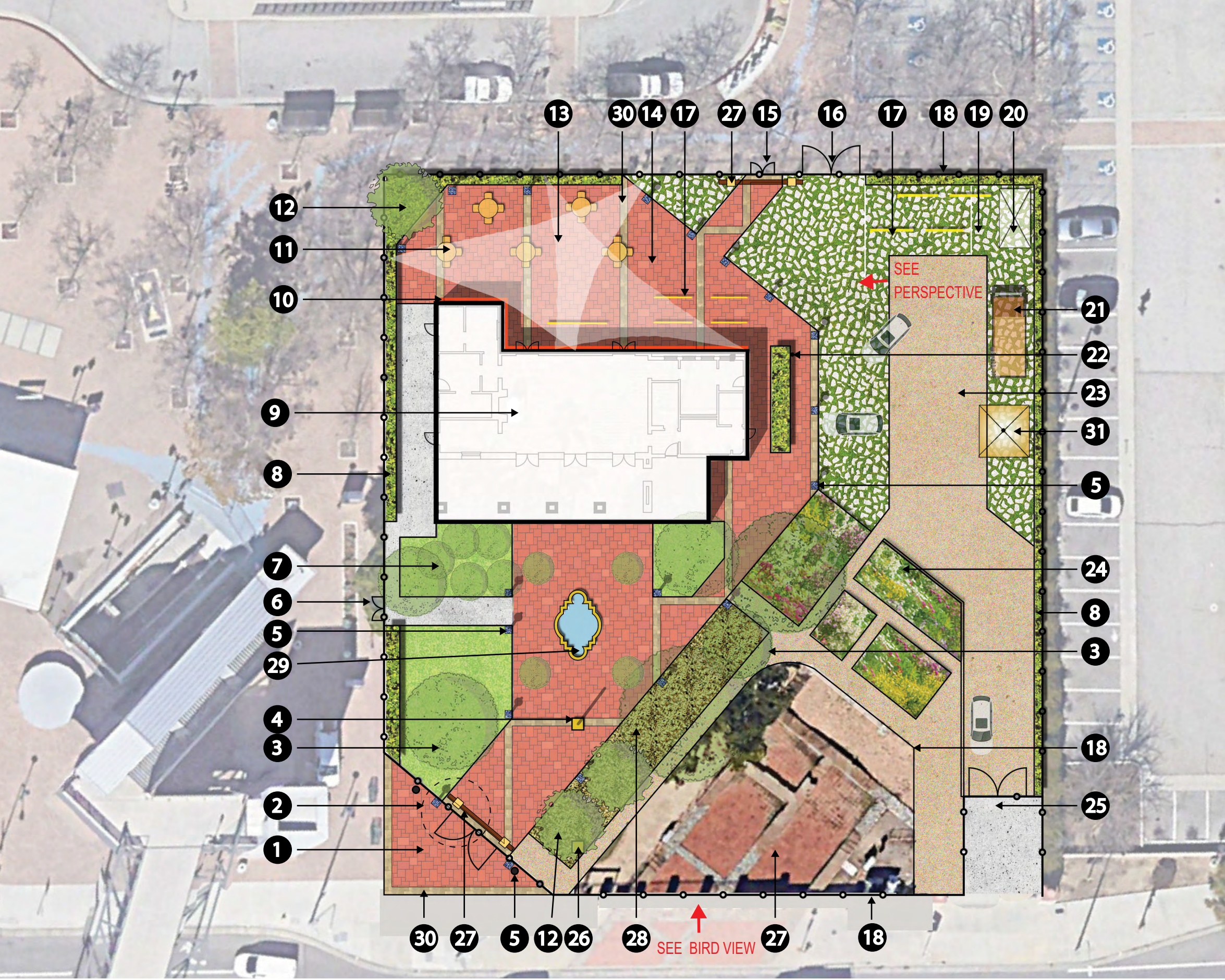
<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QM201425
Park Fees	302/89/89718H	QP003266
Park Fees	302/89/89718H	QP002923
Park Fees	302/89/89718H	QP003420
Park Fees	302/89/89718H	QP003448
Park Fees	302/89/89718H	QP003674
Park Fees	302/89/89718H	QP003604
Park Fees	302/89/89718H	QP003675
Park Fees	302/89/89718H	QP003424
Park Fees	302/89/89718H	QP001325
Park Fees	302/89/89718H	QP000709
Park Fees	302/89/89718H	QP001055
Park Fees	302/89/89716H	QT072487
Park Fees	302/89/89718H	QP002110
Park Fees	302/89/89716H	QT075015
Park Fees	302/89/89716H	QT074802
Park Fees	302/89/89718H	QP001323
Park Fees	302/89/89718H	QP001576
Park Fees	302/89/89716H	QT062025
Park Fees	302/89/89716H	QT071458
Park Fees	302/89/89718H	QP001813
Park Fees	302/89/89718H	QP002226

LEGEND:

- 1 MAIN PEDESTRIAN ENTRANCE (ADA)
- 2 TREE TO BE REMOVED
- 3 EXISTING TREE TO REMAIN, TYP.
- 4 EXISTING FLAGPOLE TO REFRESH
- 5 PROPOSED SPECIAL LIGHTING
- 6 ENTRANCE FROM METRO
- 7 EXISTING PLANTING AREA TO REFRESH
- 8 PROPOSED HEDGE
- 9 EXISTING BUILDING TO REFURBISH
- 10 PROPOSED HISTORICAL MURAL ON BUILDING
- 11 NEW TABLE & BENCH
- 12 PROPOSED TREE, TYP.
- 13 FABRIC SHADE STRUCTURE
- 14 COURTYARD FOR EXHIBITION & LEARNING
- 15 SECONDARY PEDESTRIAN ENTRANCE(ADA)
- 16 EMERGENCY VEHICULAR ENTRANCE
- 17 MOVABLE EXHIBITION BOARDS
- 18 EXISTING FENCE/ WALL TO BE REFURBISHED
- 19 PROPOSED DRIVEABLE PERMEABLE BRICK PAVING
- 20 EXISTING STORAGE BOX
- 21 POSSIBLE FOOD TRUCK PARKING LOT
- 22 EXISTING TELEPHONE POLE TO BE REPLACED WITH SPECIAL LIGHT
- 23 DG PARKING & EXHIBITION AREA
- 24 BUTTERFLY /COMMUNITY GARDEN
- 25 MAIN VEHICULAR ENTRANCE
- 26 EXISTING SCULPTURE TO REMAIN
- 27 IRON ARCH GATE WITH SIGNAGE
- 28 NATIVE GROUND COVER
- 29 HISTORICAL FOUNTAIN TO REMAIN
- 30 DECORATIVE PAVER
- 31 POSSIBLE FARMERS MARKET AREA

NOTES:

- 1. All explanatory signage should be refreshed and made tag-proof.
- 2. On Lankershim, the park sign and the Camino Real bell and sign should be replaced
- 3. The main flagpole should be painted, with new lanyard and new flags (including City flag).
- 4. Security cameras and alarm system.



CAMPO DE CAHUENGA

CONCEPTUAL PLAN



CITY OF LOS ANGELES
DEPARTMENT OF RECREATION & PARKS





CAMPO DE CAHUENGA BIRD VIEW

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION & PARKS





CAMPO DE CAHUENGA

PERSPECTIVE 1

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION & PARKS

