

REPORT OF GENERAL MANAGER

APPROVED
AUG 12 2009

NO. 09-189

DATE July 8, 2009

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SEPULVEDA BASIN RECREATION AREA - ANTHONY C. BEILENSON PARK ENVIRONMENTAL ASSESSMENT/INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED DEVELOPMENT OF A BALL FIELD FOR PERSONS WITH SPECIAL NEEDS

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	_____

[Handwritten signature]

[Handwritten signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Review, consider and adopt the Environmental Assessment/Initial Study (EA/IS) and Mitigated Negative Declaration (MND), on file in the Board Office, for the proposed development of a special needs ball field at Anthony C. Beilenson Park, finding that on the basis of the whole record, including the EA/IS and MND and any comments received, there is no substantial evidence that the project will have a significant effect on the environment, and that all potentially significant environmental effects of the project have been properly disclosed and evaluated in the EA/IS/MND in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines and reflects the Board of Recreation and Park Commissioners' (Board) independent judgment and analysis;
2. Adopt the Mitigation Monitoring and Reporting Plan in Appendix E of the Final Mitigated Negative Declaration that specifies the mitigation measures to be implemented in accordance with the CEQA Guidelines (Section 15074(d));
3. Conceptually approve the proposed project consisting of the installation of ball field improvements for persons with special needs (ages 6 to adult), subject to the Board's approval of the final plans and specifications; and

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4. Direct Staff to file a Notice of Determination for the adopted IS/MND with the Los Angeles City Clerk and the Los Angeles County Clerk within five (5) days of the Board's approval.

SUMMARY:

The Department's Construction Division proposes to develop ball field improvements (Field) which will accommodate persons with special needs, ages six to adult. The Field, which would be the first in the City of Los Angeles, is being proposed for Anthony C. Beilenson Park, located within the Sepulveda Basin Recreation Area at 6200 Balboa Boulevard, Encino. This Field, which shall be ADA compliant and conforming to the special needs of persons who are physically challenged, will not only enhance the Department's present inventory of sports facilities and programming opportunities, it will present recreational opportunities to people with special physical needs who would otherwise not have any opportunity to participate in ball field activities.

The proposed location for the Field is just south of Lake Balboa, within a 25,000 square foot area of Anthony C. Beilenson Park, which is a 169-acre sub-park of the 1,538 acre Sepulveda Basin Recreation Area. Pursuant to preliminary plans and the rendering attached hereto as Exhibit-A, the proposed ball field improvements shall include, but are not be limited to:

- 1) One (1) fifty (50) linear foot base-travel infield;
- 2) Two (2) twelve (12) foot by thirty (30) foot dugouts;
- 3) Backstop and outfield fencing;
- 4) Hard surface walkways and plaza;
- 5) Relocation of existing shelters and picnic benches; and,
- 6) Landscape improvements.

The final scope of improvements will be confirmed and included in the final plans which will be submitted in the future for the Board's final review and approval. The Department's estimated budget for the Field's development is \$400,000. The Board's conceptual approval of the proposed Project will have no fiscal impact on the Department's General Fund, as no costs or expenses will be incurred until a funding source has been identified. Future project costs and activities associated with the development of the proposed field shall be subject to Board approval prior to funds being incurred or committed. The Department is confident that the installation of the proposed improvements can be completed within budget. The installation time of the proposed Field is estimated not to exceed three (3) months from the date of the work's commencement.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared based on a joint NEPA/CEQA Environmental Assessment/Initial Study (EA/IS) for the project, which determined that all potentially significant environmental effects would be mitigated to a level less than significant. Mitigation measures for

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short-term temporary construction impacts have been identified in Appendix E of the MND that will either reduce or eliminate the potentially significant environment impacts of the project.

The MND was initially circulated to all interested parties and responsible agencies for a 30-day review and comment period from December 11, 2008 through January 14, 2009. However, in response to a request by the Lake Balboa Neighborhood Council, the public review period was extended 30 additional days to February 12, 2009. During the review period, a number of written comments were submitted to the Department. Of the 35 written comments received, 4 supported the project, 25 raised issues of concern in opposition of the project, and 6 comments were neutral. However, a petition was submitted as a comment letter that contained 71 signatures in support of the project. The vast majority of the comments that favored the project were in the form of a petition that was presented to the Department at one of the community meetings held during the public review period. The issues raised can be summarized into the following main categories: aesthetic views; wildlife and tree removal; land use conflicts at the park; traffic and parking; and safety. It is important to note that while a lead agency's written responses to comments are required prior to the certification of an Environmental Impact Report (EIR), such a requirement is less stringent for the adoption of a MND. Specifically, Section 15074 (b) of the CEQA Guidelines notes that the lead agency need only "... consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process" before adoption. Nevertheless, Department staff elected to thoroughly respond to all comments received, which are contained in Appendix F of the Final MND. Based on the review of all comments received, the Department concluded that no reasonable or fair arguments have been made that identified new environmental impacts from the project or that would require additional mitigation measures. The final MND has been provided to the Board for its review and consideration, and staff recommends its adoption along with the associated Mitigation Monitoring and Reporting Plan (MMRP). The EA/IS and MND, including the MMRP are on file in the Board Office located at 221 North Figueroa St. Suite 1510, Los Angeles, CA 90012.

Army Corps of Engineers Approval:

The Sepulveda Basin Recreation Area is owned by the United States Government through its Department of the Army and is under the jurisdiction of the U.S. Army Corps of Engineers (Corps). The Department currently operates the Sepulveda Basin Recreation Area through its Master Lease (DACW09-1-67-11) executed in 1967 with the Corps, which will expire January 4, 2042. The Corps has conveyed its conceptual approval of the proposed Project.

Staff has discussed the proposed project with the Assistant General Manager of Operations West, the Superintendent of the Valley Region, and the Office of Councilmember Tony Cardenas of the Sixth Council District, and each supports the project and concurs with staff's recommendations.

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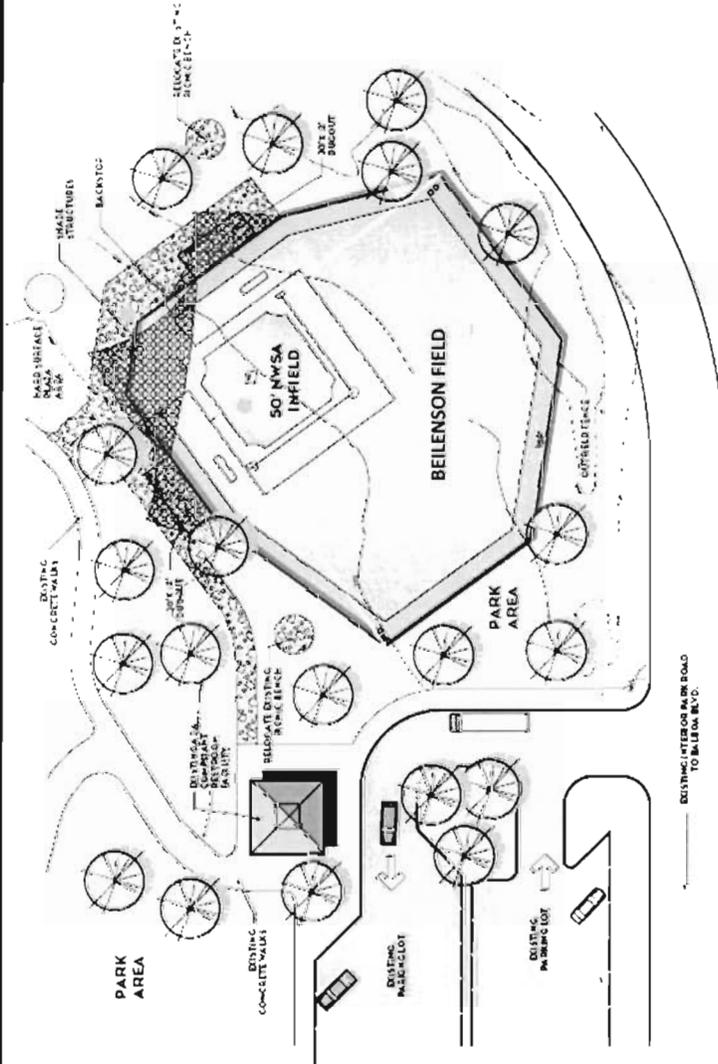
FISCAL IMPACT STATEMENT:

The Board's conceptual approval of the proposed Project will have no fiscal impact on the Department's General Fund, as no costs or expenses will be incurred until a funding source has been identified. Future project costs and activities associated with the development of the proposed field shall be subject to Board approval prior to being incurred or funds committed.

This report was prepared by Joel Alvarez, Senior Management Analyst I, of the Department's Real Estate and Asset Management Section.

Exhibit-A

PROPOSED BALL FIELD AT ANTHONY C. BEILENSEN PARK



PROPOSED IMPROVEMENTS

- ONE (1) 50' NWSA COMPLIANT LEAGUE FIELD
- TWO (2) 12 x 30 DUCOUTS
- BACKSTOP & OUTFIELD FENCING
- HARD SURFACE WALKS/PLAZA
- RELOCATE EXISTING SHELTERS / BENCHES
- LANDSCAPE IMPROVEMENTS

ANTHONY C. BEILENSEN PARK KEY MAP



Prepared By LandMark
Construction Solutions

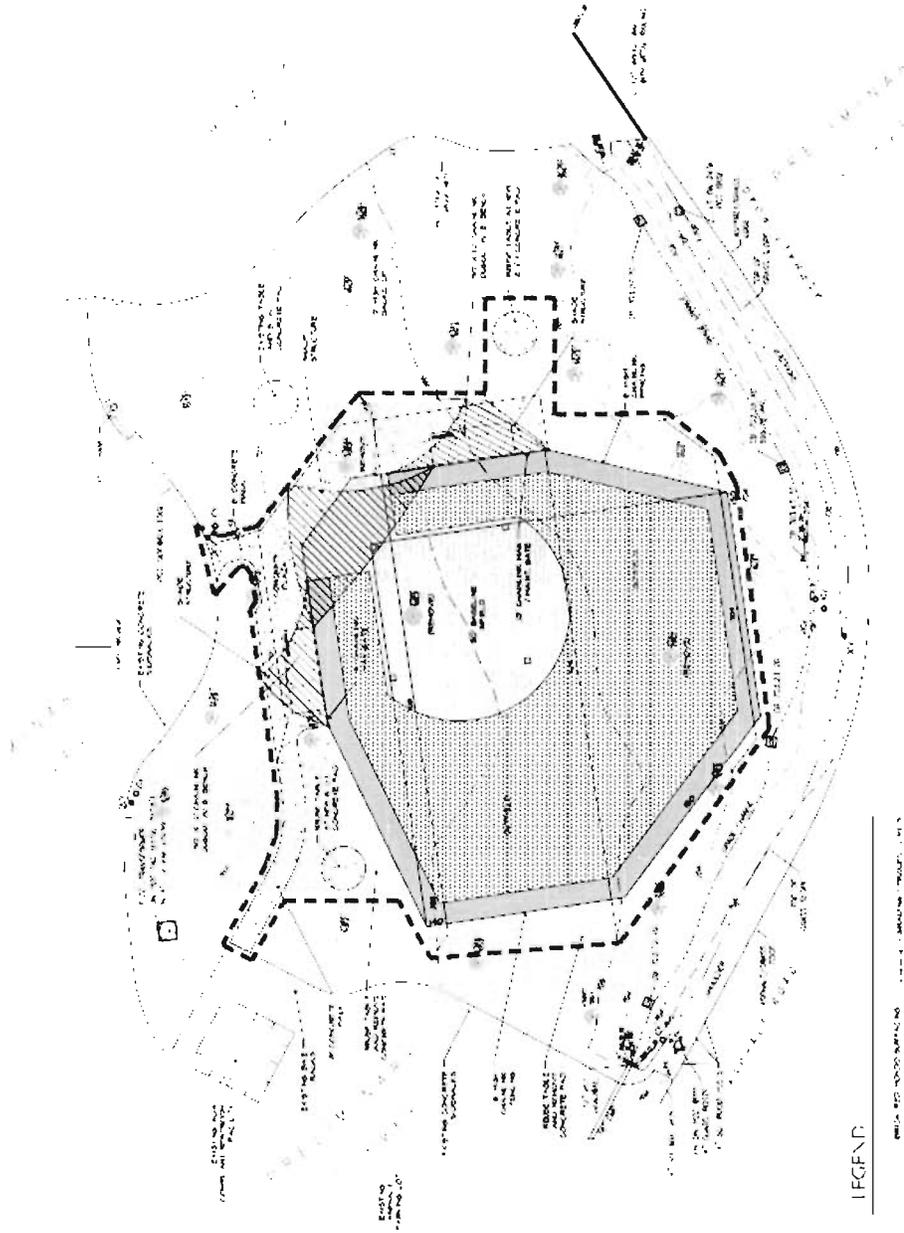


SCALE 1" = 20'-0"

ILLUSTRATIVE
CONCEPT PLAN
December 10, 2008

THIS PLAN, SPECIFICATIONS, AND CONTRACT DOCUMENTS ARE PREPARED BY LANDMARK CONSTRUCTION SOLUTIONS, INC. FOR THE USE OF THE CLIENT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF LANDMARK CONSTRUCTION SOLUTIONS, INC.

Exhibit-A (2 of 3 Sheets)



Prepared By LandMark
Construction Solutions

Roll Field at PHILLIPSON PARK

Site Plan



