

APPROVED
NOV 16 2023

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 23-190

DATE November 16, 2023

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VALLEY PLAZA PARK – LAUREL GROVE PLAYGROUND REPLACEMENT (PRJ21448) (PRJ21476) PROJECT – REVISION OF SCOPE OF WORK

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for C. Santo Domingo DF
B. Jackson _____ N. Williams _____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the revised scope of work for the Valley Plaza Park – Laurel Grove Playground Replacement (PRJ21448)(PRJ21476) Project (Project), as described in the Summary of this Report; and,
2. Authorize Department of Recreation and Parks (RAP) staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Valley Plaza Park is located at 12240 West Archwood Street in the North Hollywood community of the City. This 77.64-acre park provides multipurpose fields, basketball and tennis courts, children’s play areas, a recreation center, and a swimming pool for the use of the local community. Approximately 18,914 residents live within a half-mile walking distance of Valley Plaza Park. Due to the facilities, features, programs, and services it provides, Valley Plaza Park meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

PROJECT SCOPE

On February 4, 2021, the Board of Recreation and Parks Commissioners (Board) approved the following original scope of work for the Project (Report No. 21-019):

- The replacement and installation of the new playground equipment;
- Improvements to the landscaping and path of travel;
- Installation of lighting and security camera;
- Installation of a shade structure;
- Installation of surfacing and two (2) pieces of fitness equipment;

BOARD REPORT

PG. 2 NO. 23-190

- Improvements to the maintenance buildings; and,
- Installation of additional site amenities including, a decomposed granite pathway, fencing, drinking fountain and picnic tables.

Subsequent to approval of the Project, the proposed location of the new playground was shifted westward into the park, which would require the removal and replacement of the existing small trees. The purpose of the move was to provide sufficient buffer protection for park patrons by placing a longer distance between the playground and the adjacent freeway fence. This change would impact some existing trees but it will only have a minor additional expense on the Project and will have no significant impact on the project schedule.

Proposed additional scope of work items for the Project is as follows:

- Removal and replacement of six (6) existing small trees to accommodate the relocated proposed playground.

PROJECT FUNDING

Previously, the Board approved the commitment of One Million, Five Hundred Thousand Dollars (\$1,500,000.00) in Quimby Fees, Zone Change Fees and Park Fees for the Project (Report No. 21-019).

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 (Council File 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. This Project is one of the park projects that RAP has identified for the use of these funds.

Therefore, the total amount of funding available for the Project is Two Million, Nine Hundred Fifty-Nine Thousand, Five Hundred and Ten Dollars (\$2,959,510.00).

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance Funds	302/89/89727H-LP	\$1,459,510.00	49%
Quimby Fees	302/89/89460K-VA	\$673,740.61	23%
Zone Change Fees	302/89/89440K-VA	\$349,691.00	12%
Park Fees	302/89/89716H	\$273,740.99	9%
Park Fees	302/89/89718H	\$202,827.40	7%
Total		\$2,959,510.00	100%

BOARD REPORT

PG. 3 NO. 23-190

PROJECT CONSTRUCTION

At this time RAP staff estimates the total cost of the Project will be \$2,300,000.00.

RAP staff has determined that sufficient funding has been identified for the Project.

Construction for the Project began in May 2023 and is anticipated to be completed in April 2024.

TREES AND SHADE

The proposed Project will impact six (6) existing small trees at Valley Plaza Park. As part of RAP's Tree Care Manual and Tree Preservation Policy, the trees to be removed would need to be replaced at a 1:1 Diameter at Breast Height (DBH) ratio. These existing trees and their sizes are as follows:

- One (1) Lagerstroemia indica (Crape Myrtle) tree at 3 inch caliper size
- Four (4) Liriodendron tulipifera (Tulip) trees at 14 cumulative inch caliper size
- One (1) Eucalyptus ficifolia (Red Flowering Gum) tree at 3 inch caliper size

Based on the Cumulative DBH of 20 inches, for the existing trees to be removed, RAP's Forestry Division prepared a recommendation on the selection of tree species as part of the tree replacement requirement. RAP is recommending that the six (6) existing trees be replaced by the planting of a total of twelve (12) new trees. The trees and their sizes are as follows:

- Four (4) Angophora costata (rusty gum) at 36" box size container
- Four (4) Brachychiton discolor at 24" box size container
- Four (4) Quercus buckleyi (Texas red oak) at 48" box size container

RAP Forestry Division recommends that the replacement trees be placed around the playground area and at select areas along the new proposed decomposed granite pathway.

The proposed Project includes the installation of a shade structure.

ENVIRONMENTAL IMPACT

The Board approved the proposed Project on February 4, 2021 (BR 21-019) and exempted the Project from the California Environmental Quality Act (CEQA) pursuant to Class 1(12), Class 2, Class 3(4), Class 4(3) and Class 11(6) of Article III of the City CEQA Guidelines and Sections 15301, 15302, 15303, 15304(b) and 15311 of the California CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles County Clerk on March 26, 2021. The proposed change to the Project consists of the removal of 6 (six) small trees that have not been deemed "mature" by RAP's Forestry Branch. The trees will be replaced according to RAP's Tree Care Manual and Tree Preservation Policy, therefore this action will not increase the environmental impact of the Project.

BOARD REPORT

PG. 4 NO. 23-190

Based on these considerations, RAP staff recommends that the Board take no further CEQA action.

FISCAL IMPACT

The approval of this the revised scope of work will have no fiscal impact on RAP's General Fund.

The estimated costs for the design, development, and construction of the proposed park improvements – including the removal and replacement of six (6) existing small trees to accommodate the relocated proposed playground – are anticipated to be funded by Quimby Fees, Zone Change Fees, Park Fees or funding sources other than the Department'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 replacement of the playground, installation of path of travel and additional improvements will enhance the park users' experience.

This Report was prepared by Chris Atencio, Landscape Architectural Associate II, Planning, Maintenance and Construction Branch.