

APPROVED

FEB 15 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-045

DATE February 15, 2024

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ELINOR AND DON RICHARDSON FAMILY PARK – PLAYGROUND REPLACEMENT (PRJ21391) (PRJ21764) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 2 [REPLACEMENT OF EXISTING STRUCTURES OR FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY], 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 COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15302, 15304(b), 15304(f) AND 15311 OF CALIFORNIA CEQA GUIDELINES

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

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize Department of Recreation and Parks (RAP's) staff to commit from the following fund and work order number a maximum of Three Hundred Four Thousand, Seven Hundred Nine Dollars and Twenty-One Cents (\$304,709.21) in Park Fees for the Elinor and Don Richardson Family Park – Playground Replacement Project (Project);

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT073348
Park Fees	302/89/89718H	QP003272
Park Fees	302/89/89718H	QP003349
Park Fees	302/89/89718H	QP003319
Park Fees	302/89/89718H	QP003484
Park Fees	302/89/89718H	QP003274
Park Fees	302/89/89718H	QP003257
Park Fees	302/89/89718H	QP000138
Park Fees	302/89/89718H	QP000917

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000308
Park Fees	302/89/89718H	QP000706
Park Fees	302/89/89718H	QP000930
Park Fees	302/89/89718H	QP000942
Park Fees	302/89/89718H	QP000923
Park Fees	302/89/89718H	QP000851
Park Fees	302/89/89718H	QP000884
Park Fees	302/89/89718H	QP000943
Park Fees	302/89/89718H	QP000852

2. Approve the proposed Project to be bid and constructed through the RAP's list of prequalified on-call contractors;
3. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the Facility Modernization on-call contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;
4. Determined that the Project continues to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2 [Replacement of existing structures or facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity], 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 commercial, industrial and 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;
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 an NOE; and,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Elinor and Don Richardson Family Park is located at 2700 South Budlong Avenue in the Adams-Normandie community of the City. This 0.32-acre park provides a playground and basketball court for the use of the surrounding community. Approximately 10,768 City residents live within a one-half mile walking distance of Elinor and Don Richardson Family Park. Due to the size of the park, and the facilities, features and programs it provides, Elinor and Don Richardson Family Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

On June 21, 2022, the Board of Recreation and Park Commissioners (Board) approved the Project, which includes the demolition of two existing play structures, installation of two children’s play structures with safety surfacing, installation of outdoor fitness equipment, and improvements to site landscaping and irrigation (Report No. 22-162).

RAP staff has determined that additional funding is needed in order to complete the Project.

PROJECT FUNDING

Previously, the Los Angeles City Council awarded Three Hundred Fifty Thousand Dollars (\$350,000.00) in Community Development Block Grant (CDBG) Funds from the 2019-20 Program Year 45 for the Project (C.F. 18-0968).

Additionally, the Los Angeles City Council reprogrammed CBDG savings from the completed Mount Carmel Recreation Center and Park Playground Replacement Project in the amount of Three Hundred Three Thousand, One Hundred Twenty-Seven Dollars (\$303,127.00) (47th Program Year, 2021-22) and Three Hundred Ninety-One Thousand, Nine Hundred Three Dollars (\$391,903.00) from the RCDC Shower Trailer Program (48th Program year, 2022-23) for the Project (C.F. 23-0958).

Upon approval of this Report, an additional Three Hundred Four Thousand, Seven Hundred Nine Dollars and Twenty-One Cents (\$304,709.21) in Park Fees can be committed to the Project.

The total amount of funding available for the Project is One Million, Three Hundred Forty-Nine Thousand, Seven Hundred Thirty-Nine Dollars and Twenty-One Cents (\$1,349,739.21).

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

On-Call Contract	Contingency Amount
Park Facility Construction	\$200,000.00

These Park Fees were collected within two (2) miles of Elinor and Don Richardson Family Park, which is the standard distance for the commitment of Park Fees for neighborhood recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
CDBG PY 45 Funds	424/43/43S781	\$1,045,030.00	77%
Park Fees	302/89/89716H	\$51,812.63	4%
Park Fees	302/89/89718H	\$252,896.58	19%
Total		\$1,349,739.21	100%

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PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. See below the anticipated Project schedule:

Phase	Duration
Predesign	May 2022 – May 2023
Design	June 2023 – January 2024
Bid and Award	February 2024
Construction	March 2024 – November 2024
Post Construction	December 2024 – May 2025

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Elinor and Don Richardson Family Park. The new playground will include integrated shade toppers.

ENVIRONMENTAL IMPACT

The proposed Project consists of the following activities:

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

According to the parcel profile report retrieved on January 23, 2024, this area does not reside in a liquefaction or in a flood zone. This site is not within a coastal, or historic zone. It is located in a methane zone, but the replacement of a playground will not increase the risk of indoor methane seepage, 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 proposed Project. As of January 23, 2024, the State Department of Toxic Substances Control (CTSC) (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 or any contaminated sites near the Project area (within 1,000 feet). According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

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Based on this information, RAP staff recommends that the Board of Recreation and Park Commissioners' (Board) determines that the Project is categorically exempt from the provisions of the California Environmental 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 Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

The estimated costs for the design, development, and construction of the park improvements are anticipated to be funded by CDBG Funds, Park Fees or funding sources other than RAP's General Fund. The maintenance of the 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 Elinor and Don Richardson Family Park will enhance the park user's experience by providing improved recreational amenities.

This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.