

APPROVED

MAY 05 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-112

DATE May 5, 2022

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ELYSIAN VALLEY RECREATION CENTER – BUILDING AND OUTDOOR IMPROVEMENTS (PRJ21474) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE]; CLASS 1(3) [MINOR ALTERATIONS TO EXISTING STREETS, SIDEWALKS, AND PEDESTRIAN TRAILS]; CLASS 1(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS]; 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 2(6) [REPLACEMENT OR RECONSTRUCTION OF EXISTING HEATING AND AIR-CONDITIONING SYSTEMS]; 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 15301(a), 15301(c), 15302, 15304(b), 15304(f) AND 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz _____ M. Rudnick _____
H. Fujita _____ fur C. Santo Domingo DF
j. Kim _____ N. Williams _____

M. Shue
General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Approve the scope of work and total budget for the Elysian Valley Recreation Center – Building and Outdoor Improvements (PRJ21474) Project (Project), as described in the Summary of this Report;

BOARD REPORT

PG. 2 NO. 22-112

2. 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 1(1) [Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use]; Class 1(3) [Minor alterations to existing streets, sidewalks, and pedestrian trails]; Class 1(12) [Outdoor lighting and fencing for security and operations]; 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 2(6) [Replacement or reconstruction of existing heating and air-conditioning systems]; 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 15301(a), 15301(c), 15302, 15304(b), 15304(f) and 15311 of California CEQA Guidelines; and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon the Board of Recreation and Parks Commissioners' (Board) approval;
3. 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;
4. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
5. 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; and,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Elysian Valley Recreation Center is located at 1811 Ripple Street in the North Los Angeles community of the City. This 1.99-acre facility includes a recreation center, auditorium, baseball diamond, basketball courts, children's play area, handball courts, soccer field, and stage. Approximately 2,039 residents live within a one-half (½) mile walking distance of Elysian Valley Recreation Center.

BOARD REPORT

PG. 3 NO. 22-112

PROJECT SCOPE

The proposed Project includes the following scope of work items:

- Upgrades to the kitchen at the recreation center.
- Expansion and upgrades of the fitness area.
- Resurfacing of the basketball and handball courts.
- Refurbishment of the restroom at the recreation center to meet ADA compliance standards.
- Path of travel upgrades.
- Upgrade to existing park lighting.
- Replacement of the playground.
- Replacement of the Heating, Ventilation and Air Conditioning (HVAC) system at the recreation center.
- Replacement of the turf at the sports fields.
- Improvements to the irrigation systems, fencing and water fountains at the sports fields.

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

PROJECT FUNDING

Previously, the Los Angeles City Council awarded One Million One Hundred Thirty Dollars (\$1,000,130.00) in Community Development Block Grant (CDBG) Funds from the 2020-21 Program Year 46 for the proposed Project (Council File (CF) No. 19-1204).

The proposed Project was also awarded Eight Hundred Thousand Dollars (\$800,000.00) in Community Development Block Grant (CDBG) funds from the 2021-22 Program Year 47 (CF No. 20-1433).

The total amount of funding available for the proposed Project is One Million Eight Hundred Thousand One Hundred and Thirty Dollars (\$1,800,130.00), which will be the total budget for this Project inclusive of the budget contingency amounts set forth below.

The anticipated pre-qualified on-call contracts will be for Park Facility Construction and Playground Equipment. The budget contingency for the Park Facility Construction contracts will be \$100,000.00. The budget contingency for the Playground Equipment contracts will be \$50,000.00.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
CDBG (PY 46)	424/43/43T957	\$1,000,130.00	56%
CDBG (PY 47)	424/21/21V957	\$800,000.00	44%
Total		\$1,800,130.00	100%

BOARD REPORT

PG. 4 NO. 22-112

PROJECT CONSTRUCTION

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

TREES AND SHADE

The proposed Project includes the installation of four (4) shade sails as part of the proposed new playground at the park. It is not anticipated that the Project will impact existing trees.

ENVIRONMENTAL IMPACT

The proposed project consists of the following:

- interior and exterior alterations involving remodeling and minor construction where there be negligible or no expansion of use;
- minor alterations to existing streets, sidewalks, and pedestrian trails;
- outdoor lighting and fencing for security and operations;
- 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;
- replacement of existing heating and air-conditioning systems;
- 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 March 29, 2022, this area resides in a liquefaction zone. The construction of this project will not create conditions that could lead to liquefaction. 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 March 29, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at 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.

BOARD REPORT

PG. 5 NO. 22-112

Based on this information, RAP staff recommends that the Board determines that the proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(3), Class 1(12), Class 2, Class 2(6), Class 4(3), Class 4(12) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301(a), 15301(c), 15302, 15304(b), 15304(f) and 15311 of California CEQA Guidelines. Staff will file a NOE with 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 CDBG 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 improvements at Elysian Valley Recreation Center will increase safety and enhance the park users' experience.

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

ATTACHMENTS

- 1) Attachment 1 – Playground Rendering









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.

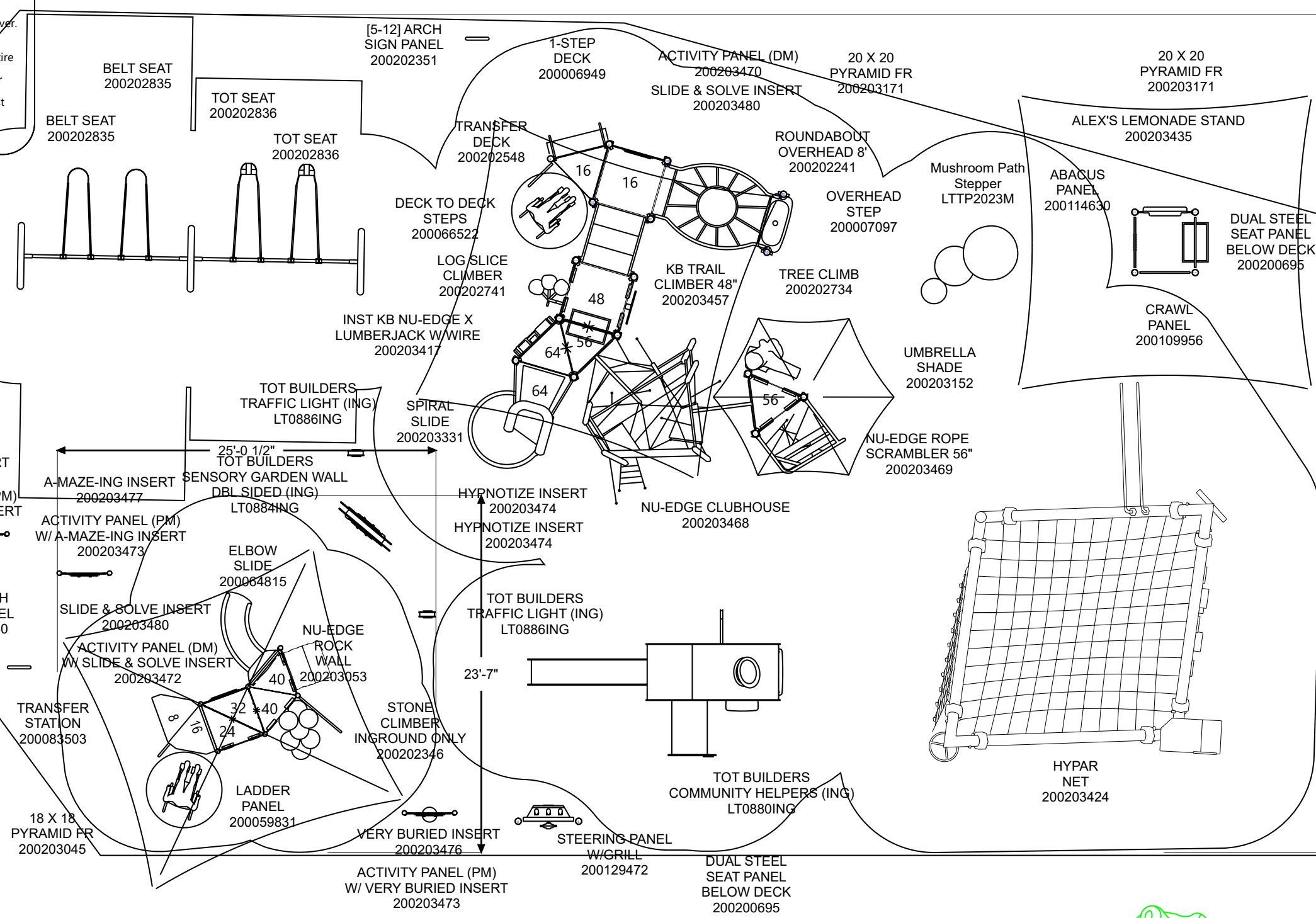
AGE GROUP: 2-5
 ELEVATED PLAY ACTIVITIES - TOTAL: 7
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 7 REQ'D 4
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
 GROUND LEVEL ACTIVITY TYPE: 8 REQ'D 2
 GROUND LEVEL QUANTITY: 19 REQ'D 2

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: 3 REQ'D 2
 GROUND LEVEL QUANTITY: 10 REQ'D 2

ARCH SWING
 INGROUND ONLY
 200202230

ARCH SWING STANDARD
 INGROUND ONLY
 200202228

92'-6 1/2"



55'-6"

Project:
 Elysian Valley Rec. Ctr, City of LA
 Los Angeles, CA
LTCPS rep:
 Scott Muscolo
PACIFIC PARK & PLAYGROUND, INC
 (714) 846-4885

Ground Space: 94'-6" x 51'-6"
Protective Area: 93'-0" x 55'-6"

Drawn by: Scott Muscolo
Date: 6/30/2021
DWG Name: R0322_44376436112

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
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