

APPROVED

Dec 05 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-260

DATE December 05, 2024

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ARROYO SECO PARK – AVENUE 64 PLAYGROUND REPLACEMENT (PRJ21589) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTIONS 15301(c) [MINOR ALTERATIONS OF EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR], 15301(I)(4) [DEMOLITION AND REMOVAL OF ACCESSORY (APPURTENANT) STRUCTURES], 15303(e) [INSTALLATION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES], 15304(b) [NEW GARDENING OR LANDSCAPING], AND 15311(a) [ON-PREMISE SIGNS] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1, CLASS 1(3), CLASS 1(11)(D), CLASS 3(6), CLASS 4(3) AND CLASS 11(1) OF CITY CEQA GUIDELINES

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



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Arroyo Seco Park – Avenue 64 Playground Replacement (PRJ21589) Project (Project), as described in the Summary of this Report;
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
3. 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;
4. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(c) [Minor alterations of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar], 15301(I)(4) [Demolition and removal of accessory (appurtenant) structures], 15303(e) [Installation of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences], 15304(b)

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[New gardening or landscaping], and 15311(a) [On-premise signs] of California CEQA Guidelines and Article III, Section 1, Class 1, Class 1(3), Class 1(11)(d), Class 3(6), Class 4(3) and Class 11(1) of City CEQA Guidelines as well as to direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;

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

Arroyo Seco Park (Park) is located at 5568 Via Marisol in the Arroyo Seco community of the City. This 85.97-acre park provides tennis courts, playgrounds, baseball diamonds, a dog park and picnic areas for the surrounding community. Due to the size of the park, and the facilities and features and programs it provides, Arroyo Seco Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

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

- Installation of new ADA parking.
- Demolition of the existing playground, restrooms and related structures.
- Installation of new playground and fitness equipment.
- Installation of new restroom.
- Installation of concrete paving.
- Installation of new modular pumptrack.
- Installation of new natural turf.
- Installation of new site amenities, including benches, trash receptacles, and signage.

PROJECT FUNDING

The 2021-22 Adopted Budget included \$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 this \$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.

The total amount of funding available for the Project is \$3,443,118.61, which is the total budget inclusive of the budget contingency amount set forth below.

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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	\$618,480.00
Playground Construction	\$212,277.00
Electrical Construction	\$32,500.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance	302/89/89727H	\$3,443,118.61	100%
Total		\$3,443,118.61	100%

PROJECT CONSTRUCTION

It is unknown at this time if sufficient funding has been identified for the Project. However, RAP plans to proceed with the implementation of the Project with the available funding and will return to the Board, if necessary, to seek approval of any additional needed funding.

Phase	Duration
Predesign	March 2024 – June 2024
Design	June 2024 – August 2024
Bid and Award	September 2024 – November 2024
Construction	December 2024 – May 2025
Post Construction	June 2025 – November 2025

TREES AND SHADE

The proposed Project will have no impact on the existing trees and shade at Arroyo Seco Park.

The proposed new playground includes an integrated shade topper.

ENVIRONMENTAL IMPACT

The proposed Project consists of:

- installation of new ADA parking, consistent with minor alterations of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities;
- demolition of the existing playground, restrooms and related structures, consistent with demolition and removal of accessory (appurtenant) structures;
- installation of new playground and fitness equipment, new restroom, concrete paving, new modular pumptrack and site amenities, consistent with new installation of accessory structures;

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- installation of new natural turf, consistent with installation of new landscaping; and
- installation of new signage.

According to the parcel profile report retrieved on September 5, 2024, the Project site is located in a liquefaction zone, but the construction of this Project will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is not within a coastal or methane 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 proposed Project. As of September 5, 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 www.geotracker.waterboards.ca.gov) have listed the following cases within 1,000 feet of the Project area: Case #T0603701003, RB Case #9004200, Case #T060370100, RB Case #900420025, Case #T0603701004, and RB Case #900420052. These cases concerned leaking underground storage tanks, and the first two cases were closed after remediation on August 12, 1996 and October 24, 1996, with only the final case remaining open but under remediation as of September 22, 2010. According to the Caltrans Scenic Highway Map, the Arroyo Seco Parkway, adjacent to the proposed Project site, is a Federally recognized scenic highway and is also listed in the National Register of Historic Places (No. 10001198). The nature of the Project is such that it will not significantly affect the historic characteristics of the site, nor damage any scenic resource.

Based on this information, staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(c), Section 15301(l4), Section 15303(e), Section 15304(b) and Section 15311(a) of California CEQA Guidelines and Article III, Section 1, Section 1, Class 1(3), Class 1(11)(d), Class 2, Class 3(6), Class 4(3) and Class 11(a) of City CEQA Guidelines. RAP Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon the Board's approval.

FISCAL IMPACT

The approval of this Project 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 Deferred Maintenance, or funding sources other than RAP's General Fund.

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

LIST OF ATTACHMENTS

- 1) Attachment 1 – Title Sheet

DEPARTMENT OF RECREATION AND PARKS CITY OF LOS ANGELES

AVENUE 64 PARK SITE IMPROVEMENTS



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: JIMMY KIM ASSISTANT GEN. MANAGER: CATIE SARTO DOMINGO
PROJECT MANAGER: JESSIE BELLER
PROJECT NUMBER: 111342-01-01
DATE: 05/20/24



PROJECT DESCRIPTION

THE SCOPE OF WORK CONSISTS OF (NOTE: but not limited to):

- INSTALL NEW CONCRETE PATH.
- INSTALL NEW 6' WIDE ADA PEDESTRIAN PATH.
- INSTALL NEW ADA PARKING.
- INSTALL NEW MODULAR PUMPTRACK.
- INSTALL NEW DG PAVING.
- INSTALL NEW PLAYGROUND EQUIPMENT.
- INSTALL NEW FITNESS EQUIPMENT.
- INSTALL NEW RESTROOM.
- INSTALL NEW TURF.

NOTES:

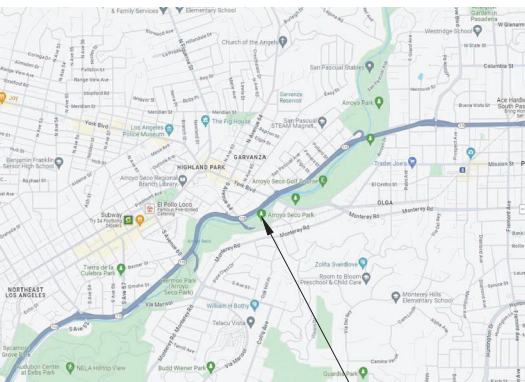
1. HYDROSEED THE DISTURBED AREA AFTER CONSTRUCTION IS COMPLETE. SEE SHEET LS-4.0 PER DETAIL.
2. THE CONTRACTOR AWARDED THIS PROJECT IS TO PROVIDE TWO VINYL BANNERS MEASURING 30" X 72" WITH SEWN, FINISHED EDGES. THERE ARE TO BE METAL GROMMETS AT EACH OF THE FOUR CORNERS AND A MINIMUM OF 2 ADDITIONAL GROMMETS ALONG BOTH THE TOP AND BOTTOM EDGES. THE ARTWORK FOR THE BANNER WILL BE PROVIDED BY THE RAP PROJECT MANAGER.

These banners are to be affixed to the temporary (chain link) construction fence with zip-ties and must remain there for the duration of construction. Locations to be coordinated with the PM. Any damage (including vandalism) incurred during the construction period must be reported to the Project Manager immediately. If the banner is beyond repair, it must be replaced as soon as possible. Contractor is to provide a change order request to the Project Manager for the replacement.



INDEX OF SHEETS

SHT NO.	DWG NO.	DESCRIPTION
TS-1.0		TITLE SHEET
SP-1.0		GENERAL SPECIFICATIONS
SP-2.0		GENERAL SPECIFICATIONS
SP-3.0		GENERAL SPECIFICATIONS
LS-1.0		DEMOLITION PLAN
LS-2.0		GRADING PLAN
LS-3.0		LAYOUT PLAN
LS-4.0		CONSTRUCTION MATERIALS PLAN
LS-5.0		CONSTRUCTION DETAILS
LS-5.1		CONSTRUCTION DETAILS
LS-5.2		CONSTRUCTION DETAILS
LS-6.0		PUMP TRACK CUT SHEET
LS-7.0		IRRIGATION PLAN
LS-8.0		IRRIGATION DETAILS
LS-8.1		IRRIGATION DETAILS



VICINITY MAP
NOT TO SCALE

PROJECT TEAM

OWNER: **DEPARTMENT OF RECREATION & PARKS**
221 N. Figueroa St. Ste 400
LOS ANGELES, CA 90012

DESIGN: **PLANNING, CONSTRUCTION and MAINTENANCE DIVISION**

DARRYL FORD
SUPERINTENDENT
(213)202-2682

GARY LAM
PRINCIPAL CIVIL ENGINEER
(213)202-2633

CRAIG RAINES
LANDSCAPE ARCHITECTURAL
LANDSCAPE ARCH II
(213)202-2652

GONGYING PU
LANDSCAPE ARCHITECTURAL
ASSOCIATE II
(213)706-0313

COUNCIL DISTRICT: **KEVIN DE LEÓN (COUNCLOWMAN)**
COUNCIL DISTRICT 14

REGION STAFF: **Raul Leon**
MAINTENANCE SUPERVISOR
(310)852-5373

ABBREVIATIONS

ABS	ACRYLONITRILE BUTADIENE	ID	INSIDE DIAMETER
ADJ	ADJACENT	INV.	INVERT ELEVATION
ALT	ALTERNATE	IN	INCH
∠	ANGLE	JOIN	MATCH EX. ADJACENT GRADE
APPROX.	APPROXIMATE	JT.	BOTH HORIZ. & VERT.
AC	ASPHALT CONCRETE	LB.	POUND
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LF	LINEAL FEET
AT	AT	MAX.	MAXIMUM
BC	BEGINNING OF CURVE	MFG.	MANUFACTURER
BPU	BACKFLOW PREVENTION UNIT	MH	MANHOLE
BM	BENCH MARK	MIN.	MINIMUM
BS	BOTTOM OF STEP	MISC.	MISCELLANEOUS
BW	BOTTOM OF WALL	NOT IN CONTRACT	NOT IN CONTRACT
CB	CATCH BASIN	NO. of #	NUMBER
C	CENTER LINE	NTS	NOT TO SCALE
CC	CENTER TO CENTER	ON CENTER	ON CENTER
CJ	CONTROL JOINT	OO	OUTSIDE DIAMETER
CLF	CHAIN LINK FENCE	PA	PLANTING AREA
CO	CLEAN OUT	PB	PULL BOX
CONC.	CONCRETE	P	PROPERTY LINE
CONST.	CONSTRUCT	POC	POINT OF CONNECTION
CSP	CORRUGATED STEEL PIPE	PP	POWER POLE
CY	CUBIC YARD	PRC	POINT OF REVERSE CURVE
DF	DRINKING FOUNTAIN	PPC	POUND PER SQUARE INCH
DG	DECOMPOSED GRANITE	PVC	POLYVINYL CHLORIDE
DIA. or Ø	DIAMETER	R	RADIUS
EA	EACH	RCP	REINFORCED CONCRETE
EC	END OF CURVE	RCV	REMOTED CONTROL VALVE
EJ	EXPANSION JOINT	RP	REDUCED PRESSURE
ELEV.	ELEVATION	RSD	BACKFLOW DEVICE
EQ.	EQUAL	SD	STORM DRAIN
FB	FIELD BOOK	SHT.	SHEET
FL	FLOWLINE	SPECS.	SPECIFICATIONS
FG	FINISH GRADE	SS	SANITARY SEWER
FIN.	FINISH	SSPWC	STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION
FS	FINISH SURFACE	SQ.FT.	SQUARE FEET
FS	FACE OF CURB	TC	TOP OF CURB
FOW	FACE OF WALL	TG	TOP OF GRATE
FT	FEET	TS	TOP OF STEP
GA.	GAUGE	TW	TOP OF WALL
GALV.	GALVANIZED	VERT.	VERTICAL
GPM	GALLONS PER MINUTE	W	WITH
HORIZ.	HORIZONTAL	WM	WATER METER
⊕	LOCATION OF COMPACTION TEST, AS INDICATED ON THE PLANS	WWM	WELDED WIRE MESH



SITE MAP
NOT TO SCALE

PROJECT NAME: **AVENUE 64 PARK**
ADDRESS: **6742 Marrimon Way, South Pasadena, CA 91030**

REVISIONS:	DATE:
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PLAN NAME:
TITLE SHEET

SCALE:	ISSUE DATE:
NTS	
FILE #	FILE NO.
PRJ21589	

DRAWING NO.
TS - 1.0
SHEET 1 of 15 SHEETS