

# APPROVED

Oct 17 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-212

DATE October 17, 2024

C.D. 4

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – GIRLS CAMP RENOVATION (PRJ21197) (PRJ21373) PROJECT – COMMITMENT OF SUPPLEMENTAL PARK FEES – MODIFICATION OF THE SCOPE OF WORK – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES], SECTION 15301(c) [MINOR ALTERATIONS TO EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES] AND SECTION 15301(d) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES, OR MECHANICAL EQUIPMENT TO MEET CURRENT STANDARDS OF PUBLIC HEALTH AND SAFETY] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(3) AND CLASS 1(4) OF CITY CEQA GUIDELINES

B. Aguirre \_\_\_\_\_ for M. Rudnick \_\_\_\_\_  
B. Jones \_\_\_\_\_ \*C. Santo Domingo DF  
C. Stoneham \_\_\_\_\_ N. Williams \_\_\_\_\_

General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the modification of the scope of work and the total budget of the Griffith Park – Girls Camp Renovation (PRJ21197) (PRJ21373) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of \$1,101,075.29 in Park Fees for the proposed Project;

| <u>FUNDING SOURCE</u> | <u>FUND/DEPT./ACCT. NO.</u> | <u>WORK ORDER NO.</u> |
|-----------------------|-----------------------------|-----------------------|
| Park Fees             | 302/89/89718H               | QP004030              |
| Park Fees             | 302/89/89718H               | QP003927              |
| Park Fees             | 302/89/89716H               | QT074231              |
| Park Fees             | 302/89/89718H               | QP003911              |

## BOARD REPORT

PG. 2 NO. 24-212

3. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(a) [Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances], Section 15301(c) [Minor alterations to existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities] and Section 15301(d) [Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety] of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(3) and Class 1(4) of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;
4. 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,
5. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Griffith Park is located at 4730 Crystal Springs Drive in the Hollywood community of the City. This 4,281.73-acre park provides a variety of recreational facilities, programs and activities for the local community. Due to the size of the park, and the facilities, features, programs, and services it provides, Griffith Park meets the standards for a Regional Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

Previously, the Board of Recreation and Park Commissioners (Board) approved the scope of work for the Griffith Park – Girls Camp Renovation (PRJ21197) (PRJ21373) Project, which included driveway, path of travel improvements, restroom renovations interior and exterior improvements to the main hall, cabins, dance room, craft room, restroom buildings, sports field, swimming pool, and the installation of a new accessible prefabricated restroom and shower building. The interior and exterior improvements include, but are not limited to, roofing renovations, building siding, plumbing, and interior floors and doors (Report Nos. 19-034 and 20-155).

RAP Staff has determined that the Project's scope needs to be further modified to include replacement of the pool filter and improvements related to Fire Life Safety, including removal and replacement of asphalt for Fire Life Safety and electrical upgrades and installation of conduits and junction boxes for the Fire Life Safety and electrical systems.

### PROJECT FUNDING

Previously, the Board approved the allocation and commitment of \$1,500,000.00 for the Project (Report Nos. 19-034 and 20-155).

Upon approval of this Report, an additional \$1,101,075.29 in Park Fees can be committed to the Project to cover the additional scope items detailed above.

## BOARD REPORT

PG. 3 NO. 24-212

The total amount of funding available for the Project is \$2,601,075.29, which is the total budget inclusive of the budget contingency amount set forth below.

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

| <b>On-Call Contract</b>    | <b>Contingency Amount</b> |
|----------------------------|---------------------------|
| Park Facility Construction | \$200,000.00              |

These Park Fees were collected within ten miles of Griffith Park, which is the standard distance for the commitment of Park Fees for regional recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

### FUNDING SOURCE MATRIX

| <b>Source</b> | <b>Fund/Dept/Acct</b> | <b>Amount</b>         | <b>Percentage</b> |
|---------------|-----------------------|-----------------------|-------------------|
| Quimby Fees   | 302/89/89460K-GB      | \$500,000.00          | 19%               |
| Park Fees     | 302/89/89716H         | \$2,062,987.67        | 79%               |
| Park Fees     | 302/89/89718H         | \$38,087.62           | 2%                |
| <b>Total</b>  |                       | <b>\$2,601,075.29</b> | <b>100%</b>       |

### PROJECT CONSTRUCTION

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

| <b>Phase</b>      | <b>Duration</b>              |
|-------------------|------------------------------|
| Predesign         | N/A                          |
| Design            | N/A                          |
| Bid and Award     | N/A                          |
| Construction      | October 2021 – February 2025 |
| Post Construction | March 2025 – September 2025  |

### TREES AND SHADE

This proposed modified Project will have no impact on the existing trees and shade at Griffith Park.

### ENVIRONMENTAL IMPACT

The proposed Project is an extension of renovation work at Griffith Park's Girl Camp that the Board previously approved with Board Report Nos. 19-034 and 20-155: some of the renovation work considered in these prior reports is already completed, and the proposed Project constitutes a substantial change requiring additional CEQA analysis. Renovation work that still needs to be addressed include:

- improvements to the sports fields,

## BOARD REPORT

PG. 4 NO. 24-212

- electrical upgrades and installation of conduits and junction boxes for the Fire Life Safety,
- removal and replacement of asphalt for Fire Life Safety, and
- replacement of the pool filter.

Improvements to the sports field and the upgrades to the electrical system qualify as interior and exterior alterations to existing structures involving negligible or no expansion of use; the replacement of asphalt for fire safety can be constructed as minor alterations to existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities and the replacement of the pool filter qualifies as rehabilitation of deteriorated or damaged mechanical equipment to meet current standards of public health and safety.

According to the parcel profile report retrieved September 18, 2024, this area does not reside in a liquefaction, methane or coastal zone so there is no reasonable possibility that the proposed Project may impact on 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 18, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (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 located within Griffith Park, a City of Los Angeles Historic Cultural Monument (HCM#942), but the site has not been considered a contributing element to the historical determination and the upgrades included in this Project will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, staff recommends the 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(a), Section 15301(c) and 15301(d) of California CEQA Guidelines as well as to Article III, Section 1, Class 1(1), Class 1(3) and Class 1(4) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon Board's approval.

### FISCAL IMPACT

The approval of this commitment of Park Fees 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 Park Fees, Quimby Fees or funding sources other than the RAP's General Fund. The assessment of the future maintenance costs associated with the proposed new restroom building have yet to be determined and will be included in future budget requests.

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