

APPROVED

Dec 19 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-264

DATE December 19, 2024

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: JUNTOS PARK – PARK IMPROVEMENTS (PRJ21816) PROJECT – ACCEPTANCE OF DONATION – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15302 [REPLACEMENT OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] AND SECTION 15303(e) [ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 AND CLASS 11(6) 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Approved X Disapproved _____ Withdrawn _____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 Juntos Park – Park Improvements (PRJ21816) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers, as shown in Attachment 1, a maximum of \$1,404,618.93 in Park Fees for the proposed Project;
3. Accept the donation of equipment for the Project, which shall be purchased by the Los Angeles Parks Foundation (LAPF) with \$440,000.00 in funds provided by the Mujeres de la Tierra and the Bezos Earth Fund;
4. Approve the installation of the signage described in this Report to give appropriate recognition to the donors;
5. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;

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6. 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;
7. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 [Replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity] and Section 15303(e) [Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Class 2 and Class 11(6) of City CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land use of Climate Innovation;
8. 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,
9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Juntos Park is located at 3135 Drew Street in the Glassell Park community of the City. This 1.64-acre property provides a splash pad, a children's play area, and picnic tables, for the use of the surrounding community. Due to the facilities and features, Juntos Park meets the standards for a Neighborhood Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work of the proposed Project includes:

- 1) Renovate a playground for ages 2-5.
- 2) Renovate a playground for ages 5-12.
- 3) Installation of new fitness equipment.
- 4) Installation of new drinking fountain.
- 5) Installation of new BBQ grills.

The proposed Project plan is shown in Attachment 2.

The Office of Council District 13 supports the proposed Project, as reflected in the letter of support attached hereto as Attachment 3.

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PROJECT FUNDING

LAPF was presented a donation from the Mujeres de la Tierra and the Bezos Earth Fund in the amount of \$500,000.00 for improvements to Juntos Park. A total of \$440,000.00 will be made available for the proposed Project, with LAPF purchasing equipment for the proposed Project at no cost to RAP.

Upon approval of this Report, \$1,404,618.93 in Park Fees will be committed to the proposed Project to pay for the additional scope items.

The total amount of funding for the proposed Project is \$1,844,618.93, which includes the cost of the equipment to be purchased by LAPF with funding provided by the Mujeres de la Tierra and the Bezos Earth Fund. \$1,844,618.93 is the total Project budget including 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 Project:

On-Call Contract	Contingency Amount
Park Facility Construction	\$600,000.00

The Park Fees were collected within two miles of Juntos 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
Equipment Donation (via LAPF)	NA	\$440,000.00	25%
Park Fees	302/89/89716H	\$799,048.47	43%
Park Fees	302/89/89718H	\$605,570.46	32%
Total		\$1,844,618.93	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	September 2024 – October 2025
Design	November 2024 – December 2024
Bid and Award	December 2024 – January 2025
Construction	February 2025 – November 2025
Post Construction	December 2025 – May 2025

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DONOR RECOGNITION SIGNAGE

Upon approval of this Report, the donor recognition signage described below will be installed as at the gazebo near the play area part of the Project.

The proposed size for the signage is 18"W x 12"H and made of bronze with the following language:

The City of Los Angeles Department of Recreation and Parks and the Los Angeles Parks Foundation thank and acknowledge Mujeres de la Tierra, with support from The Bezos Earth Fund, for their generous contributions to Juntos Family Park.

A rendering of the plaque is shown in Attachment 4.

TREES AND SHADE

This Project will have no impact on the existing trees at Juntos Park. The proposed playgrounds will include integrated shade toppers.

ENVIRONMENTAL IMPACT

The proposed Project consists of 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 and installation of accessory structures.

According to the parcel profile report retrieved November 26, 2024, this area resides in a Alquist Priolo Seismic Zone. The construction of this Project will not create conditions that could increase the seismic risk. This site is not within a coastal, methane, or historic 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 November 26, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at 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. They list RB Case # 1403, RB Case # 112.5574, RB Case # 112.5566 and RB Case # 900650243 near the Project area (within 1,000 feet). The Regional Water Quality Control Board closed RB Case #1403 in 2014, after soil investigation, and Case # 900650243 in 2007. Cases # 112.5574 and 112.5566 are still under investigation for potential soil contamination. According to the Caltrans Scenic Highway Map, there is no scenic highway located within – or adjacent to – the Project 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 in 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 15302 and 15303(e) of California CEQA Guidelines as well as to Article III, Section 1, Class 2 and Class 11(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land use of Climate Innovation 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, the LAPF donation, 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.

This Report was prepared by Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.

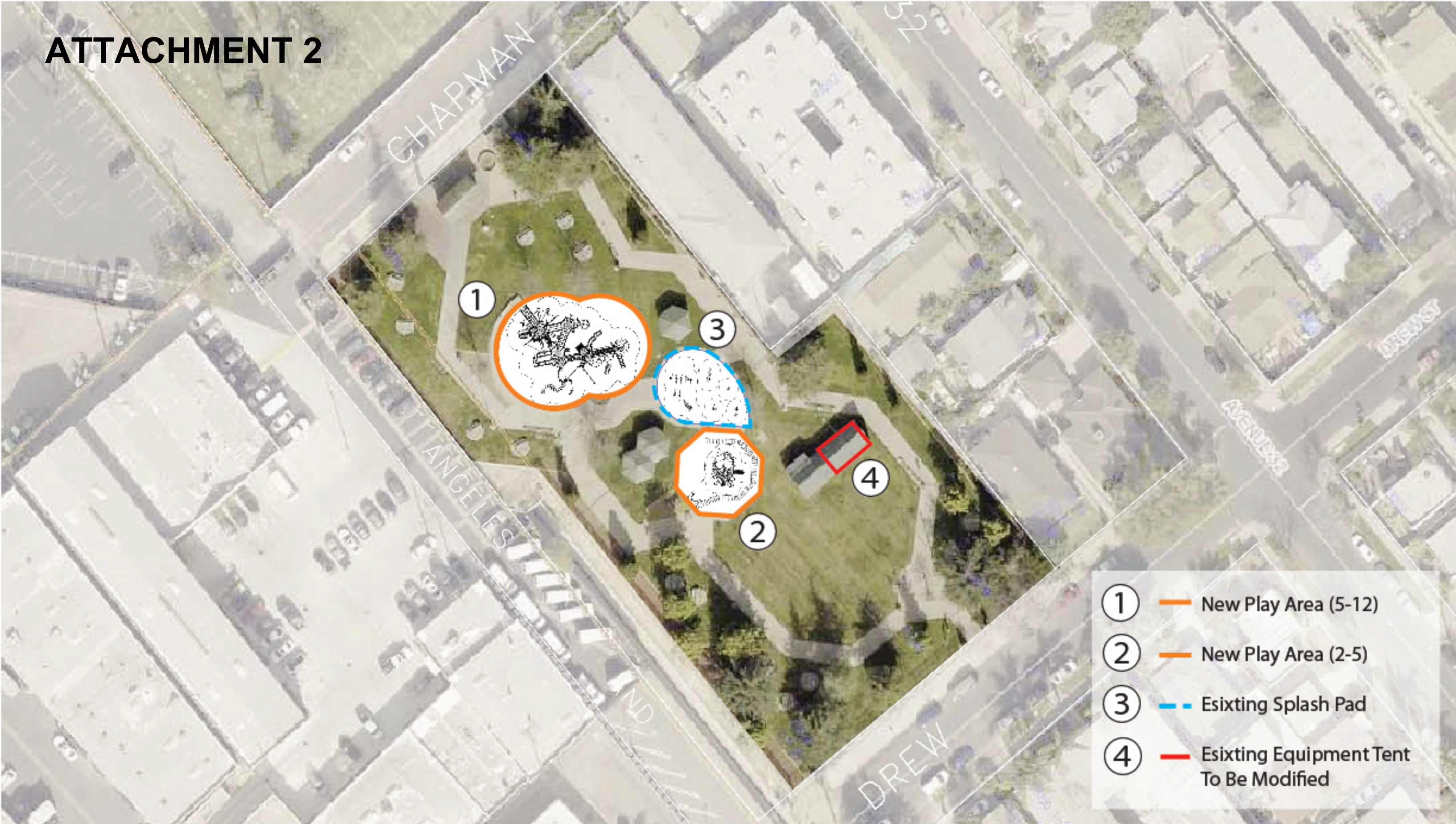
LIST OF ATTACHMENTS

- 1) Attachment 1 – Project Work Order List
- 2) Attachment 2 – Proposed Project Site Plan and Playgrounds
- 3) Attachment 3 – Letter of Support from CD13
- 4) Attachment 4 – Donor Plaque Rendering

Juntos Park – Park Improvement (PRJ21816) Project

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP000387
Park Fees	89716H	QT071678
Park Fees	89716H	QM186439
Park Fees	89716H	QT074749
Park Fees	89718H	QP002727
Park Fees	89718H	QP002388
Park Fees	89718H	QP002744
Park Fees	89716H	QM187129
Park Fees	89716H	QT072736
Park Fees	89718H	QP003329
Park Fees	89718H	QP002528
Park Fees	89718H	QP003411
Park Fees	89718H	QP002138
Park Fees	89718H	QP003359
Park Fees	89716H	QM203090
Park Fees	89716H	QT082058
Park Fees	89718H	QP003987
Park Fees	89718H	QP004271
Park Fees	89718H	QP004272
Park Fees	89718H	QP000002
Park Fees	89716H	QT073188
Park Fees	89716H	QT073709
Park Fees	89716H	QT074109
Park Fees	89718H	QP000178
Park Fees	89716H	QM133327
Park Fees	89718H	QP000762
Park Fees	89718H	QP000765
Park Fees	89718H	QP000801
Park Fees	89718H	QP001714
Park Fees	89718H	QP001592
Park Fees	89718H	QP001297
Park Fees	89718H	QP001037
Park Fees	89718H	QP001278
Park Fees	89718H	QP002121
Park Fees	89716H	QM162681
Park Fees	89718H	QP002660
Park Fees	89718H	QP002362
Park Fees	89718H	QP002629
Park Fees	89718H	QP002605
Park Fees	89718H	QP002870
Park Fees	89718H	QP003296
Park Fees	89718H	QP003354
Park Fees	89718H	QP003129

ATTACHMENT 2



- ① — New Play Area (5-12)
- ② — New Play Area (2-5)
- ③ — Existing Splash Pad
- ④ — Existing Equipment Tent To Be Modified

JUNTOS FAMILY PARK

CONCEPT PLAN (WITH EXISTING SPLASH PAD)

NTS.
CITY OF LOS ANGELES
DEPARTMENT OF RECREATION & PARKS



COLOR KEY

- BLACK
- AQUA
- ORANGE
- PURPLE
- LIME
- GRANITE
- GRAY
- ORANGE/BLACK

② New Play Area (2-5)

Existing Splash Pad ③



JUNTOS FAMILY PARK
PERSECTIVE VIEW (2-5 PLAY AREA)

NTS.
CITY OF LOS ANGELES
DEPARTMENT OF RECREATION & PARKS





4

Equipment Tent
To Be Modified

Existing Splash Pad

3

JUNTOS FAMILY PARK

EXISTING SPLASH PAD AND EQUIPMENT TENT

NTS.

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION & PARKS



ATTACHMENT 3



HUGO SOTO-MARTINEZ
Councilmember, Thirteenth District

September 20, 2024

Los Angeles City Recreation and Parks Department
Office of Board of Commissioners
221 N. Figueroa St., Suite 300
Los Angeles, CA 90012

RE: Office of Councilmember Hugo Soto-Martinez, 13th District Letter of Support for the Juntos Park Project

General Manager Jimmy Kim and Commissioners,

I am writing to express my full support for the Juntos Park Project, in collaboration with Mujeres de la Tierra, the Bezos Earth fund, and the LA Parks Foundation. Juntos Park is a cornerstone of the Glassell Park community, particularly for the working-class families of Drew and Estara who deserve a fully renovated and functional park.

For over a year, the community has actively engaged with our office, sharing their vision for improvements to their beloved park. One priority stands out above others: the Splash Pad. It's more than a simple water feature—it's the only way for families on this street to cool down during summer months. Unfortunately, this past summer saw record-breaking heat waves, and the Splash Pad was not operational when the community needed it most. With the upcoming renovations, we are hopeful that the revitalized Splash Pad will be reliable and fully operational in the future, ensuring it can provide relief during the hottest days.

Beyond the water feature, the plans for a new playground and a downsized filtration system will greatly improve the park's utility. Expanding the green space could allow for additional tree planting or create more room for the regular food distributions that are crucial to the neighborhood.

Most importantly, this project represents more than just park improvements—it's an opportunity to strengthen the relationship between our city, our residents, and the organizations working hand in hand with the community. The Juntos Park renovation has been a long time coming, and it's a key investment in the future of Glassell Park.

For these reasons, I proudly stand with Mujeres de la Tierra, the Bezos Earth Fund, and the LA Parks Foundation in offering my full support for the Juntos Park Project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hugo Soto-Martinez'.

Hugo Soto-Martinez

Los Angeles City Councilmember for the Thirteenth District
200 N Spring St, Ste. 480, Los Angeles, CA 90012

ATTACHMENT 4

