

APPROVED

July 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-156

DATE July 18, 2024

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – NORTH ATWATER PARK – CENTRAL SERVICE YARD (CSY) NEW OFFICE BUILDING (PRJ21793) PROJECT – ALLOCATION OF ZONE CHANGE AND QUIMBY FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15303(d) [A STORE, MOTEL, OFFICE, RESTAURANT OR SIMILAR STRUCTURE NOT INVOLVING THE USE OF SIGNIFICANT AMOUNTS OF HAZARDOUS SUBSTANCES, AND NOT EXCEEDING 2,500 SQUARE FEET IN FLOOR AREA; IN URBANIZED AREAS, THE EXEMPTION ALSO APPLIES TO UP TO FOUR SUCH COMMERCIAL BUILDINGS NOT EXCEEDING 10,000 SQUARE FEET IN FLOOR AREA ON SITES ZONED FOR SUCH USE IF NOT INVOLVING THE USE OF SIGNIFICANT AMOUNTS OF HAZARDOUS SUBSTANCES WHERE ALL NECESSARY PUBLIC SERVICES AND FACILITIES ARE AVAILABLE AND THE SURROUNDING AREA IS NOT ENVIRONMENTALLY SENSITIVE] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 3(3) OF CITY CEQA GUIDELINES

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

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Griffith Park – North Atwater Park – Central Service Yard – New Office Building (PRJ21793) Project (Project), as described in the Summary of this Report;
2. Authorize the RAP’s Chief Accounting Employee to transfer of \$196,620.14 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the North Atwater Park Account No. 89460K-NW;
3. Approve the allocation of \$209,862.14 in Quimby Fees from the North Atwater Park (Griffith Park) Account No. 89460K-NW to the proposed Project;
4. Authorize RAP Chief Account Employee to transfer \$628,965.91 in Zone Change Fees from the Zone Change Account No. 89440K-00 to the North Atwater Account No. 89440K-NW;

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5. Approve the allocation of \$628,965.91 in Zone Change Fees from the North Atwater Park (Griffith Park) Account No. 89440K-NW to the proposed Project;
6. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;
7. 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;
8. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303(d) [A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area; in urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive] of California CEQA Guidelines and Article III, Section 1, Class 3(3) 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;
9. 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
10. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

North Atwater Park is located at 3900 West Chevy Chase Drive within Griffith Park. This 5.36-acre park provides a baseball diamond, basketball courts, children's play area, and splash pad, restrooms, volleyball courts, and benches for the surrounding community. Approximately 2,587 City residents live within a one-half (1/2) mile walking distance of North Atwater Park. Due to the size of the park, and the facilities, features, and programs it provides, Griffith Park currently meets the standard for a Regional Park, as defined in the City's Public Recreation Plan. The Central Service Yard is located on the East side of North Atwater Park.

PROJECT SCOPE

The scope of work of the Project involves the installation of a new modular office building.

PROJECT FUNDING

There is currently \$13,242.00 in Quimby Fees available in the North Atwater Park Account No. 89460K-NW. Upon approval of this Report:

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- \$196,620.14 in Quimby Fees will be transferred from the Quimby Fees Account No. 89460K-00 to the North Atwater Park Account No. 89460K-NW. A total of \$209,862.14 in Quimby Fees will be allocated from the North Atwater Park (Griffith Park) Account No. 89460K-NW to the proposed Project.
- \$628,965.91 in Zone Change Fees will be transferred from the Zone Change Account No. 89440K-00 to the North Atwater Account No. 89440K-NW and allocated to the proposed Project.

The total amount of funding available for the proposed Project will be \$838,828.05, which will be the total budget for this Project, inclusive of the budget and contingency amounts set forth below.

These Quimby and Zone Change Fees were collected within 10 miles of CSY, which is the standard distance for the allocation of Zone Change and Quimby Fees for regional recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

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
General Park Building Construction	\$140,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Fees	302/89/89460K-NW	\$209,862.14	25%
Zone Change Fees	302/89/89440K-NW	\$628,965.91	75%
Total		\$838,828.05	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	N/A
Design	N/A
Bid and Award	April 2024 – July 2024
Construction	August 2024 – March 2025
Post Construction	April 2025 – October 2025

TREES AND SHADE

This Project will have no impact on the existing trees and shade at the CSY.

ENVIRONMENTAL IMPACT

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The proposed Project consists of the installation of an 800 sq. ft. prefabricated office in an urban area, not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area.

According to the parcel profile report retrieved on May 28, 2024, this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to 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 May 28, 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 listed Loc Case # RO0001574, a former fabric dyeing site, near the Project area (within 1,000 feet). The site was remediated in the late 1980s and 2015, and the site is waiting for closure. 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 the boundaries of Griffith Park, a City of Los Angeles Historic Cultural Monument (HCM #942). The Central Service Yard is not one of the contributing elements to the historic determination, therefore the installation of a small prefabricated building and will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, RAP 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 15303(c) of California CEQA Guidelines as well as to Article III, Section 1, Class 3(3) 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 allocation of Quimby and Zone Change 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 Quimby and Zone Change Fees 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.