

**APPROVED**  
MAY 19 2022  
BOARD OF RECREATION  
AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 22-122

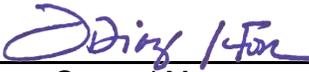
DATE May 19, 2022

C.D. 14

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: GUARDIA PARK – PLAYGROUND REPLACEMENT (PRJ21576) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, 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] 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 15302 AND 15311 OF CALIFORNIA STATE CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<i>DF</i> _____
J. Kim	_____	N. Williams	_____

  
\_\_\_\_\_  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

**RECOMMENDATIONS**

1. Approve the scope of work and total budget for the Guardia Park – Playground Replacement (PRJ21576) Project (Project), as described in the Summary of this Report;
2. Approve the proposed 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 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;
4. 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 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] 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 15302 and 15311 of California CEQA Guidelines; and direct RAP Staff to file a Notice of Exemption

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(NOE) with the Los Angeles County Clerk upon the Board of Recreation and Parks Commissioners' (Board) approval.

5. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Guardia Park (formerly known as El Sereno Park North) is located at 4410 North Garden Homes Avenue in the El Sereno community of the City. This 3.08-acre park provides basketball courts, a soccer field, restroom, picnic tables, children's play area and outdoor fitness equipment for the use of the surrounding community. Approximately 3,001 City residents live within a one-half (1/2) mile walking distance of Guardia Park.

### PROJECT SCOPE

The scope of the proposed Project includes the following:

- Demolition of existing play area.
- Installation of a new play area with safety surfacing.
- Installation of amenities like trash receptacles, benches, tables and a hydration station.

Renderings of the proposed new playground are available in Attachment 1.

### PROJECT FUNDING

Previously, Los Angeles City Council approved the use of One Hundred Forty-Seven Thousand, One Hundred Dollars (\$147,100.00) in AB1290 Funds for the proposed Project (Council File (CF) No. 20-0559).

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000.00) in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (CF No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. The proposed 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 proposed Project is Six Hundred Sixty-Two Thousand, One Hundred Dollars (\$662,100.00), which will be the total budget for this Project inclusive of the budget contingency amount set forth below.

The anticipated pre-qualified on-call contracts will be for Playground Construction. The budget contingency for the Playground Construction contracts will be One Hundred Thirty-Two Thousand, Four Hundred and Twenty Dollars (\$132,420.00).

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance Funds	302/89/727H-EG	\$515,000.00	78%
AB1290 Funds	302/89/270K-GP	\$147,100.00	22%
<b>Total</b>		<b>\$662,100.00</b>	<b>100%</b>

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project includes the installation of two shade sail structures over the proposed new children's play area. The proposed Project will not affect any trees at Guardia Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of the 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 and placement of minor structures accessory to (appurtenant to) existing institutional facilities.

According to the parcel profile report retrieved April 20, 2022, this area resides in a liquefaction zone and high fire severity zone. The construction of this project will not create conditions that could lead to liquefaction. This project does not meet the minimum criteria to qualify for a fire or life safety review and therefore is not considered a fire hazard. 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 April 20, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://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.

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Based on this information, RAP staff recommends that the Board determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2 and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15302 and 15311 of California CEQA Guidelines. RAP 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 AB1290 Funds and Deferred Maintenance 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 replacement of the playground at Guardia Park will enhance the park user's experience and increase safety.

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

### ATTACHMENT

- 1) Attachment 1 – Renderings of New Playground

**General Notes:**

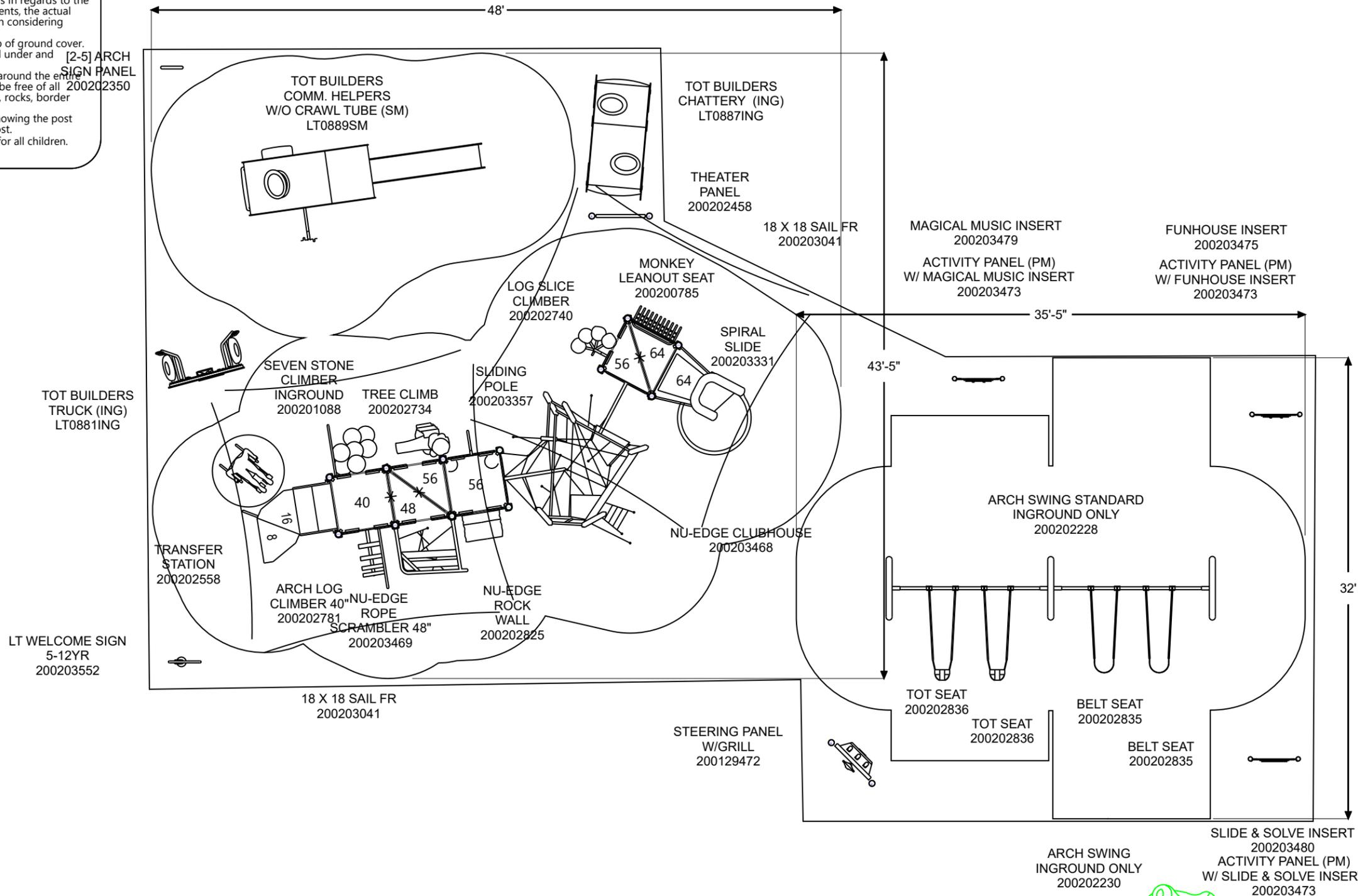
**Age Group**

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: 2-12  
 ELEVATED PLAY ACTIVITIES - TOTAL: 2  
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 2 REQ'D 1  
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0  
 GROUND LEVEL ACTIVITY TYPE: 2 REQ'D 1  
 GROUND LEVEL QUANTITY: 7 REQ'D 1

AGE GROUP: 5-12  
 ELEVATED PLAY ACTIVITIES - TOTAL: 11  
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 8 REQ'D 6  
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0  
 GROUND LEVEL ACTIVITY TYPE: 4 REQ'D 3  
 GROUND LEVEL QUANTITY: 9 REQ'D 4



**Project:**  
 2-12 play area  
 Los Angeles, CA  
 LTCPS rep:  
 Scott Muscolo  
 PACIFIC PARK & PLAYGROUND, INC  
 (714) 846-4885

**Ground Space:** 80'-0" x 49'-6"  
**Protective Area:** 80'-6" x 53'-6"

**Drawn by:** Scott Muscolo  
**Date:** 1/24/2022  
**DWG Name:** R0322\_43886341175

**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  
**0**

