

APPROVED

APR 06 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-075

DATE April 06, 2023

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LARISSA PARKWAY – RETAINING WALL RENOVATION (PRJ21685) PROJECT – COMMITMENT OF PARK FEES; CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(4) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES OR MECHANICAL EQUIPMENT AND SYSTEMS TO MEET CURRENT STANDARDS OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL PROTECTION] AND CLASS 2 [REPLACEMENT OR RECONSTRUCTION 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] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15304(d) AND 15302 OF CALIFORNIA CEQA GUIDELINES

B. Aguirre M. Rudnick
C. Santo Domingo
B. Jackson N. Williams

Handwritten signature of General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Approve the scope of work and total budget for the Larissa Parkway – Retaining Wall Renovation (PRJ21685) Project (Project), as set forth in this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers listed in Attachment No. 1, a maximum of Seven Hundred Fifty-One Thousand, Three Hundred Sixty-Four Dollars and Eighteen Cents (\$751,364.18) in Park Fees, for the proposed Project;
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 construction contracts as set forth in this Report;

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4. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
5. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(4) [Restoration or rehabilitation of deteriorated or damaged structures, facilities or mechanical equipment and systems to meet current standards of public health, safety and environmental protection] and Class 2 [replacement or reconstruction 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] of City CEQA Guidelines and Article 19, Sections 15304(d) and 15302 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
6. 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,
7. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

BACKGROUND

Larissa Parkway is located at 3305 West Larissa Drive in the Silver Lake community of the City. On July 14, 1922, Larissa Parkway was acquired for park purposes through a filing of subdivision maps. Due to the size of the park, and the facilities and plan features it provides, Larissa Parkway meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan. The park is currently unimproved and not open for public use, as the lot faces Sunset Boulevard with a grade difference of 42 feet from the top to the bottom of the lot. Its primary feature is a gunite concrete retaining wall use.

A site observation assessment was conducted earlier this month revealing an eroded void beneath the gunite wall. The trees and vegetation are potential causes for the cracks.. The extent of the void requires remedial action to prevent further erosion. Attachment No. 2 shows the current condition of the site and the various identified issues.

There is currently a Los Angeles Department of Water and Power (LADWP) pole in the middle of the site carrying overhead utility and AT&T telephone lines. Due to the location of the power pole in relation to the retaining wall, RAP is currently coordinating with LADWP to remove the existing power pole to begin renovations.

PROJECT SCOPE

The scope of the proposed Project will include the following:

- Clearing and grubbing of vegetation

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- Demolition of upheaved concrete at existing wall
- Construction of new concrete wall and sealing of cracks and gaps

PROJECT FUNDING

Upon approval of this Report, Seven Hundred Fifty-One Thousand, Three Hundred Sixty-Four Dollars and Eighteen Cents (\$751,364.18) in Park Fees can be committed to the proposed Project, which will be the total budget for this Project inclusive of the budget contingency amount set forth below.

See below the anticipated pre-qualified on-call contract and budget contingency used for the proposed Project:

On-Call Contract	Budget Contingency
Park Facility Construction	\$113,000.00

These Park Fees were collected within two (2) miles of Larissa Parkway, 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
Park Fees	302/89/89716H	\$116,695.86	15%
Park Fees	302/89/89718H	\$634,668.32	85%
Total		\$751,364.18	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the proposed Project. It is anticipated to begin construction in Spring 2023.

TREES AND SHADE

This proposed Project includes the removal of approximately two (2) China flame trees and one (1) Moreton Bay fig tree within the park, which are not “protected” trees under the Los Angeles Administrative Code. RAP will replace the removed trees with sixty (60) new 15 gallon tree

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plantings, the type, size, and location to be determined by RAP's Forestry Division. The new trees are not being planted at this site to avoid root intrusion and upheaval of the new proposed wall.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Project consists of the rehabilitation of deteriorated or damaged structures, to meet current standards of public safety and reconstruction 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 as the structure replaced.

According to the parcel profile report retrieved on March 9, 2023, 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 March 9, 2023, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have 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 proposed Project or within its 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.

Based in this information, staff recommends that the Board determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(4) and Class 2 of City CEQA Guidelines and Article 19, Section 15301(d) and 15302 of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT STATEMENT

The approval of this commitment of Park Fees for 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 Park Fees or funding sources other than RAP's General fund. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service at this facility.

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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 renovation of the retaining wall at Larissa Parkway will increase safety.

This Report was prepared by Cammie Neo, Planning, Maintenance and Construction Branch, reviewed by Fernando Torres, Planning, Maintenance and Construction Branch and Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment No. 1 – List of Work Order Numbers
- 2) Attachment No. 2 – Larissa Parkway Current Conditions

ATTACHMENT NO. 1 – List of Work Order Numbers

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001970
Park Fees	302/89/89718H	QP002129
Park Fees	302/89/89718H	QP002248
Park Fees	302/89/89718H	QP002147
Park Fees	302/89/89718H	QP002053
Park Fees	302/89/89718H	QP002240
Park Fees	302/89/89718H	QP002107
Park Fees	302/89/89718H	QP002142
Park Fees	302/89/89718H	QP001875
Park Fees	302/89/89718H	QP002168
Park Fees	302/89/89718H	QP002127
Park Fees	302/89/89718H	QP002145
Park Fees	302/89/89718H	QP002112
Park Fees	302/89/89718H	QP002126
Park Fees	302/89/89716H	QT074377
Park Fees	302/89/89718H	QP002620
Park Fees	302/89/89718H	QP002334
Park Fees	302/89/89718H	QP002362
Park Fees	302/89/89718H	QP002385
Park Fees	302/89/89718H	QP002520
Park Fees	302/89/89718H	QP002629
Park Fees	302/89/89718H	QP002583
Park Fees	302/89/89716H	QM162681
Park Fees	302/89/89718H	QP002829

ATTACHMENT NO. 2 - Larissa Parkway Current Conditions







