

SPECIAL AGENDA

BOARD OF RECREATION AND PARK COMMISSIONERS
OF THE CITY OF LOS ANGELES

Wednesday, January 11, 2012 at 9:35 a.m.
or as soon thereafter as the Commission
recesses its Regular Meeting noticed for 9:30 a.m.

EXPO Center
Community Hall Room
3980 S. Bill Robertson Lane (Formerly Menlo Avenue)
Los Angeles, CA 90037

(Parking located in "Lot 1", at the corner of Martin Luther King
Boulevard and Bill Robertson Lane)

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. GENERAL MANAGER'S REPORTS:

- 12-022 Reseda Park - Lake Rehabilitation (PRJ1200K) Project - Final Acceptance
- 12-023 East 49th Street Pocket Park - 670 East 49th Street - Adoption of Initial Study/Negative Declaration and Acceptance of Donation Parcel and Approval of Development Project
- 12-024 4916 South McKinley Avenue Pocket Park - 4916 & 4916½ South McKinley Avenue - Adoption of Initial Study/Negative Declaration and Acceptance of Donation Parcel and Approval of Development Project
- 12-025 Arroyo Seco Park - Hermon Park - Rescission of Previous Approval of the River Dogs Project and Grant Conceptual Approval for Installation of a Sculpture with Plaque

2. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, February 1, 2012 at 9:30 a.m., at EXPO Center, Community Hall Room, 3980 S. Bill Robertson Lane (Formerly Menlo Avenue), Los Angeles, CA 90037.

January 11, 2012

3. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213)202-2640.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Commission Meetings can be heard live over the telephone through the Council Phone system. To listen to a meeting, please call one of the following numbers:

from Downtown Los Angeles	(213) 621-CITY (2489)
from West Los Angeles	(310) 471-CITY (2489)
from San Pedro	(310) 547-CITY (2489)
from Van Nuys	(818) 904-9450

For information, please go to the City's website:
<http://ita.lacity.org/Residents/CouncilPhone/index.htm>

Information on agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the agenda and reports may be downloaded from the Department's website at www.laparks.org.

REPORT OF GENERAL MANAGER

NO. 12-022

DATE January 11, 2012

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA PARK – LAKE REHABILITATION (PRJ1200K) PROJECT – FINAL ACCEPTANCE

R. Adams _____

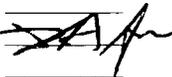
H. Fujita _____

V. Israel _____

K. Regan _____

*M. Shull _____

N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the total change order amount in excess of 25% of the original contract price.
2. Approve the final acceptance of work performed under Contract No. 3316 as outlined in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to release all retention monies held under Contract No. 3316 to Metro Builders and Engineers Group, Ltd., thirty-five (35) calendar days after acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Metro Builders and Engineers Group, Ltd., with a letter of completion.

SUMMARY:

The construction contract for the Reseda Park – Lake Rehabilitation (PRJ1200K) project was awarded to Metro Builders and Engineers Group, Ltd., on June 2, 2010, in the amount of \$721,711. The project was completed on October 10, 2011 and the landscape maintenance period ended on December 5, 2011. The project provided for draining of the lake and removal of bottom sediments, repair and stabilization of the perimeter walls, re-surfacing of the lake asphalt lining, installation of new filtration and aeration systems, construction of a new skimming weir system, refurbishment of water fountain nozzles on the lake island, construction of a new lake drain vault and maintenance hole, construction of a new gravity flow sewer line connection from

REPORT OF GENERAL MANAGER

PG. 2 NO. 12-022

the existing wet wells to the sewer line in Reseda Boulevard, and installation of new floating islands within the lake.

The project was funded by Proposition 40 specified funds in the amount of \$1,169,000 and Quimby funds in the amount of \$359,964. A total of 23 change orders, in the amount of \$534,198.54 (74% of original contract amount), were issued for a total project construction cost of \$1,255,909.54.

The project was originally planned to be constructed in two phases with the draining of the lake and removal of bottom sediments to be completed by a Department of Recreation and Parks contract vendor prior to the award of the remainder of the lake rehabilitation scope to a general contractor. However, due to construction coordination issues involving time required for mobilization and demobilization of two separate contractors, it proved to be more efficient to award the entire scope of work to one general contractor in the interest of time. The combination of the two project phases did not increase the cost of the project. Therefore, on September 1, 2010, the Board approved a change order in the amount of \$150,000 for Metro Builders to perform the draining of the lake and removal of bottom sediments scope of work (Board Report No.10-234).

The actual change order amount for this project, excluding the \$150,000 for the draining of the lake and removal of bottom sediments work, is \$384,198.54, which is approximately 53% of the original contract price. The high percentage of change orders for this project was due to added scope of work during project construction. The most significant components added to the contract were the repair/reinforcement of the existing lake walls and resurfacing of the lake asphalt bottom. Both of these components were required to be issued as change orders because the existing condition of the lake walls and bottom could not be assessed until the lake was completely drained. The services of URS Corporation, was obtained for the design and biological resource management of the project. Per their report, dated August 2010, they indicated that several migratory birds utilize the lake as their breeding grounds. Therefore, as part of the requirement to protect the biological resources, the project needed to be completed between the avian breeding seasons. Due to this requirement, there was an urgent need to complete the work in a timely manner which resulted in their being insufficient time to obtain prior Board approval for exceeding the 25% change order amount. Therefore, staff is also requesting the Board to approve the total change order amount in excess of 25% of the original contract price.

Department staff consulted with the Office of Contract Compliance (OCC) concerning the status of the labor compliance requirements and affirmative action requirements on the project. There are no outstanding wage violations and Metro Builders and Engineers Group, Ltd. is in compliance with OCC requirements.

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FISCAL IMPACT STATEMENT:

The Reseda Park – Lake Rehabilitation project will be included in the existing Valley Region landscape maintenance routes and will be serviced in accordance with available resources.

This report was prepared by Alice Gong, Project Manager, Department of Public Works, Bureau of Sanitation, and reviewed by David Attaway, Environmental Supervisor, and Michael A. Shull, Superintendent, Planning and Construction Division.

**WORKER ENVIRONMENTAL AWARENESS TRAINING PROGRAM
(WEAP)**

RESEDA PARK - LAKE REHABILITATION PROJECT

Prepared for
DAVID ATTAWY, ENVIRONMENTAL SUPERVISOR
CITY OF LOS ANGELES,
DEPARTMENT OF RECREATION AND PARKS

August 2010

Prepared by
URS

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Santa Ana, CA 92705
(714) 835-6886 Fax: (714) 433-7701

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WORKER ENVIRONMENTAL AWARENESS PROGRAM (WEAP)

1.0 INTRODUCTION

This Worker Environmental Awareness Program (WEAP) supplements the efforts of the Office of Councilman Zine (Third Council District) the City of Los Angeles (City), and Departments of Recreation and Parks working together to bring about a healthy lake at Reseda Park. This is being funded through an almost \$1.2 million State Proposition 40 grant. For the purposes of this document, the Lake Rehabilitation Project will hereafter referred to as the Project, and the "study area" is defined as the Reseda Park Lake's physical footprint including a buffer. The Project is located in the Reseda community of the Los Angeles, California, within Reseda Park (18411 Victory Boulevard) - which is bordered by Victory Blvd to the south, Kittridge St to the north, Etiwanda Ave to the east, and Reseda Blvd to the west. Additionally, Reseda Park is bisected by the Los Angeles River and is located within the U.S. Geologic Service (USGS) Canoga Park 7.5-Minute Series Quadrangle Map (1980).

The Project is expected to begin in August 2010 and continue until the end of November 2010. Major Project components include:

- Lake draining and cleaning activities;
- Sewer connections and retrofits;
- Drainage system improvements (i.e., installation of new pumps, compressors, pipelines, skimming weirs, replacement of the existing aeration system, and repair of the fountain nozzle)
- Demolition (e.g., removing the existing island, old pumps, compressors, water treatment equipment, valves, and pipelines); and
- Placement of floating vegetated islands in the Lake.

Reseda Lake will be drained in accordance with all applicable local, state, and federal laws and ordinances by pumping a substantial portion of its contents into the sewer system at Reseda Boulevard, and the remaining material will then be pumped into dewatering containers to separate out solid materials prior to disposal; any remaining materials will be collected with vector trucks – or similar equipment. It is anticipated that the dewatering will take approximately 1 month to complete.

The Project also includes installation of a new pipe from the pump house to the sewer system at Reseda Boulevard and modification of the current Reseda Lake drain which discharges to the Los Angeles River. These activities involve the placement of a new pipeline, valves, and vault covers. At Project completion, water will still be able to discharge from the lake into the Los Angeles River during substantial storm events and recognized emergencies. Any discharges related to maintenance of the lake will be discharged to the sewer system at Reseda Boulevard. Project improvements also include repairs of two fountain nozzles and the lake's side walls, installation of six pre-cast concrete skimmer boxes at various locales along the lake edge, and removal of the existing aeration system. Replacement for the existing aeration system consists of installing a more efficient micro-bubble diffuser system.

The Project also includes an open water mosaic of vegetated islands within the water body; seven floating islands containing aquatic emergent vegetation will be placed into the lake. This configuration keeps open water and aeration activities interspersed throughout the lake to improve water quality and mimic natural the early successional growth stages of wetland ecosystems. The Project ultimately supports the establishment of a functional wetland and aquatic habitat which provides water quality improvements across a relatively broad spectrum of constituents (including bacteria, suspended solids, heavy/trace metals [lead, zinc, copper, etc.], and dissolved nutrients).

The lake already includes deep and shallow water depths which provide structural diversity of habitat. This mosaic structure encourages site utilization by wildlife (such as migratory water fowl, aquatic birds, mammals, amphibians, and reptiles) for bathing, basking, and foraging. The islands provide habitat for a variety of aquatic invertebrates (mostly crustaceans and insects) and algae, which will also provide food for numerous species. Waterfowl would be expected to forage in the open water habitats as well. Numerous species of swallows and phoebes will also forage on flying insects emerging from the open water. The lake should be stocked as a warm water fishery. The small fish will provide food to fish-eating wildlife including kingfishers, great blue herons, egrets, skunks, and raccoons. Additionally, the permanent water will supply year-round drinking and bathing water for a variety of other wildlife species. The total surface area of the vegetated islands will be approximately 5,000 sq. ft

This WEAP is intended to inform park maintenance and construction personnel about the project specific environmental requirements and provide basic rules and guidelines for working at Reseda Park. To that end, it is important for each member of the team to understand that their actions and behavior in the field are critical for keeping the project in compliance, and avoiding unnecessary delays or work shutdowns. This WEAP is a guide, which summarizes the general rules and procedures that must be followed by everyone on the project working at Reseda Lake.

2.0 BIOLOGICAL RESOURCES

The study area was routinely evaluated in 2010 during the months of March, May, June, July and August 2010 by URS Corporation Biologists (URS 2010a, URS 2010b, URS 2010c URS 2010d URS 2010e, URS 2010f and URS 2010g). The field evaluations determined that the vegetation within the study area can generally be characterized as non-native. Species diversity is consistent with landscaping for park use. Non-native turf grass exists throughout the study area, which is planted with ornamental non-native and native trees. The study area buffer zone is developed with residential and commercial buildings. Plants observed included mainly non-native annual and perennial species - which primarily consisted of species common to ornamental landscaping and urban/commercial areas.

The study area contains three vegetation communities/land use types, which include:

- Ornamental landscaping;
- Developed areas - urban / commercial; and
- Open water.

Wildlife observed within the study area in 2010 was common to a landscaped park and developed/urban areas. None of the observed species were identified as special-status¹. Additionally, the 2010 literature review and field reconnaissance identified only five special-status plant and four special status wildlife species with any potential to occur in the region. The field surveys determined that all of these special-status species were unlikely to occur within the study area during Project activities in 2010.

Literature review and field survey data suggest that no special-status species were utilizing the study area during any 2010 pedestrian field surveys. The field surveys determined that the study area lacks the requisite habitat needed to support special-status plant and animal species. Furthermore, the study area is not included within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, nor is designated as a Significant Ecological Area (SEA) by Los Angeles County Regional Planning.

¹ For the purposes of this analysis, "special-status species" refers to any species that has been afforded special protection by federal, state, or local resource agencies (e.g., U.S. Fish and Wildlife Service, California Department of Fish and Game) or resource conservation organizations (e.g., California Native Plant Society). The term "special-status species" excludes those avian species solely identified under Section 10 of the Migratory Bird Treaty Act (MBTA) for federal protection. Nonetheless, MBTA Section 10 protected species are afforded avoidance and minimization measures per state and federal requirements.

3.0 MEASURES TO PROTECT BIOLOGICAL RESOURCES

Due to the recreational value and ecological importance of the Reseda Park's biological resources², biological monitoring will be conducted on an as-needed basis during the construction period. The City has also developed protocols and measures for project personnel in order to give them some latitude, within the law, to deal with wildlife issues on or near project directed/authorized activities on a case-by-case basis; while at the same time taking into account practical issues of biology, species sensitivity, regulatory status, and constructible feasibility. Appendix A includes representative photos of commonly occurring species within the study area.

The following will also be implemented to the greatest extent practical:

- Any lighting that will be installed as part of the Project shall be directed away from adjacent lands, wherever feasible and consistent with public safety. Where possible, adequate shielding with non-invasive plant materials (preferably native) shall be provided to protect the study area from night lighting. Consideration shall be given to the use of low-pressure sodium lighting.
- Activities within and adjacent to the study area shall be designed to minimize noise impacts to the maximum extent practical. Efforts should be made to prevent excess noise that could impact or interfere with biological resource utilization of the study area. Excessively noisy uses or activities shall be curtailed during the avian breeding season to the maximum extent practical as well. To avoid impacts associated with construction noise, these actions should occur outside of the breeding season (February 15 to August 15). If construction or maintenance must occur during the breeding season, pre-activity surveys shall be conducted by a qualified biologist to identify the presence or absence of nesting wildlife.
- The City shall coordinate and comply with all applicable local, state, and federal regulatory agencies, environmental laws, and regulations (e.g., U.S. Army Corps of Engineers [USACE], Regional Water Quality Control Board [RWQCB], California Department of Fish and Game [CDFG], Migratory Bird Treaty Act [MBTA], federal Endangered Species Act [FESA], California Endangered Species Act [CESA], Clean Water Act [CWA] and relevant sections of the California Fish and Game Code).
- No personnel working on the project will take or destroy birds, or active nests (or eggs) of birds that are protected under CESA, FESA, MBTA, and California Fish and Game Code Section 3503, 3503.5, 3505, 3513, etc.
- The City shall ensure conformance with all local, state, and federal environmental laws, and regulations with regard to biological resources. If required, a Biologist / Biological Monitor(s), has the ability to temporarily halt any Project related activities if "take" of a common or special status species is eminent. The Biologist / Biological Monitor has the ability to: a) Temporarily halt any activities when they've determined that there would be imminent take to a species protected under state / federal laws if the activities continued; b) Inform the City and the Construction Manager when to resume activities; and c) Notify the City if there is a halt of any activities, and advise the

² For the purposes of this analysis, "biological resources" refers to the plants, wildlife, and habitats that occur, or have the potential to occur, within the Project's study area.

City of any corrective actions that have been taken, or will be instituted, as a result of the temporary work stoppage.

- No firearms shall be allowed within the study area.
- Any contractor, employee who inadvertently kills or injures special status or common wildlife shall immediately report the incident to the City or a Biological Monitor / Biologist. This representative shall contact the appropriate resource agencies immediately.
- United States Fish and Wildlife and/or CDFG shall be notified in writing within three working days of the accidental death or injury to any state or federal listed species during Project related activities. Notification shall include the date, time, and location of the incident / dead or injured animal and any other pertinent information.
- Limits of grading and construction activities should be clearly delineated so that no lands or vegetation outside the delineated grading limits would be disturbed by construction personnel or equipment. Project personnel will drive only on existing roads outside of construction limits.

4.0 ENVIRONMENTAL PROTOCOL FOR ALL PROJECT EMPLOYEES

In the interest of working cooperatively with resource agencies, a process is included below that represent a programmatic approach to natural resource compliance. This approach recognizes the possibility of removal and alteration of structures and unfinished or empty nests that may be used by wildlife protected under Section 10 of the MBTA, and other state and federal laws³. As such, the Project would minimize the potential adverse effects of physical ground-disturbing activities on wildlife by locating, monitoring, passively relocating (if necessary), and avoiding "take" by implementing the following:

- Stay only within designated work areas and access roads. Approved work areas, access roads, and so forth shall be clearly marked. All Project activities must remain in these areas. Do not go beyond or disturb areas outside of the designated work limits.
- Do not litter. Dispose of trash in designated containers. All litter and construction debris must be removed from the jobsite daily. Cigarette butts are trash too!
- Clean up and report all hazardous material leaks and spills immediately. Report all leaks and spills of hazardous materials to the City, and ensure that all contaminated materials are cleaned up, removed from the study area, and disposed of as required.
- Practice fire prevention and safety. All fires are prohibited within the study area; this includes barbecues.
- Personnel will initially assess any proposed activities within the Project's physical ground disturbance limits for biological resources (i.e., nests - unfinished, empty, or occupied), and/or nesting structures;
 - It is important to note that while a specialist can be contacted to look for biological resources, special expertise is not required to identify an active bird nest in most instances.
 - Field assessments are to be limited to no more than 72 hours prior to physical ground disturbance.
- Personnel will inspect existing native and non-native vegetation, and developed lands that may support wildlife (i.e., nesting birds, common and special status species);
 - Inspections shall not be conducted during weather that is not conducive to observing wildlife (i.e., not during heavy rain, high winds [> 20 MPH], dense fog, or extreme temperatures [over 95° F or 35° C]).
- If no common or special status species are observed, and no potential active nests are documented during these inspections, the proposed activity should continue as planned;
- However, if a potential active nest or the presence of a common or special status species is suspected that is likely to be in harm's way during the initial field assessment of the proposed

³ The City does not propose any direct "take" of any wildlife or active nests, where "take" is defined per California Fish and Game Code 86, the MBTA, FESA or CESA.

activity, then personnel should not conduct any activities within the area – and a temporary exclusion buffer should be established to the maximum extent practical, while the City is immediately notified to answer questions, provide direction, and assist in obtaining approval for the proposed activities;

- If it is obvious that Project-related activities cannot avoid active nests, and that common or special status species are not insulated from adverse effects, City staff shall not knowingly cause harm to the animal(s) in question;
- Where it has been determined that nests are inactive, or have been vacated after young have fledged, a Biological Monitor / Biologist may direct Project personnel to remove or relocate inactive/empty nests or nesting substrates to allow work to proceed;
- Removal of unfinished or empty nests should be documented by Project staff;
- The aforementioned activities may be repeated as frequently as necessary to prevent nest completion or utilization of lands within the study area by wildlife;
- Removal should only be employed in instances where nests are not insulated from Project activities;
- If animals or nests appear to be insulated from Project activities or a Biological Monitor / Biologist observes individuals that appear adapted/acclimated to the presence of machinery and other common activities, then the animal or nest should be monitored and remain in place without perturbation;
- Personnel working on the Project should not take or destroy animals, active nests (or eggs) of birds that are protected under CESA, FESA, MBTA, and California Fish and Game Code Section 3503, 3503.5, 3505, 3513, etc.
- If needed and only in an emergency, any resident, immature or body-molting waterfowl or other wildlife species whose safety is imminently threatened by project construction activities can be passively relocated from the study area.
 - Passive relocation will be accomplished by temporarily suspending Project activities and providing an alternate egress locale from the Project's disturbance footprint for affected species.
 - Wildlife will be encouraged to move from the Project's disturbance footprint in a humane fashion with the use of physical barriers and visual noise (visual noise is the combination of various and varied screens, hand held objects, and so forth that discourage or deter an animal from moving in a specific direction, or staying in a particular locale).
 - Passive relocation can be accomplished with little or no impact to the welfare of the wildlife. In comparison, active relocation measures (i.e., where animals are captured and physically translocated), are stressful to the animal(s), and may require permits that are difficult to obtain given the Project's schedule.

- If substrates need to be excluded before active nests (i.e., parried birds with eggs, or young present) are established, habitat perturbation pursuant to applicable regulatory guidelines is suggested below.
 - Assign several personnel to the Project to provide an adequate level of coverage during Project implementation (e.g., identifying biological resources, keeping accurate and legible notes, deterring biological resources from utilizing the study area with water, vocalizations, etc.). Personnel shall visit the study area approximately once, every two or three calendar days, to deter wildlife from utilizing the study area from early March through the end of November 2010.
 - In the absence of an adequate level of coverage via personnel, high quality habitats within the study area can be covered with 7 millimeter thick visqueen plastic, or 30-milimeter thick PVC lining, to assure that no wildlife use the locales or establish nests. Obviously, dominate crown class structures cannot be removed or covered but they would be avoided by Project related activities. A black plastic or PVC impermeable layer, designed specifically to absorb heat and obstruct wildlife from utilizing lands within the study area can be established. This layer should be fastened with auger style earth anchors, tarp weights, or similar materials.
 - For continuous coverage, the use of deterrent devices is also an option. Several commercial devices are available to discourage wildlife (including both passerines and waterfowl) from utilizing the study area with audio/visual deterrents and other non-toxic chemical repellents. With any deterrents, their efficacy will deteriorate over time as wildlife becomes acclimated to the anthropogenic disturbances being created.
- Be aware of all applicable environmental requirements before entering the study area. It is the responsibility of each person working on the Project to understand and comply with the environmental requirements that affect your job. If there is any question, ask your supervisor or a Biological Monitor / Biologist before starting work.

Attend environmental training, and display proof of completion of the Environmental Training Program. All Project construction workers are required to complete the Environmental Training Program.

If you have questions or comments contact:

Compliance Manager	David Attawy, Environmental Supervisor City of Los Angeles Department of Recreation and Parks, 213-202-2660 Office 909-730-9914 Cell
Designated Biologist	Lenny Malo, URS Corporation 714-648-2762 Office 714-458-5695 Cell
As-needed Biological Monitor(s)	Lincoln Hulse URS Corporation 714-648-2824 Office 714-227-1992 Cell Dennis Miller URS Corporation Jeff Jarvis URS Corporation Carol Thompson URS Corporation Travis Cooper URS Corporation

Resource agency staff may also be present within the study area. In some cases, the agency personnel have law enforcement authority; in others, they have enforcement authority over Project construction activities.

You may see or meet representatives from the following agencies:

- CDFG; and
- USFWS.

Give all agency personnel your cooperation. If you have any questions, contact your Construction Supervisor, or a Biological Monitor / Biologist immediately.

5.0 RECORD KEEPING

Each participant in the WEAP will sign a statement declaring that the individual understands and will abide by the guidelines set forth in the program materials. The person administering the program will also sign each statement. New workers will receive training upon employment.

The City will also retain a "monthly compliance document" that will include the number of persons who have completed the training in the prior month and keep records of all persons who have completed the training to date until the Project's completion. During project operation, signed statements for active Project operational personnel will be kept on file by the City for the duration of the Project and for three months after the Project's completion.

References

URS Corporation (URS). 2010a. City of Los Angeles Department of Recreation and Parks for the Reseda Park Lake Rehabilitation Project. Biological Technical Memorandum March 17, 2010.

URS Corporation (URS). 2010b. City of Los Angeles Department of Recreation and Parks for the Reseda Park Lake Rehabilitation Project. Biological technical memorandum May 11, 2010

URS Corporation (URS). 2010c. City of Los Angeles Department of Recreation and Parks for the Reseda Park Lake Rehabilitation Project. Potential Impacts to Biological Resources technical memorandum June 14, 2010.

URS Corporation (URS). 2010d. City of Los Angeles Department of Recreation and Parks for the Reseda Park Lake Rehabilitation Project. Biological Technical Memorandum August 3, 2010.

URS Corporation (URS). 2010e. City of Los Angeles Department of Recreation and Parks for the Reseda Park Lake Rehabilitation Project. Biological Technical Memorandum August 9, 2010.

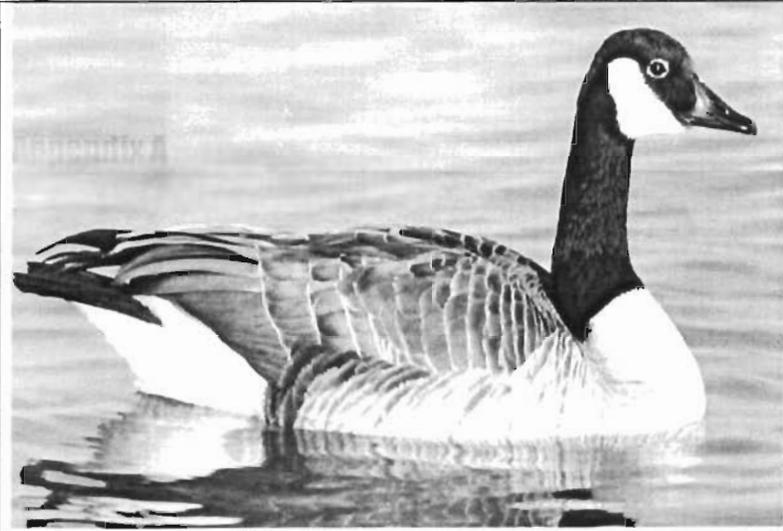
URS Corporation (URS). 2010f. City of Los Angeles Department of Recreation and Parks for the Reseda Park Lake Rehabilitation Project. Biological Technical Memorandum August 17, 2010.

URS Corporation (URS). 2010g. City of Los Angeles Department of Recreation and Parks for the Reseda Park Lake Rehabilitation Project. Biological Technical Memorandum August 23, 2010.

APPENDIX A Photo Log



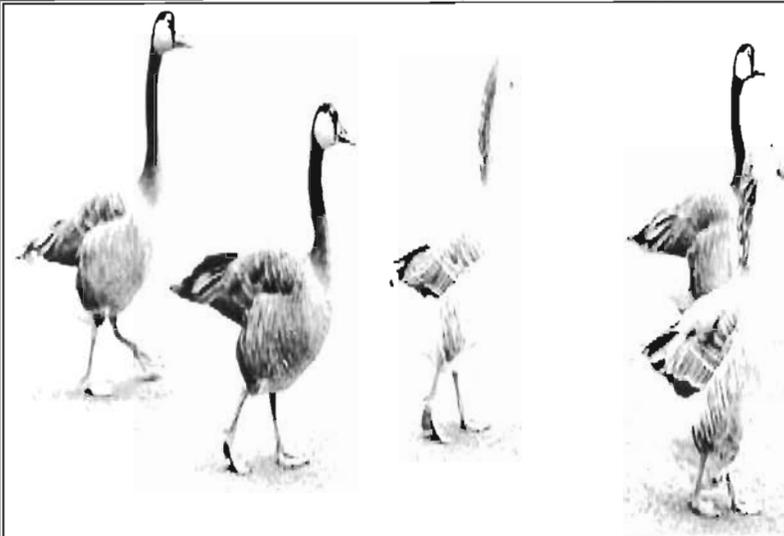
Greater White-fronted Goose



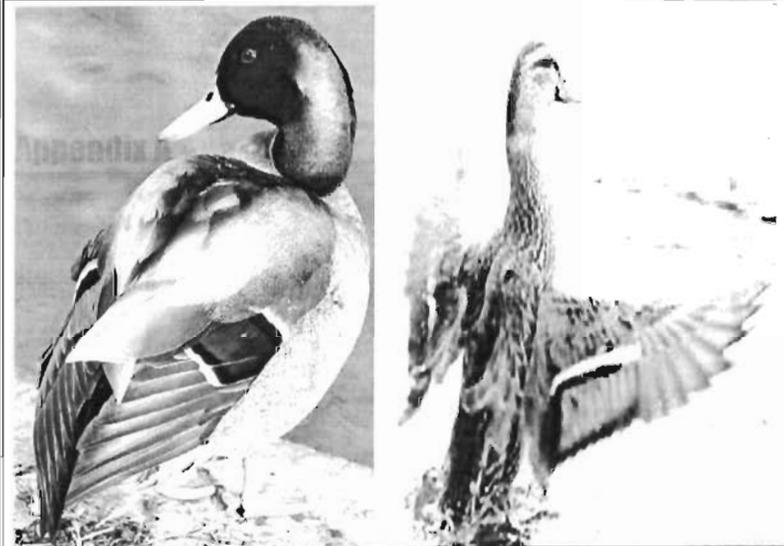
Canada Goose



Graylag Goose

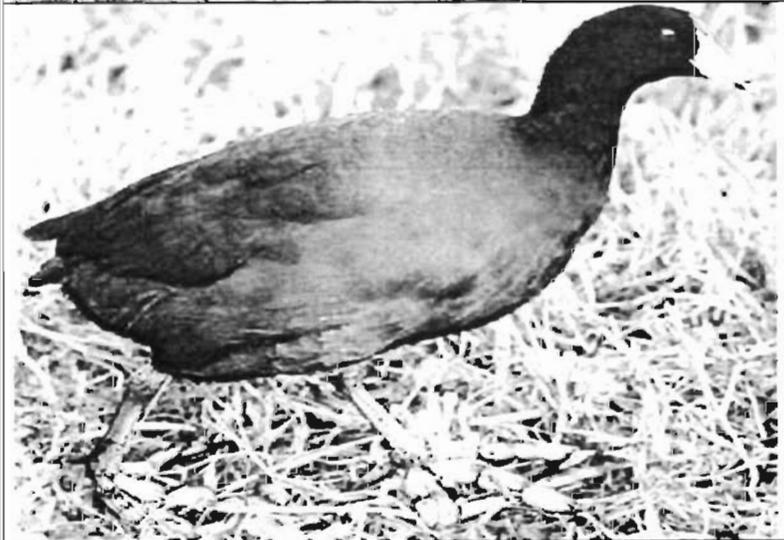


Swan Goose



Common Mallard

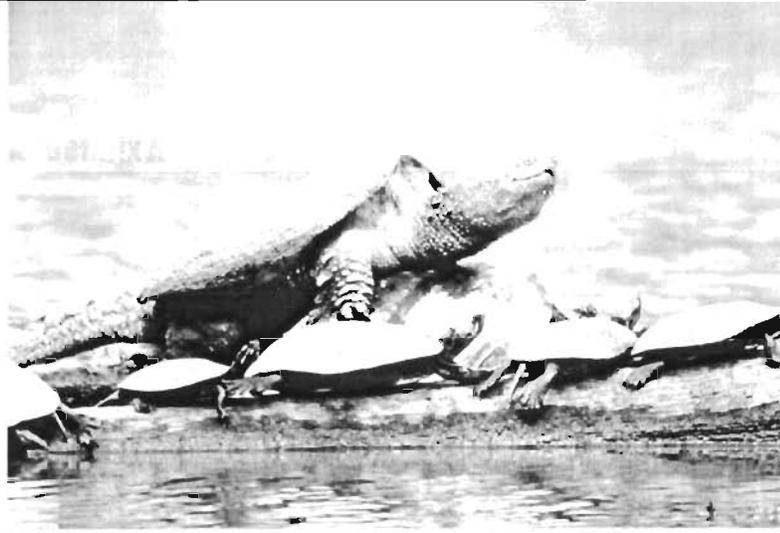
Male (left) & Female (right)



American Coot



Red-eared slider



Snapping turtle



Painted Turtle

APPENDIX B
Lake Rehabilitation Project Certificate of Completion

Lake Rehabilitation Project Certificate of Completion

Date: _____ Instructor(s): _____

Initial

- ❖ *I have attended the Environmental Training Program and understand the information I have been given.*
- ❖ *I understand that failure to abide by the procedures outlined in the Environmental Training Program may have an adverse effect on the Project schedule and implementation.*
- ❖ *I understand that it is illegal to knowingly disturb or destroy common or special-status plant and animal species, and that major enforcement actions will result for violating any applicable state or federal laws, ordinances, and regulations detailed within these training materials.*

PLEASE NOTE: By signing below, I acknowledge that I have attended the Worker Environmental Awareness Training Program for the Reseda Park - Lake Rehabilitation Project and I agree to comply with all the environmental requirements presented.

			FOR OFFICE USE ONLY		
Name (print)	Name (signature)	Company	EMP ID #	Badge #	Park Permit #

REPORT OF GENERAL MANAGER

NO. 12-023

DATE January 11, 2012

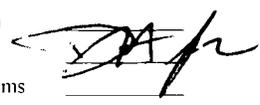
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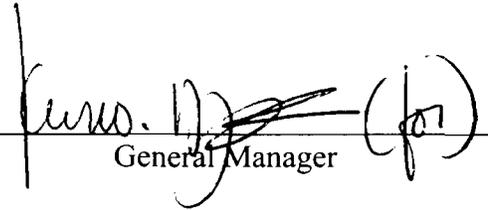
BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EAST 49th STREET POCKET PARK – 670 EAST 49th STREET – ADOPTION OF INITIAL STUDY/NEGATIVE DECLARATION AND ACCEPTANCE OF DONATION PARCEL AND APPROVAL OF DEVELOPMENT PROJECT

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull _____
N. Williams _____



_____ 
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Review, consider, and adopt the Initial Study (IS) and Negative Declaration (ND), on file in the Board Office, for 49th Street Pocket Park, finding that on the basis of the whole record of proceedings in the project, including the IS/ND and any comments received, which are in the custody of the Department of Recreation and Parks' Superintendent of Planning, Construction and Maintenance located at 221 North Figueroa Street, Los Angeles, California 90012 and the City Clerk's Office located at 200 North Spring Street, Los Angeles, California 90012 that there is no substantial evidence that the project will have a significant effect on the environment, and that all potentially significant environmental effects of the project have been properly disclosed and evaluated in the IS/ND in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines and reflects the Department of Recreation and Parks' (RAP) independent judgment and analysis;
2. Direct Staff to file a Notice of Determination for the adopted IS/ND with the Los Angeles City Clerk and the Los Angeles County Clerk within 5 days of the Board's approval;
3. Adopt a Resolution, substantially in the form on file in the Board Office, authorizing staff to request the assistance from the Department of General Services (GSD) and other entities, and per Charter Section 594 (a) and (b); to accept a parcel donation from the Non-Profit Restore Neighborhoods LA, Inc. (RNLA) via Grant Deed to a 0.19 acre or 8,250 square foot parcel (Assessor Parcel Number [APN] 5108-011-008), located on

REPORT OF GENERAL MANAGER

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NO. 12-023

49th Street between Avalon Boulevard and McKinley Street in the Southeast Los Angeles Community Plan Area located at 670 East 49th Street, Los Angeles, California 90011 (Exhibit A);

4. Upon the completion of the preliminary acquisition activities, and satisfactory findings of all due diligence work including Title review and Phase I and any necessary environmental investigations, direct staff to proceed with escrow instructions and related documents to acquire the donation property;
5. Acknowledge Los Angeles Housing Department's (LAHD)'s, RNLA's, and U.S. Department of Housing and Urban Development (HUD) roles as facilitators on this donation;
6. Authorize the Board Secretary to execute the escrow instructions and accept the Grant Deed for the subject property, subject to approval by the City Attorney, which property shall be set apart and dedicated as park property in perpetuity;
7. Authorize the General Manager or his designee to review and approve development and construction design plans for the development of the East 49th Street Pocket Park, the donation parcel, provided the plans are consistent with the general designs conditionally approved by this action and with all land use permits and entitlements necessary for the project;
8. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to establish the necessary accounts to acquire the project site, and to accept and/or authorize transfer of the necessary monies to fund the acquisition to the appropriate City Department accounts or escrow company account in order to expeditiously effectuate the acquisition of the East 49th Street Pocket Park;
9. Authorize the Department's Chief Accounting Employee to transfer the necessary funds from the account for the development of the East 49th Street Pocket Park; and,
10. Approve the allocation of necessary funds for the East 49th Street Pocket Park - Park Development Improvements project, as described in the Summary of this Report.

SUMMARY:

The Fifty Parks Initiative

In recognition of the need to develop a coordinated long-term strategy to meet the recreation needs of current and future residents of the City, RAP has launched an initiative to acquire and

REPORT OF GENERAL MANAGER

PG. 3

NO. 12-023

develop at least fifty sites into new public parks -- The Fifty Parks Initiative. The primary goal of the initiative is to increase the number of park and facilities across the City of Los Angeles (CITY) with a specific focus on densely populated neighborhoods and communities that lack sufficient open space and recreational services.

The development of fifty (50) new public parks will provide innumerable physical, social, health, and environmental benefits for local communities. These new parks will help stabilize neighborhoods and property values by providing needed public infrastructure improvements, removing blight caused by abandoned buildings and empty lots, and beautifying underutilized public property.

The keys to the successful implementation of The Fifty Parks Initiative are (1) the establishment of local partnerships; (2) the use of a community driven design process; and, (3) the strict use of low maintenance design standards.

Neighborhood Stabilization Program Funds

The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. NSP are funds that have been allocated to the LAHD by HUD. In 2009, LAHD initiated the NSP with HUD grant funds to acquire and rehabilitate foreclosed or abandoned residential properties, or to develop new community parks and/or open spaces, in order to stabilize neighborhoods in the CITY. LAHD or its grant sub-recipient will continue to acquire dilapidated or foreclosed homes to stem the decline of home values.

NSP funds are being used by RNLA, LAHD's grant sub-recipient, to purchase foreclosed and abandoned homes. RNLA was created to acquire and rehabilitate abandoned single-family and multi-unit properties for the benefit of low and moderate income families in the CITY. RNLA is focusing its efforts in the neighborhoods identified with the highest foreclosures. Those areas include Central, East and South Los Angeles and North and South San Fernando Valley.

In a concerted effort and an example of RAP's efforts to address and correct the park deficiencies in the CITY, RAP has been working with LAHD and RNLA to identify properties that have been acquired with NSP funds that will allow RAP to effectively and efficiently meet its goals of providing more parks in areas of the CITY where parks are most needed. In working with LAHD and RNLA, RAP hopes to acquire several properties that RAP will develop into parks. These potential sites are located in the San Fernando Valley and in South Los Angeles. RNLA will donate these sites to RAP for the purpose of developing pocket parks. The East 49th Street project is one of the first two project sites (potentially more to come) that RAP will acquire from RNLA and develop into parks.

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Donation Parcel

As part of the effort to increase parks in the CITY, RNLA will donate to RAP the property located at 670 East 49th Street, Los Angeles California 90011. The donation parcel is identified by APN: 5108-011-008 (Exhibit B). An independent appraisal of the 49th Street parcel was performed. As of October 26, 2009, the "AS IS" appraisal value is \$155,000. There will be no cost to RAP for the donation parcel itself, but RAP will incur closing escrow costs.

The donation of this parcel will result in the conveyance of Real Property to the (CITY), under the control and jurisdiction of RAP, to be dedicated as park property in perpetuity. The subject parcel is in the southeast part of Los Angeles and will be acquired for the purpose of developing a pocket park for the community. The surrounding area is a blighted low income area that lacks parks, and would tremendously benefit from the additional park space in the area. The property consists of an unoccupied single-family residence, which will be demolished by RNLA. Said parcel is a 0.19 acre or 8,250 square foot parcel.

The dedication/addition of this parcel to RAP will allow for an increase in recreational activities in the area. The goal is for RAP to acquire this prospective parcel and develop it into a pocket park as part of the City's 50 Park Initiative. Council District 9 has expressed its strong support for this park dedication.

Development of Acquisition Parcel

As of the writing of this Board Report, RAP has proceeded to prepare plans to develop the site into a pocket park. The existing house will be demolished by RNLA and in its place the following design elements are to be included in the development of this donation parcel/future park site: Playground equipment; park benches; a drinking fountain; seating areas; an area for outdoor classroom; water wise planting; smart irrigation system; concrete walks; security lighting and fencing; and security gates (Exhibit C). RAP is requesting approval of this development project as part of this acquisition.

Acquisition Cost and Funding

RAP will not incur a cost for the donation/acquisition of this parcel, but it will incur closing escrow costs as part of the proposed donation. RAP will use Planning, Construction and Maintenance Division's Account No. 88/302/006030 to pay for closing escrow costs. The escrow costs are not available at this time, but it is estimated that the costs will not exceed \$6,000. RAP will also incur development costs.

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Acceptance of Donation Parcel and Approval of Development

RAP staff is requesting that the Board authorize the acceptance of an approximately 0.19 acre or 8,250 square foot parcel of land that will be dedicated as park property in perpetuity and developed into a future new park. RAP staff has determined that the park development costs are estimated to be approximately \$250,000 which incorporates the design elements/improvements presented as part of this report. It should be noted that RAP has received a donation of playground equipment and site furnishings with an estimated value of \$19,000 from Gametime-Playcore. As previously mentioned, RNLA will complete the demolition of the existing home at no cost to RAP. All other development work for the proposed park development will be performed by in-house staff.

This acquisition is a rare opportunity to continue the progress in acquiring urban parkland in the southeast portion of Los Angeles which LAHD, RNLA, and RAP continue to work together on. The acquisition will add to the open space in the area and bring more recreational opportunities to the entire City through expanded availability of recreational activities and facilities. GSD will review title and other related documents as part of its due diligence as the agent for RAP and will ensure that the City receives the property and conveys jurisdiction to RAP. Upon acceptance, said property will be set apart and dedicated as park property in perpetuity.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Negative Declaration (ND) was prepared based on an Initial Study, which determined that all potentially significant environmental effects would be less than significant. The ND was circulated to all interested parties and responsible agencies, for a 20-day review and comment period from October 27 to November 16, 2011. No substantive comments were received on environmental issues. However, all comments have been incorporated into the final ND, copies of which have been provided to the Board for its review and consideration, and are on file in the Board Office.

Two community meetings were held at the site. The community was unanimous in its support of this project. This project has the support from Council District 9. In addition, the Assistant General Manager of Operations Branch and the Superintendent for the Metro Region have been consulted and concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

The costs identified below will impact RAP's General Fund which will be paid from Planning, Construction and Maintenance Division's Account 88/302/006030. There is an approximate cost of up to \$6,000 in closing escrow costs. After the demolition of the home, it is estimated that another \$250,000 will be needed for the development of the proposed park. As indicated above, RAP has received a donation of playground equipment and site furnishings with an estimated

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value of \$19,600 from Gametime-Playcore. All other development work will be performed by RAP staff within available budgets already allocated. The RAP is requesting \$19,050 a year to maintain this facility. The estimated amount will cover the cost for staffing, materials and supplies. This will also provide at least two hours of maintenance per day, seven days a week, throughout the year. If the funding is not granted, this park will be included in the existing Metro Region routes resulting in reduction of core functions on existing routes.

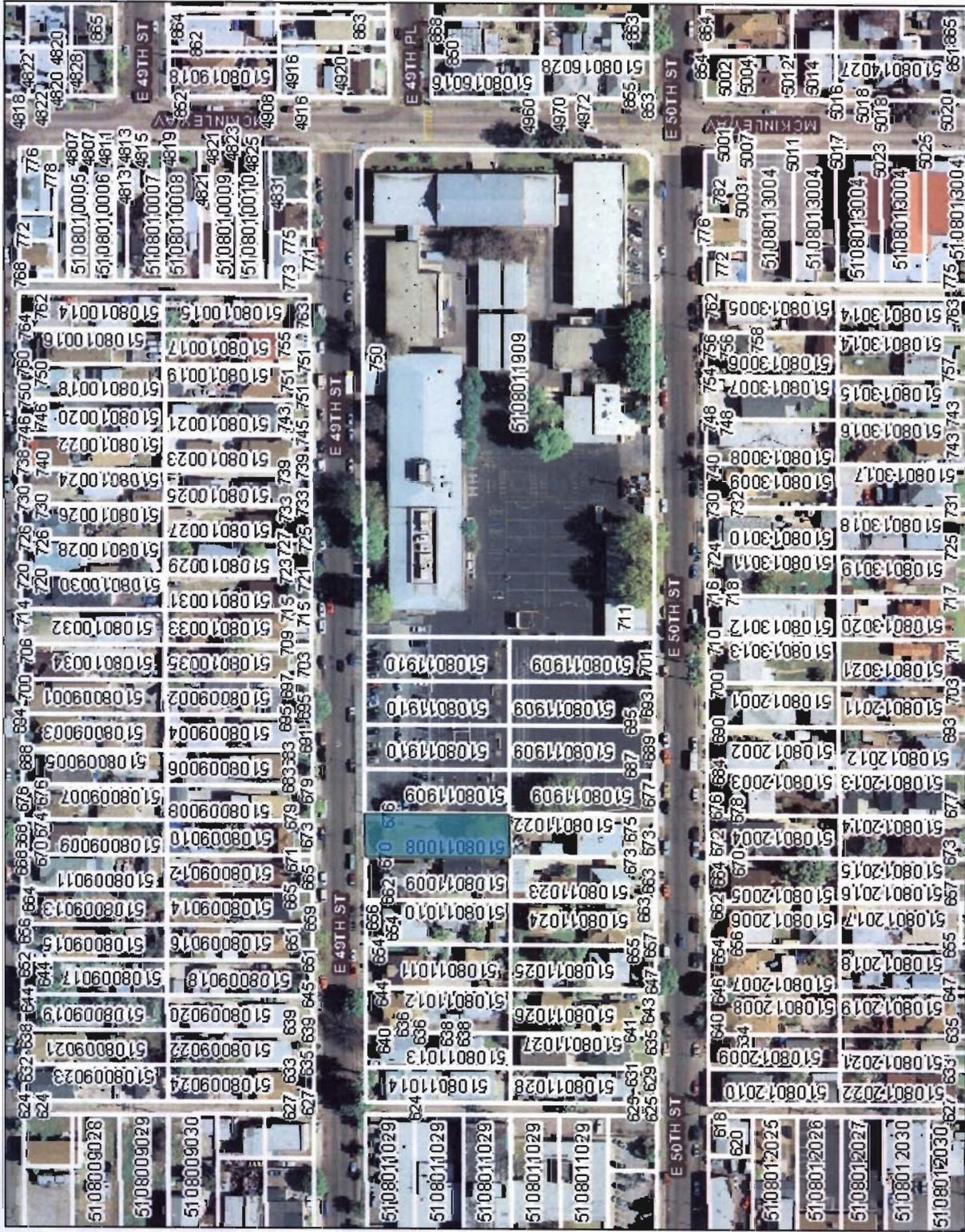
This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Section, Planning, Construction and Maintenance Division.

Aerial Map: E. 49th Street Pocket Park - APN:5108-011-008



Notes

Acres: 19
Sq Ft: 8,250



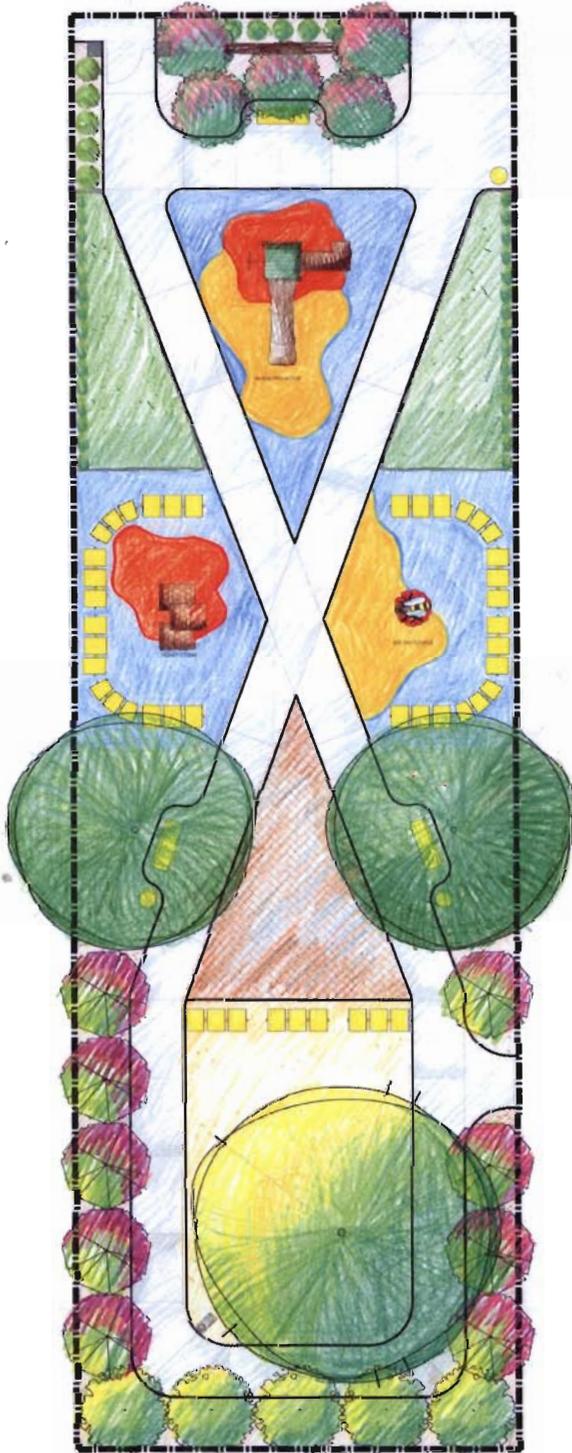
1:2,000



DEPARTMENT OF RECREATION AND PARKS NEW PARKS INITIATIVE



EXPLORATION PARK 670 E. 49TH STREET 8250 SQ.FT.



FLAME TREE

SMART IRRIGATION



CHILOPSIS LINEARIS



LOW WATER USE PLANTS



CONCRETE SEAT WALL



TUBULAR STEEL FENCE



REMOTE CONTROLLED ELECTRONIC LOCKING GATES+ SECURITY CAMERAS

REPORT OF GENERAL MANAGER

NO. 12-024

DATE January 11, 2012

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 4916 SOUTH MCKINLEY AVENUE POCKET PARK – 4916 & 4916½ SOUTH MCKINLEY AVENUE – ADOPTION OF INITIAL STUDY/NEGATIVE DECLARATION AND ACCEPTANCE OF DONATION PARCEL AND APPROVAL OF DEVELOPMENT PROJECT

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull _____
N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Review, consider, and adopt the Initial Study (IS) and Negative Declaration (ND), on file in the Board Office, for 4916 South McKinley Avenue Pocket Park, finding that on the basis of the whole record of proceedings in the project, including the IS/ND and any comments received, which are in the custody of the Department of Recreation and Parks' Superintendent of Planning, Construction, and Maintenance Division, located at 221 North Figueroa Street. and the City Clerk located at 200 North Spring Street, that there is no substantial evidence that the project will have a significant effect on the environment, and that all potentially significant environmental effects of the project have been properly disclosed and evaluated in the IS/ND in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines and reflects the Department of Recreation and Parks' (RAP) independent judgment and analysis;
2. Direct Staff to file a Notice of Determination for the adopted IS/ND with the Los Angeles City Clerk and the Los Angeles County Clerk within 5 days of the Board's approval;
3. Adopt a Resolution, substantially in the form on file in the Board Office, authorizing staff to request the assistance from the Department of General Services (GSD) and other entities, and per Charter Section 594 (a) and (b); accept a parcel donation from the Restore Neighborhoods LA, Inc. (RNLA) via Grant Deed to a 0.11 acre or 4,587 square

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PG. 2

NO. 12-024

foot parcel (Assessor Parcel Number [APN] 5108-019-028), located on South McKinley Ave. between 49th Place and 49th Street in the Southeast Los Angeles Community Plan Area located at 4916 & 4916 ½ South McKinley Avenue, Los Angeles, California 90011 (Exhibit A);

4. Upon the completion of the preliminary acquisition activities, and satisfactory findings of all due diligence work including Title review and Phase I and any necessary environmental investigations, direct staff to proceed with escrow instructions and related documents to acquire the donation property;
5. Acknowledge the Los Angeles Housing Department's (LAHD), RNLA's, and U.S. Department of Housing and Urban Development (HUD) roles as facilitators on this donation;
6. Authorize the Board Secretary to execute the escrow instructions and accept the Grant Deed for the parcel identified by APN: 5108-019-028, subject to approval by the City Attorney, which property shall be set apart and dedicated as park property in perpetuity;
7. Authorize the General Manager or his designee to review and approve the development and construction design plans for the development of the donation parcel located at 4916 and 4916½ South McKinley Avenue, Los Angeles California 90011 upon the recommendation for approval from RAP's Planning, Construction and Maintenance Division, provided they are consistent with the general designs elements conditionally approved by this action and with all land use permits and entitlements necessary for the project;
8. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to establish the necessary accounts to acquire the project site, and to accept and/or authorize transfer of the necessary monies to fund the acquisition to the appropriate City Department accounts or escrow company account in order to expeditiously effectuate the acquisition of the 4916 South McKinley Avenue Pocket Park;
9. Authorize the Department's Chief Accounting Employee to transfer the necessary funds from the account for the development of the 4916 South McKinley Avenue Pocket Park; and,
10. Approve the allocation of necessary funds for the 4916 South McKinley Avenue Pocket Park - Park Development Improvements project, as described in the Summary of this Report.

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NO. 12-024

SUMMARY:

50 Parks Initiative

RAP is proceeding with its coordinated long-term plan to meet the recreation needs of current and future residents of the City of Los Angeles (CITY), and at the same time meet the goals of the “The Fifty Parks Initiative”. The primary goal of the initiative is to increase the number of park and facilities across the City of Los Angeles (CITY) with a specific focus on densely populated neighborhoods and communities that lack sufficient open space and recreational services.

The development of fifty (50) new public parks will provide innumerable physical, social, health, and environmental benefits for local communities. These new parks will help stabilize neighborhoods and property values by providing needed public infrastructure improvements, removing blight caused by abandoned buildings and empty lots, and beautifying underutilized public property.

The keys to the successful implementation of The Fifty Parks Initiative are (1) the establishment of local partnerships; (2) the use of a community driven design process; and, (3) the strict use of low maintenance design standards.

LAHD/RNLA Park Donations

The ongoing cooperation with LAHD, through RNLA using HUD Neighborhood Stabilization Program (NSP) funds, will enable RAP to acquire several properties that RAP will develop into parks. The parcel located at 4916 & 4916 1/2 South McKinley Street, Los Angeles California 90011, is the second of two project sites that RAP will acquire from RNLA and develop into parks. There are nine projected parcels that RNLA/LAHD hopes to donate to RAP.

The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. NSP are funds that have been allocated to the LAHD by HUD. In 2009, LAHD initiated the NSP with HUD grant funds to acquire and rehabilitate foreclosed or abandoned residential properties, or to develop new community parks and/or open spaces, in order to stabilize neighborhoods in the CITY. LAHD or its grant sub-recipient will continue to acquire dilapidated or foreclosed homes to stem the decline of home values.

RNLA is focusing its efforts in the neighborhoods identified with the highest foreclosures. These neighborhoods include Central, East and South Los Angeles and North and South San Fernando Valley.

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NO. 12-024

RAP will benefit from the NSP program and the RNLA property donation by developing new pocket parks and/or open space uses on selected properties acquired by LAHD or its grant sub-recipient, RNLA. These selected sites are located in the San Fernando Valley and in South Los Angeles. RNLA will donate these sites to RAP for the purpose of developing pocket parks.

Donation Parcel

As part of the effort to increase parks in the CITY, RNLA will donate to RAP the property located at 4916 and 4916½ South McKinley Avenue, Los Angeles California 90011. The donation parcel is identified by APN: 5108-019-028 (Exhibit B). An independent appraisal of the South McKinley Avenue parcel was performed. As of October 8, 2009, the "AS IS" appraisal value is \$142,000. There will be no cost to RAP for the donation parcel itself, but RAP will incur closing escrow costs.

The donation of this parcel will result in the conveyance of Real Property to the City of Los Angeles, under the control and jurisdiction of RAP, to be dedicated as park property in perpetuity. The subject parcel is in the southeast part of Los Angeles and will be acquired for the purpose of developing a pocket park for the community. The surrounding area is a blighted low income area that lacks parks, and would tremendously benefit from the additional park space in the area. This acquisition will also help stabilize the area from the economic downturn and foreclosure crisis. The property consists of an unoccupied duplex residence, which will be demolished. Said parcel is a 0.11 acre or 4,587 square foot parcel.

The dedication/addition of this parcel to RAP will allow for an increase in recreational activities in the area. The goal is for RAP to acquire this prospective parcel and develop it into a pocket park as part of the City's Fifty Park Initiative. Council District 9 has expressed its strong support for this park dedication.

Development of Acquisition Parcel

As of the writing of this Board Report, RAP has prepared plans to develop the site into a pocket park. The existing duplex house will be demolished, and in its place the following design elements are to be included in the development of this donation parcel/future park site. The development of the parcel will include: new outdoor fitness equipment on new stabilized decomposed granite paving; a concrete pedestrian path; benches; landscape irrigation system with smart controller; landscape trees and shrubs; park signage; water meter and electrical utilities; tubular steel security fencing; gates; and security camera (See Exhibit C). RAP is requesting approval of this development project as part of this acquisition

REPORT OF GENERAL MANAGER

PG. 5

NO. 12-024

Acquisition Cost and Funding

RAP will not incur a cost for the donation/acquisition of this parcel, but it will incur closing escrow costs as part of the proposed donation. RAP will use Planning, Construction and Maintenance Division's Account 88/302/006030 to pay for closing escrow costs. The escrow costs are not available at this time, but it is estimated that the costs will not exceed \$6,000. RAP will also incur development costs.

Acceptance of Donation Parcel and Approval of Development

RAP staff is requesting that the Board authorize the acceptance of approximately 0.11 acre or 4,587 square feet parcel of land that will be dedicated as park property in perpetuity and to be developed into a future new park. RAP staff has determined that the park development costs are estimated to be approximately \$250,000 which incorporates the design elements/improvements presented as part of this report. It should be noted that the RAP has received a donation of fitness equipment and site furnishings with an estimated value of \$18,500 from Gametime-Playcore. As indicated above, RNLA will complete the demolition of the existing home at no cost to RAP. All other development work for the proposed park development will be performed by in-house staff.

This acquisition is a rare opportunity to continue the progress in acquiring urban parkland in the Southeast portion of Los Angeles which LAHD, RNLA and RAP continue to work together on. The acquisition will add to the open space in the area and bring more recreational opportunities to the entire City through expanded availability of recreational activities and facilities. GSD will review title and other related documents as part of its due diligence as the agent for RAP and will ensure that City receives the property for the City and conveys jurisdiction to RAP. Upon acceptance, said property will be set apart and dedicated as park property in perpetuity.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Negative Declaration (ND) was prepared based on an Initial Study, which determined that all potentially significant environmental effects would be less than significant. The ND was circulated to all interested parties and responsible agencies, for a 20-day review and comment period from November 3 to November 23, 2011. No substantive comments were received on environmental issues. However, all comments have been incorporated into the final ND, copies of which have been provided to the Board for its review and consideration, and are on file in the Board Office.

Two community meetings were held for this project and those attending supported the project 100%. This project has the support from Council District 9. In addition, the Assistant General Manager of Operations Branch and the Superintendent for the Metro Region have been consulted and concur with staff's recommendations.

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PG. 6

NO. 12-024

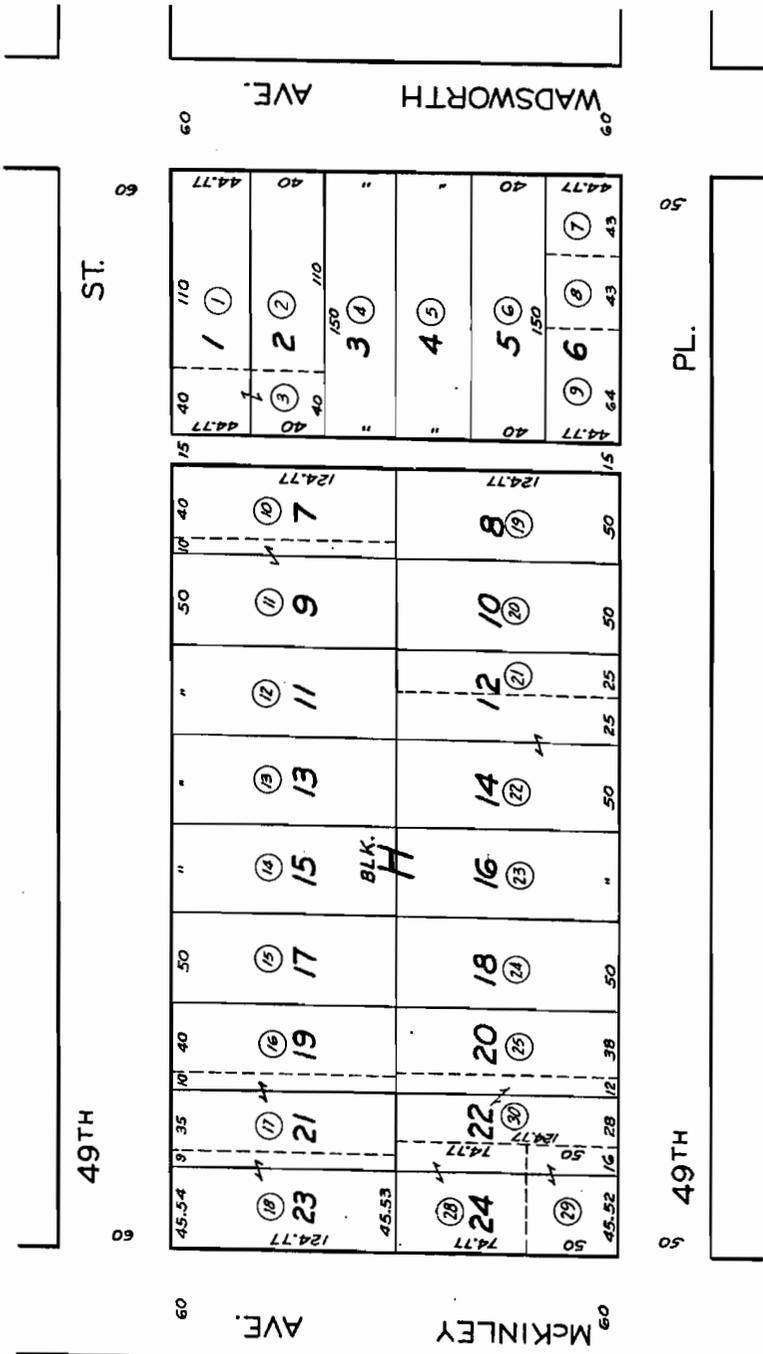
FISCAL IMPACT STATEMENT:

The costs identified below will impact RAP's General Fund which will be paid from Planning, Construction and Maintenance Division's Account 88/302/006030. There is an approximate cost of up to \$6,000 in closing escrow costs. After the demolition of the home, it is estimated that another \$250,000 will be needed for the development of the proposed park. All other development work will be performed by RAP staff within available budgets already allocated. RAP is requesting \$14,050 a year to maintain this facility. The estimated amount will cover cost for staffing, materials and supplies. This will provide at least two hours of maintenance per day, seven days a week, year round. If the funding is not granted, this facility will be included in the existing Metro Region routes resulting in reduction of core functions on existing routes.

This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Section, Planning, Construction and Maintenance Division.

5108 19
SCALE 1" = 60'

REVISED
2-24-60
9-17-63 P.



CENTRAL PARK TRACT
M. R. 21-1-2

CODE
7

FOR PREV. ASSMT. SEE: 1040-19

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

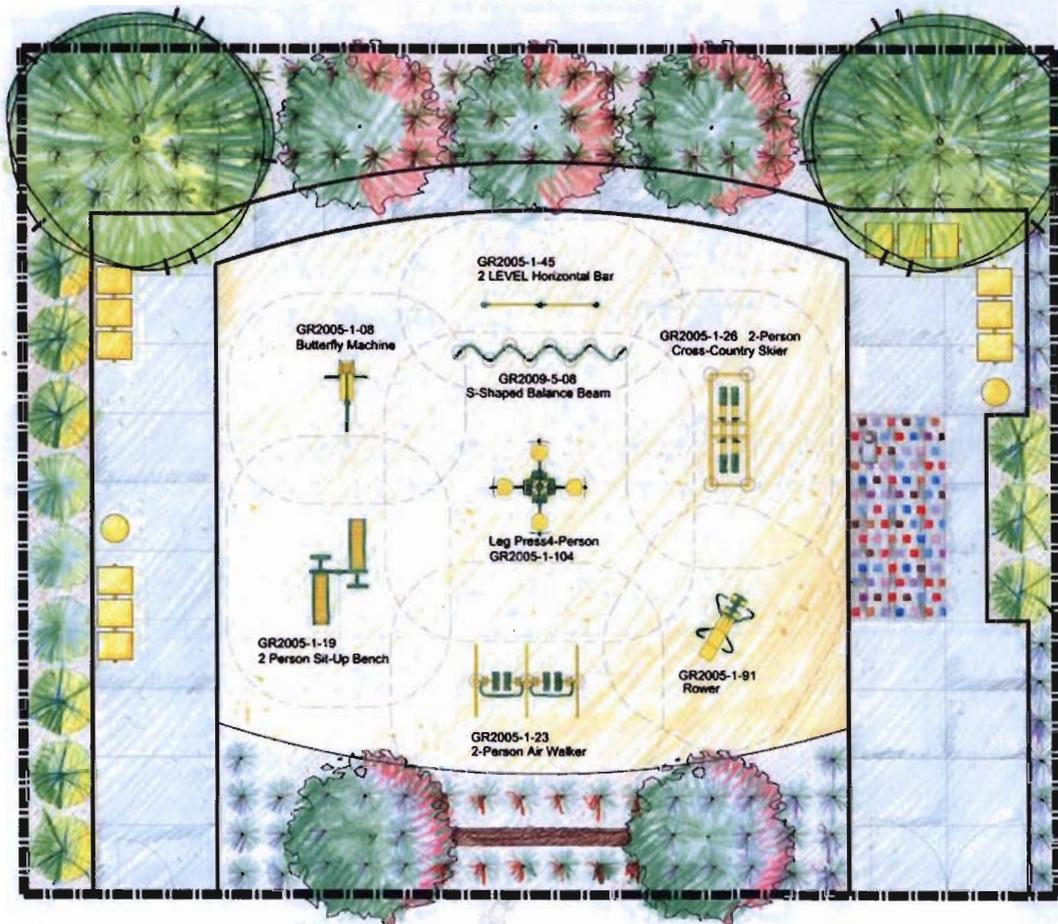
Exhibit B



DEPARTMENT OF RECREATION AND PARKS NEW PARKS INITIATIVE



FITNESS PARK 4575 SO.FT.



4916 MCKINLEY AVE.



ARBUTUS "MARINA"



OUTDOOR FITNESS



DECOMPOSED GRANITE



CEANOTHUS



BENCH



PARKINSONIA PRAECOX

PERIMETER TUBULAR
STEEL FENCE

SMART
IRRIGATION

LOW WATER
USE PLANTS



FLAX/SUCCULENTS

REMOTE CONTROLLED
ELECTRONIC LOCKING
GATES +
SECURITY CAMERAS