

APPROVED

June 09, 2025

BOARD OF RECREATION  
AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-095

DATE June 09, 2025

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – NORTH OUTFALL SEWER (NOS) REHAB UNIT 17 – COLORADO BLVD TO RIGALI AVE (W.O. #SZC14106) PROJECT – APPROVAL OF A RIGHT OF ENTRY ASSOCIATED WITH THE SCOPE OF WORK OF THE SEWER REHABILITATION FROM COLORADO BLVD TO RIGALI AVE – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTIONS 15301 [OPERATION, REPAIR, MAINTENANCE, PERMITTING, LEASING, LICENSING, OR MINOR ALTERATION OF EXISTING PUBLIC OR PRIVATE STRUCTURES, FACILITIES, MECHANICAL EQUIPMENT, OR TOPOGRAPHICAL FEATURES, INVOLVING NEGLIGIBLE OR NO EXPANSION OF EXISTING OR FORMER USE], 15303(e) [INSTALLATION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES], 15304(a) [GRADING ON LAND WITH A SLOPE OF LESS THAN 10 PERCENT], AND 15304(e) [MINOR TEMPORARY USE OF LAND HAVING NEGLIGIBLE OR NO PERMANENT EFFECTS ON THE ENVIRONMENT] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASSES 1(1), 1(14), 3(6), 4(1) AND 4(6) 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Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_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 Los Angeles Department of Public Works, Bureau of Engineering (BOE) request for the use of an empty lot (Site) located directly to the North of Los Feliz Golf Course and along the Los Angeles River within Griffith Park to complete grading, install fencing, and repair fencing, as further described in this Report;
2. Approve the Los Angeles Police Department (LAPD) Mounted Unit use of the Site to park vehicles and horse trailers as part of the North Outfall Sewer (NOS) Rehab Unit 17 – Colorado Blvd to Rigali Ave project, as further described in this Report;

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3. Direct the Department of Recreation and Parks (RAP) staff to issue a temporary revocable Right-of-Entry (ROE) Permit to BOE's Contractor with a duration of eighteen months;
4. Direct the Department of Recreation and Parks (RAP) staff to issue a temporary revocable Right-of-Entry (ROE) Permit to LAPD with a duration of one year;
5. Determine that the issuance of ROE Permits to LAPD and BOE's Contractor and the parties' related activities at the Site (Project) are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301 [Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use]; 15303(e) [Installation of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences], 15304(a) [Grading on land with a slope of less than 10 percent,], and 15304(e) [Minor temporary use of land having negligible or no permanent effects on the environment] of California CEQA Guidelines and Article III, Section 1, Classes 1(1), 1(14), 3(6), 4(1) and 4(6) of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;
6. 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 a NOE; and
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Griffith Park is located at 4370 Crystal Springs Drive in the Los Feliz and Hollywood communities of the City of Los Angeles (City), spanning 4,281.73 acres. Due to the facilities, features, programs, and services it provides, Griffith Park meets the standard for a Regional Park as defined in the City's Public Recreation Plan.

The wide expanse of Griffith Park includes an empty lot (Site) located directly to the North of Los Feliz Golf Course and along the Los Angeles River (River). This lot is currently unpaved and used by the neighboring equestrian community as an unofficial ingress and egress point to the horse trail along the River (Attachment 1).

The North Outfall Sewer (NOS) Rehabilitation Unit 17 – Colorado Blvd to Rigali Ave project will rehabilitate approximately 4,359 linear feet of the North Outfall Sewer. The NOS Unit 17 sewer alignment is located on City-owned property and private right-of-way within Council District 13 in the Atwater Village Neighborhood.

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One of the access pits (Pit #1) needed to complete the NOS project will be located within the parking lot of the LAPD Mounted Unit. The access pit and work area will occupy the LAPD front parking lot located on Rigali Ave, resulting in the temporary relocation of the LAPD horse trailers and cruisers for approximately nine months. The construction work at Pit #1 is estimated to begin December 1, 2026 and be completed by November 30, 2027.

### PROJECT

In order to address NOS Rehabilitation Unit 17's impact to the LAPD front parking lot, LAPD will be using the RAP-owned Site as a temporary parking area for their horse trailers and cruisers while the sewer repairs are underway. Temporary privacy fencing with a swing gate will be installed around the Site, which will be graded via cut-and-fill in the natural slope, then compacted to create safe driving conditions. In exchange for the Site's use, the damaged existing fence along the River will be repaired and a swing gate will be added (Improvements). The Improvements will be made to the Site at least one month prior to any sewer repairs done at Pit #1.

BOE's Contractor will access the Site via Rigali Avenue and will ensure that the Site remains accessible to RAP and LAPD staff at all times. All existing landscaping and improvements around the Site will be protected in place. The Contractor's work requirements and restrictions will be included in the project plans (Attachment 2) and other contract documents. BOE has assured RAP they and their Contractor will actively communicate with the surrounding equestrian community regarding the Project.

There will be two Right-of-Entry (ROE) Permits issued in connection with this Project: One ROE Permit will be issued to LAPD and another to BOE's Contractor. The ROE Permit to LAPD will be for the duration of a year for the use of the Site as a temporary parking lot as NOS repairs take place at Pit #1. The ROE Permit to BOE's Contractor upon award of the contract by the Board of Public Works will be for the duration of eighteen months. BOE's Contractor will be responsible for making Improvements to the Site as requested by RAP and for overseeing the Site's use as a temporary LAPD parking lot for a year.

### TREES AND SHADE

The Project will not be removing any trees and will protect in place all trees and landscaping.

### ENVIRONMENTAL IMPACT

The proposed Project consists of permitting the use and minor alteration of existing public structures, involving negligible or no expansion of existing or former use; installation of accessory structures; grading on land with a slope of less than 10 percent; and minor temporary use of land having negligible or no permanent effects on the environment.

According to the parcel profile report retrieved on May 2, 2025, this area resides in a liquefaction zone. The installation of a new gate, grading and fence repairing, as well as using the site as a parking lot, will not going to increase the risk of liquefaction, or expose workers and patrons to liquefaction risk. This site is not within a coastal, methane, or historic zone, so there is no

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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 May 2<sup>nd</sup> 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) show that the proposed Project site is within the San Fernando Valley Superfund Site Area 2. Maps available on Geotracker show that the Project area is not impacted by the contaminated plumes and does not host monitoring wells. No other contaminated sites are located near the Project area (within 1,000 feet). According to the Caltrans Scenic Highway Map, there is no scenic highway located within – or adjacent to – the Project site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based on 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, Sections 15301, 15303(e), 15304(a) and 15304(e) of California CEQA Guidelines as well as Article III, Section 1, Classes 1(1), Class 1(14), 3(6), 4(1) and 4(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon Board's approval.

### FISCAL IMPACT

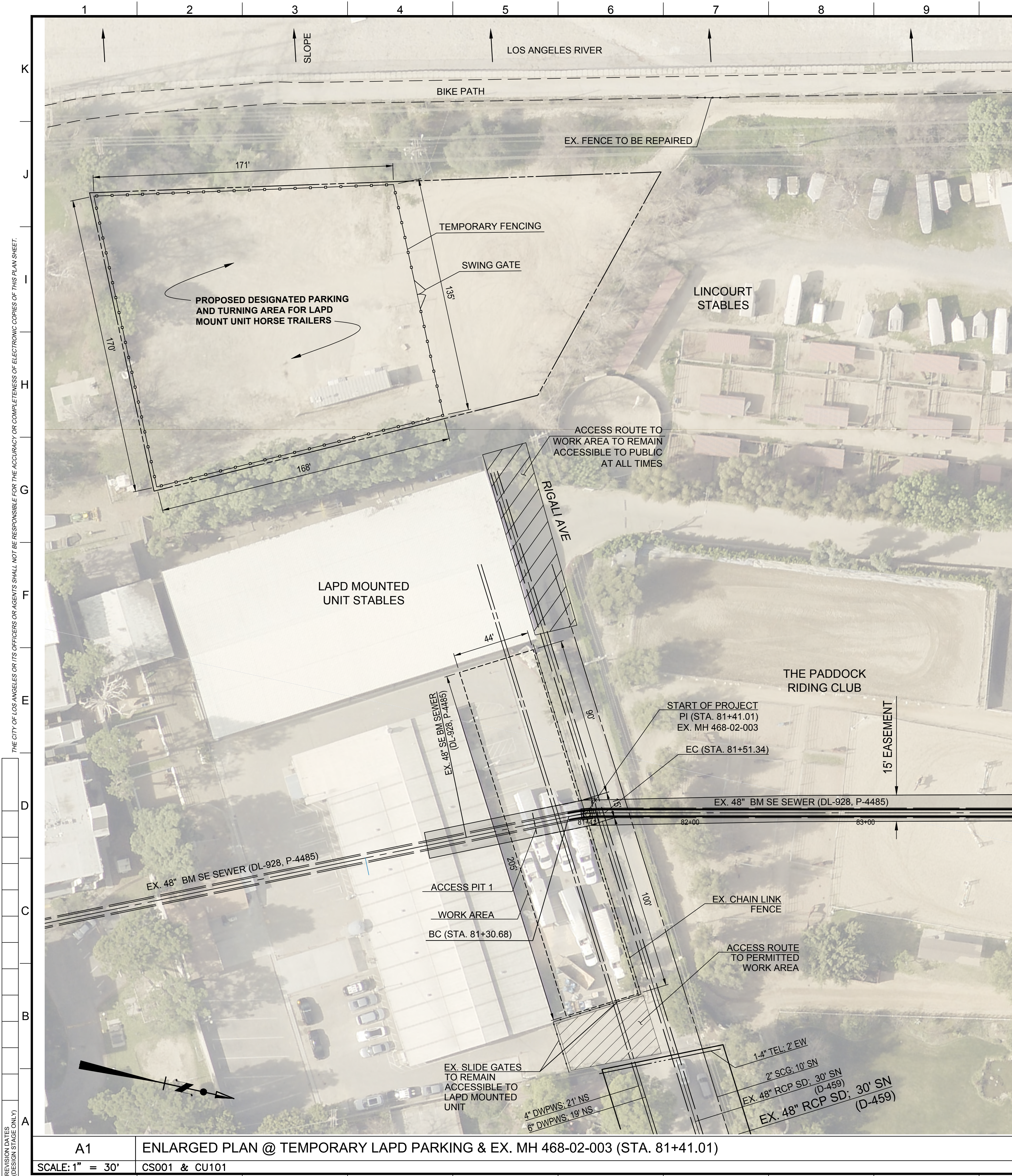
The Project is fully funded by the City's Sewer Construction and Maintenance (SCM) Fund. There are no anticipated financial impacts to RAP's operations.

This Report was prepared by Jin Wen, Project Manager, BOE Wastewater Conveyance Engineering Division.

### LIST OF ATTACHMENTS/EXHIBITS

Attachment No. 1: Vicinity Map

Attachment No. 2: RAP Lot Plan\_CU402\_NOS U17

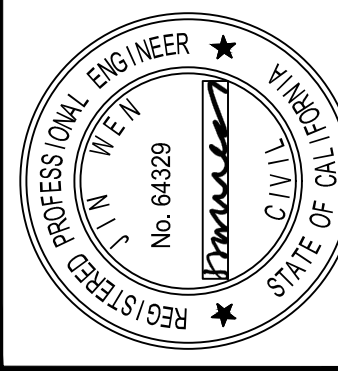


DEPT OF RECREATION AND PARKS NOTES :

1. THE EXISTING LOT OWNED BY THE DEPARTMENT OF RECREATION AND PARKS SHALL BE GRADED VIA CUT AND FILL IN THE DIRECTION OF THE NATURAL SLOPE OF THE EXISTING LOT. THE LOT NATURALLY SLOPES SOUTH TOWARDS THE LOS FELIZ GOLF COURSE. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS PRIOR TO GRADING. THE CUTS TO THE EXISTING SOIL SHALL COMPLY WITH THE REQUIREMENTS OF GREENBOOK SECTION 300-2 - UNCLASSIFIED EXCAVATION. THE SUBGRADE SHALL BE PREPARED PER GREENBOOK SECTION 301-1 ONCE THE EXISTING LOT IS CUT. THE FILLS SHALL COMPLY WITH THE REQUIREMENTS OF GREENBOOK SECTION 300-4 - UNCLASSIFIED FILL.
2. THE CONTRACTOR SHALL INSTALL 6 INCHES OF CRUSHED MISCELLANEOUS BASE (CMB) OVER THE LOT AND COMPACT TO 95% COMPACTION.
3. THE CONTRACTOR SHALL COMPLETE THE IMPROVEMENTS TO THE EXISTING LOT BETWEEN NOVEMBER 3, 2025 AND DECEMBER 31, 2025. THE EXISTING LOT SHALL BE USED SOLELY FOR THE PURPOSE OF THE TEMPORARY PARKING OF THE LAPD MOUNTED UNIT'S HORSE TRAILERS AND/OR POLICE CRUISERS WHILE THE CONSTRUCTION WORK LOCATED AT ACCESS PIT #1 IS UNDERWAY. THE CONTRACTOR SHALL COMPLETE ALL WORK WITHIN THE LAPD MOUNTED UNIT PROPERTY BETWEEN JANUARY 5, 2026 AND OCTOBER 2, 2026. THE EXISTING LOT SHALL BE USED DURING THIS PERIOD. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND RAP OF ANY SCHEDULE CHANGES.
4. THE LOT SHALL REMAIN ACCESSIBLE AT ALL TIMES FOR RAP AND LAPD STAFF.
5. THE CONTRACTOR SHALL INSTALL STURDY TEMPORARY PRIVACY SCREEN FENCING AROUND THE DESIGNATED TEMPORARY PARKING AREA AND CONNECT TO THE EXISTING FENCE LOCATED ADJACENT TO THE LOS FELIZ GOLF COURSE. A SWING GATE AT LEAST 20' WIDE SHALL ALSO BE INSTALLED. SUFFICIENT AREA SHALL BE PROVIDED IN ORDER TO ENSURE THAT THE HORSE TRAILERS CAN TURN AND MANUEVER OUT OF THE TEMPORARY PARKING LOT. THE CONTRACTOR SHALL ENSURE THAT THE LOT IS SECURED AND GUARDED AT ALL TIMES.
6. THE EXISTING FENCE LOCATED ALONG THE LOS ANGELES RIVER SHALL BE REPAIRED. THE MATERIALS SHALL BE EQUAL TO OR SIMILAR TO THAT OF THE EXISTING FENCE. EXISTING IMPROVEMENTS LOCATED AROUND THE LOT SHALL BE PROTECTED IN PLACE.
7. THE CONTRACTOR SHALL REMOVE THE TEMPORARY FENCING UPON COMPLETION OF THE CONSTRUCTION WORK AT ACCESS PIT 1. ANY DAMAGE TO THE PROPERTY SHALL BE REPAIRED IN KIND TO ITS PRE-CONSTRUCTION CONDITIONS.

LAPD MOUNTED UNIT PROPERTY NOTES :

1. PIT SIZES ARE THE MEANS AND METHODS OF THE CONTRACTOR. THE SEWER EASEMENT ON RIGALI AVENUE IS APPROXIMATELY 20' WIDE. ACCESS PIT 1 AND ANY REPAIR WORK DONE ON RIGALI AVENUE SHALL BE WITHIN THE LIMITS OF THE SEWER EASEMENT. THE LAPD MOUNTED UNIT PARKING LOT IS APPROXIMATELY 200' LONG AND 43' WIDE. THE ACCESS PIT AND WORK AREA SHALL ALSO BE WITHIN THE LIMITS OF THE PARKING LOT. THE CONTRACTOR SHALL INCLUDE THE PIT SIZE IN THE PIT SUBMITTAL FOR THE ENGINEER'S REVIEW AND APPROVAL.
2. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE LOS ANGELES POLICE DEPARTMENT (LAPD) MOUNTED UNIT. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE LAPD MOUNTED UNIT AS STIPULATED IN THE GENERAL REQUIREMENTS SECTION 01140 "CONTRACTOR'S USE OF THE PREMISES".
3. ALL WORK WITHIN THE LAPD MOUNTED UNIT SHALL BE COMPLETED BETWEEN JANUARY 5, 2026 TO OCTOBER 2, 2026. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE LAPD REPRESENTATIVE OF ANY SCHEDULE CHANGES.
4. THE CONTRACTOR SHALL RESTORE THE PROJECT SITE TO PRE-CONSTRUCTION CONDITIONS. ANY DAMAGE TO THE LAPD-MOUNTED UNIT'S PROPERTY SHALL BE REPAIRED IN KIND TO ITS PRE-CONSTRUCTION CONDITIONS. BEFORE COMMENCING ANY REPAIRS, THE LAPD MOUNTED UNIT SHALL REVIEW AND APPROVE THE REPAIR METHOD, MATERIALS, AND SEQUENCE OF WORK TO AVOID IMPACTING THEIR OPERATIONS.
5. ALL UTILITIES AND EXISTING IMPROVEMENTS SHALL BE PROTECTED IN PLACE.
6. RIGALI AVENUE SHALL REMAIN ACCESSIBLE TO THE PATRONS OF THE RIDING CLUBS AND STABLES LOCATED ALONG RIGALI AVENUE, RAP STAFF AND LAPD STAFF AT ALL TIMES. THE CONTRACTOR SHALL ENSURE THAT THERE IS ADEQUATE WIDTH ON RIGALI AVE FOR THE LAPD MOUNTED UNIT'S HORSE TRAILERS TO PASS THROUGH AND PARK IN THE ADJACENT RAP LOT.
7. THE CONTRACTOR SHALL REMOVE THE EXISTING FENCE LOCATED AT MH 468-02-003 IN ORDER TO CONSTRUCT ACCESS PIT #1 AND INSTALL TEMPORARY FENCING AROUND THE WORK AREA. THE TEMPORARY FENCING SHALL CONNECT TO THE EXISTING FENCE. NOISE/SOUND WALL BARRIERS ARE TO BE INSTALLED AROUND THE WORK AREA DUE TO THE PROXIMITY OF THE WORK IN RELATION TO HORSE STABLES. THE CONTRACTOR SHALL SUBMIT A BARRICADE WORK AREA SUBMITTAL WITH THE ABOVE REQUIREMENTS TO BE REVIEWED AND APPROVED BY THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK ARE TO BE INCLUDED IN THE PIT 1 BID ITEM.



BUREAU OF ENGINEERING

VERTICAL CONTROL: NOS 1608-0200 NOS BM 122740

HORIZONTAL CONTROL: FB421075 JB JB & B7

ENLARGED PLANS

PROJECT: NOS REHAB UNIT 17 - COLORADO BLVD TO RIGALI AVE

ADDRESS: ATWATER VILLAGE LOS ANGELES, CA

DEPARTMENT OF PUBLIC WORKS

NO REVISIONS

DATE: BY:

SHEET TYPE: AS-BID

CIP NO: 825

INDEX NO: .

CITY OF LOS ANGELES

TED ALLEN, P.E.

DESIGN GROUP

ENGINEER: JIN WEN, P.E.

DESIGNED BY: RICHARD REYES-ABRAHAM

DRAWN BY: JOHN BAELEY

CHECKED BY: JIN WEN, P.E.

APPROVED BY: EDWARD ARRINGTON, P.E.

CITY ENGINEER

DATE: 11/30/21

11/30/21

11/30/21

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11/30/21

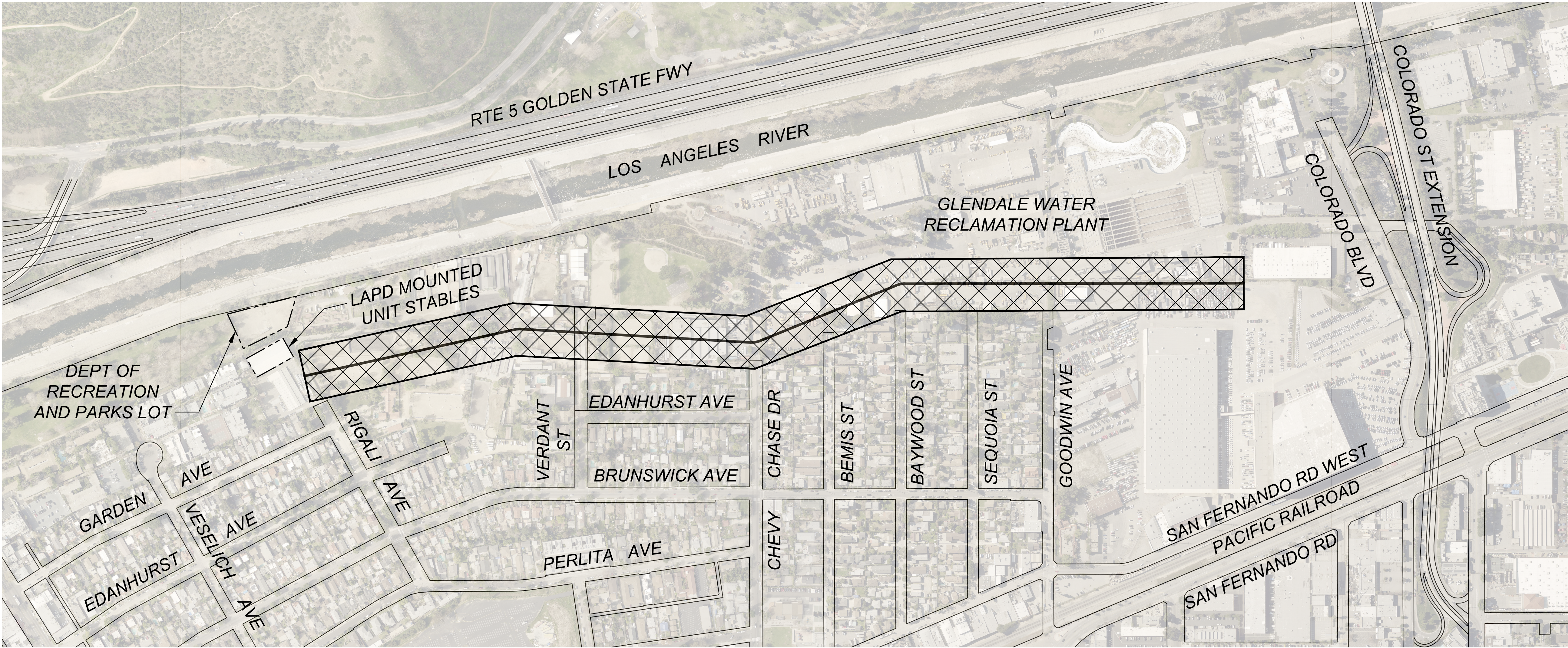
WORK ORDER NO. SZC14106

SHEET NAME CU402

SHEET 16 OF - SHEETS

CITY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF ENGINEERING

NOS REHAB UNIT 17 COLORADO BLVD TO RIGALI AVE - W.O. SZC14106



LOCATION MAP  
NOT TO SCALE