

APPROVED

June 02 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-140

DATE June 02, 2022

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RANCHO CIENEGA PARK – SPORTS COMPLEX PHASE 1B (PRJ21492) (PRJ21049) 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(1) [EXTERIOR ALTERATIONS INVOLVING MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE]; CLASS 1(3) [MINOR ALTERATION OF EXISTING PEDESTRIAN TRAILS]; CLASS 1(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS]; CLASS 2 [REPLACEMENT 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]; CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT REQUIRED FOR SAFETY AND THE PUBLIC CONVENIENCE INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE]; CLASS 3(6) [CONSTRUCTION OF ACCESSORY (APPURTENANT) STRUCTURES]; CLASS 4(3) [NEW TREE PLANTING AND LANDSCAPING]; CLASS 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301, 15302, 15303, 15304(b) AND 15304(f) OF CALIFORNIA CEQA GUIDELINES AND STATUTORY EXEMPTION FROM THE PROVISIONS OF CEQA PURSUANT TO SECTION 21080.35 [EXCLUSIONS REGARDING INSTALLATION OF SOLAR ENERGY SYSTEMS] OF CALIFORNIA PUBLIC RESOURCES CODE

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

M. Slue

 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the Rancho Cienega Park – Sports Complex Phase 1B (PRJ21492) (PRJ21049) Project (Project), as described in the Summary of this Report;

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2. Authorize RAP staff to commit from the fund and work order numbers shown in Attachment 2 of this Report a maximum of Three Million, Five Hundred Three Thousand, One Hundred Sixty-Eight Dollars and Ninety Cents (\$3,503,168.90) in Park Fees, for the proposed Project:
3. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
4. 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;
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(1) [exterior alterations involving minor construction where there be negligible or no expansion of use]; Class 1(3) [Minor alteration of existing pedestrian trails]; Class 1(12) [Outdoor lighting and fencing for security and operations]; Class 2 [Replacement 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]; Class 3(4) [Installation of new equipment required for safety and the public convenience involving negligible or no expansion of use]; Class 3(6) [Construction of accessory (appurtenant) structures]; Class 4(3) [New tree planting and landscaping]; Class 4(12) [Minor trenching and backfilling where the surface is restored] of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15304(b), and 15304(f) of California CEQA Guidelines;
6. Determine that the installation of a solar energy system as part of this Project is statutorily exempt from the provisions of CEQA pursuant to Section 21080.35 [exclusions regarding installation of solar energy systems] of California Public Resources Code (PCR) and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
7. 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 Notice of Exemption (NOE); and,
8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY

Rancho Cienega Sports Complex is located at 5001 Rodeo Road in the West Adams community of the City. This 28.97-acre park provides ball diamonds, basketball and tennis courts, a recreation center, a skate park, and a swimming pool (Celes King III Pool) for the use of the surrounding community. An estimated 10,652 City residents live within a one-half mile walking distance of Rancho Cienega Sports Complex. Due to the facilities, features, programs, and services it provides, Rancho Cienega Sports Complex meets the standard for a Community Park as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of the Project includes the following:

- ADA-compliant path of travel improvements
- Landscaping and irrigation improvements
- The construction of solar panels on the roof of the recreation center building
- The installation of new LED lighting at sports fields and courts, and related electrical infrastructure upgrades
- The installation of new security cameras
- Resurfacing of the tennis and basketball courts
- The construction of a self-cleaning restroom adjacent to the East edge of the football stadium
- Replacement of artificial turf and the rubberized track in the stadium
- Construction of artificial turf and a fence in the area known as Baseball Diamond No. 3
- Irrigation upgrades
- Painting and repair of the existing Tennis Pro Shop, stadium entry, and concession shop walls eaves and fascia.

PROJECT FUNDING

Previously, the Project was awarded a total of Two Hundred Fifty Thousand Dollars (\$250,000.00) in Proposition K funds.

Previously, the Project was awarded a total of Eight Hundred Thousand Dollars (\$800,000.00) in Power Resiliency Funds, which are administered by the Mayor's Office, for the solar panel installation.

Additionally, Forty-Four Thousand, Seven Hundred Eighty-Six Dollars and Sixty-One Cents (\$44,786.61) in Community Development Block Grant (CBDG) Funds can be used for the proposed Project.

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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 (Council File 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. This Project is one of the park projects that RAP has identified for the use of these funds.

Upon the approval of this Report, Three Million, Five Hundred Three Thousand, One Hundred Sixty-Eight Dollars and Ninety Cents (\$3,503,168.90) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is Six Million, Ninety-Seven Thousand, Nine Hundred Fifty-Five Dollars and Fifty-One Cents (\$6,097,955.51), 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 for this Project will be for Park Facility Construction. The budget contingency amount for the Park Facility Construction Contract will be One Million, Two Hundred Nineteen Thousand, Five Hundred Ninety-One Dollars and Ten Cents (\$1,219,591.10).

These Park Fees were collected within five (5) miles Rancho Cienega Park, which is the standard distance for the commitment of the Park Fees for community 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	\$1,813,661.56	30%
Park Fees	302/89/89718H	\$1,689,507.34	28%
Proposition K Funds (FY 2014-15)	43K/10/10LM20	\$200,000.00	3%
	43K/10/10KM20	\$50,000.00	1%
CDBG PY 46	424/43/43T505	\$44,786.61	1%
Power Resiliency Funds	TBD	\$800,000.00	13%
Deferred Maintenance Funds	302/89/89727H-RL	\$1,500,000.00	24%
Total		\$6,097,955.51	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Rancho Cienega Sports Complex.

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ENVIRONMENTAL IMPACT

The proposed Project consists of the following:

- exterior alterations involving minor construction where there be negligible or no expansion of use;
- minor alteration of existing pedestrian trails;
- outdoor lighting and fencing for security and operations;
- replacement 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;
- installation of new equipment required for safety and the public convenience involving negligible or no expansion of use;
- construction of accessory (appurtenant) structures;
- new tree planting and landscaping;
- minor trenching and backfilling where the surface is restored;
- renovation of existing park fencing in various areas of the park;
- installation of a solar energy system.

According to the parcel profile report retrieved on May 5, 2022 this area resides in a liquefaction zone. The activities in this project, however, will not create conditions that could lead to liquefaction.

The site is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the propose 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 5, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Conservation Board (<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 project or within the project site. Furthermore, the propose Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of a historical resource.

Based on this information, staff recommends that the Board of Recreation and Parks Commissioners' (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(1), Class 1(3), Class 1(12), Class 2, Class 3(4), Class 3(6), Class 4(3), and Class 4(12) of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15303 and 15304(b) and 15304(f) of California CEQA Guidelines, and that the installation of the solar energy system as part of this Project is statutorily exempt from the provisions of CEQA pursuant to Article 21080.35 of the California Public Resource Code (PCR). Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

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FISCAL IMPACT

The approval of this commitment of Park Fees will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Park Fees, CDBG, Prop K, or funding sources other than the 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.

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 improvements at Rancho Cienega Park will enhance the park users' experience and safety.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

ATTACHMENT

- 1) Attachment 1 – List of Work Orders

List of Work Orders for Rancho Cienega Park – Sports Complex Phase 1B (PRJ21492)
(PRJ21049) Project

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT073995
Park Fees	302/89/89716H	QT074228
Park Fees	302/89/89716H	QT074959
Park Fees	302/89/89716H	QT074641
Park Fees	302/89/89716H	QM184916
Park Fees	302/89/89716H	QT073765
Park Fees	302/89/89716H	QT073424
Park Fees	302/89/89716H	QT074563
Park Fees	302/89/89716H	QT072005
Park Fees	302/89/89716H	QT073051
Park Fees	302/89/89716H	QT073929
Park Fees	302/89/89716H	QT073995
Park Fees	302/89/89716H	QT074959
Park Fees	302/89/89716H	QT082542
Park Fees	302/89/89718H	QP000373
Park Fees	302/89/89718H	QP002427
Park Fees	302/89/89718H	QP000941
Park Fees	302/89/89718H	QP002397
Park Fees	302/89/89718H	QP001136
Park Fees	302/89/89718H	QP001302
Park Fees	302/89/89718H	QP000959
Park Fees	302/89/89718H	QP001292
Park Fees	302/89/89718H	QP001427
Park Fees	302/89/89718H	QP001207
Park Fees	302/89/89718H	QP001216
Park Fees	302/89/89718H	QP000969
Park Fees	302/89/89718H	QP000950
Park Fees	302/89/89718H	QP000996
Park Fees	302/89/89718H	QP001187
Park Fees	302/89/89718H	QP001008
Park Fees	302/89/89718H	QP001158
Park Fees	302/89/89718H	QP001534
Park Fees	302/89/89718H	QP002418
Park Fees	302/89/89718H	QP001163
Park Fees	302/89/89718H	QP002303
Park Fees	302/89/89718H	QP001738
Park Fees	302/89/89718H	QP002119
Park Fees	302/89/89718H	QP002120
Park Fees	302/89/89718H	QP001864
Park Fees	302/89/89718H	QP001787
Park Fees	302/89/89718H	QP001854
Park Fees	302/89/89718H	QP001811
Park Fees	302/89/89718H	QP002001
Park Fees	302/89/89718H	QP002075

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001843
Park Fees	302/89/89718H	QP001291
Park Fees	302/89/89718H	QP001643
Park Fees	302/89/89718H	QP001902
Park Fees	302/89/89718H	QP001841
Park Fees	302/89/89718H	QP002158
Park Fees	302/89/89718H	QP002236
Park Fees	302/89/89718H	QP001533
Park Fees	302/89/89718H	QP002055
Park Fees	302/89/89718H	QP001833
Park Fees	302/89/89718H	QP002117
Park Fees	302/89/89718H	QP002068
Park Fees	302/89/89718H	QP002023
Park Fees	302/89/89718H	QP001909
Park Fees	302/89/89718H	QP001991
Park Fees	302/89/89718H	QP001743
Park Fees	302/89/89718H	QP001901
Park Fees	302/89/89718H	QP002009
Park Fees	302/89/89718H	QP001930
Park Fees	302/89/89718H	QP001761
Park Fees	302/89/89718H	QP001867
Park Fees	302/89/89718H	QP001974
Park Fees	302/89/89718H	QP001662
Park Fees	302/89/89718H	QP002149
Park Fees	302/89/89718H	QP002174
Park Fees	302/89/89718H	QP001945
Park Fees	302/89/89718H	QP002088
Park Fees	302/89/89718H	QP002208
Park Fees	302/89/89718H	QP002242
Park Fees	302/89/89718H	QP002180
Park Fees	302/89/89718H	QP002190
Park Fees	302/89/89718H	QP002198
Park Fees	302/89/89718H	QP002313
Park Fees	302/89/89718H	QP002626
Park Fees	302/89/89718H	QP002571
Park Fees	302/89/89718H	QP002483
Park Fees	302/89/89718H	QP002355
Park Fees	302/89/89718H	QP002437
Park Fees	302/89/89718H	QP002444
Park Fees	302/89/89718H	QP002375
Park Fees	302/89/89718H	QP002599
Park Fees	302/89/89718H	QP002410
Park Fees	302/89/89718H	QP002322
Park Fees	302/89/89718H	QP002518
Park Fees	302/89/89718H	QP002128
Park Fees	302/89/89718H	QP002407

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002557
Park Fees	302/89/89718H	QP002320
Park Fees	302/89/89718H	QP002338
Park Fees	302/89/89718H	QP002411
Park Fees	302/89/89718H	QP002449
Park Fees	302/89/89718H	QP002365
Park Fees	302/89/89718H	QP002543
Park Fees	302/89/89718H	QP001243
Park Fees	302/89/89718H	QP001357
Park Fees	302/89/89718H	QP002521
Park Fees	302/89/89718H	QP001562
Park Fees	302/89/89718H	QP002497
Park Fees	302/89/89718H	QP001350